



To: Executive Councillor for Housing: Cllr Catherine Smart  
Report by: Alan Carter, Head of Strategic Housing  
Relevant scrutiny committee: Community Services Scrutiny Committee *28 June 2012*  
Wards affected: All Wards  
EqiA Undertaken: Yes

## **COUNCIL NEW BUILD PROGRAMME - SCHEME APPROVALS**

### **Key Decision**

#### **1. Executive summary**

This report provides details of the redevelopment of Campkin Road and Colville Road/Augurs Road and also revised details for the scheme at Latimer Close. In keeping with the model for the redevelopment of Council sites mixed tenure schemes are proposed and to be developed with the Council's new house-builder/developer partner, Keepmoat.

These sites in the Council new build programme are brought forward now in order that consultation with residents can commence regarding moving to alternative accommodation to ensure that the new schemes can be complete by March 2015.

#### **2. Recommendations**

The Executive Councillor is recommended for each of the following schemes

- a. 40 to 64 Colville Road and 1 to 9 Augers Road
- b. 98-144 Campkin Road
- c. Revised Latimer Close scheme

to:

Note the indicative mix, design and layout of the schemes and that they are subject to planning approval.

Approve the scheme capital budget highlighted in the report to cover the Construction Cost of the scheme; Home Loss Payments to tenants and leaseholders and professional quantity surveyor fees.

Approve that delegated authority be given to the Director of Customer and Community Services following consultation with the Director of Resources and the Head of Legal Services to seal a Development Agreement with our preferred house-builder/developer partner.

### **3. Background**

Following on from the completion of the first eight new Council homes, the Committee has already scrutinised Project Appraisals for additional schemes at Seymour Court; Latimer Close; and Barnwell Road.

The schemes in this report at 40 to 64 Colville Road and 1 to 9 Augers Road and 98-144 Campkin Road are the next schemes to be brought forward for approval under the Council's new Council House building programme and are brought forward now in order that consultation with residents can commence to ensure that the new schemes can be complete by March 2015.

A revised scheme for Latimer Close is also included. This scheme was approved in October 2011. Further work on the scheme has shown that a better design and layout would be achieved if the garage block adjacent to the current flatted site were included in the redevelopment. As the garage block was not formerly in the 3 year rolling programme for consideration for redevelopment, a request to do so is included in the separate report to this Committee.

The principles behind the development model used before is repeated here ie a mixed tenure scheme, developed with the Council's house-builder partner, Keepmoat, providing for the cross-subsidy of the Affordable Housing from the sale of market houses, thereby minimising capital outlay for the Council.

The Appendices show details of the Project Appraisals for each of the three schemes.

### **4. Implications :**

## **(a) Financial**

The financial implications of each scheme is shown in full in the Appendices. As the schemes are still subject to planning the costs are indicative. As final schemes are worked up they will only proceed if they can be funded within borrowing and capital funding parameters in the new 30 Business Plan that has been established under 'self-financing'. If a final scheme cannot be delivered within the budget requested then a revised approval will need to be brought back to Committee for scrutiny. The risk that the schemes cannot be funded can be mitigated by;

- adjusting the balance between new Affordable Homes and market housing in the schemes.
- working with one of the housing association partners on the Council's Affordable Housing Development partnership framework agreement to part or completely fund a scheme
- reduce the number of schemes in the overall programme.

## **(b) Staffing**

A Development Officer from the Enabling and Development Team will be allocated to Project Manager each scheme. Projects will be monitored by the Affordable Housing Development Programme Board, a group of officers that meets quarterly. The Board includes representatives from the Enabling and Development Team, City Homes, Housing Strategy, and Procurement. Internal Audit and Legal are corresponding members.

## **(c) Equal Opportunities**

An EQIA has been undertaken for the Council's new build programme as a whole which mainly highlighted the benefits of the Council retaining direct control of new housing development itself to ensure a focus on the delivering of housing that meets a diverse range of housing needs.

## **(d) Environmental**

All of the new homes will meet Level 4 of the Code for Sustainable Housing as a minimum.

## **(e) Community Safety**

All new Affordable Housing is assessed against Secure by Design criteria.

## **5. Background papers**

None.

## 6. Appendices

Appendix 1 - 40 to 64 Colville Road and 1 to 9 Augers Road

Appendix 2 – 98-144 Campkin Road

Appendix 3 - Revised Latimer Close scheme

## 7. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

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