



To: Executive Councillor for Housing: Cllr Catherine Smart
Report by: Alan Carter, Head of Strategic Housing
Relevant scrutiny committee: Community Services Scrutiny Committee
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 Aylesborough Close Ph 1, Water Lane, and Stansfield Road Scouts Hut. 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. Aylesborough Close Ph 1 (1-8a and 39-50 Aylesborough Close and adjacent garages)
- b. Water Lane (6-14a Water Lane and 238-246 Green End Road)
- c. Stanesfield Road Scouts Hut

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 five additional schemes.

The schemes in this report at Aylesborough Close, Water Lane, and Stanesfield Road Scouts Hut 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.

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 are 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) Procurement

See Appendices to the report

(f) Consultation and communication

See section 3 above

(g) Community Safety

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

5. Background papers

None.

6. Appendices

Appendix 1 - Aylesborough Ph 1: 1-81 and 39-50 Aylesborough Close and adjacent garages

Appendix 2 - Water Lane: 6-14a Water Lane and 238-246 Green End Road

Appendix 3 - Stanesfield Road Scouts Hut

7. Inspection of papers

There are no background papers but if you have a query on the report please contact:

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