

To: Executive Councillor for Housing (and Deputy Leader): Councillor Catherine Smart
Report by: Alan Carter, Head of Strategic Housing
Relevant scrutiny Housing Management 4/6/2013
committee: Board
Wards affected: All Wards

**Council's Affordable Housing Development Programme – Progress Report
Non Key Decision**

1. Executive summary

Housing Management Board has requested a report on the progress of the Council's Affordable Housing Development Programme. This report provides an up-date with a particular emphasis on the re-housing of existing residents.

2. Recommendations

The Executive Councillor is recommended:

To note progress with the delivery of the Council's Affordable Housing Development Programme.

3. Background

“Maximise the delivery of new sustainable housing in a range of sizes, types and tenures - at least maintaining current standards and driving energy efficient homes for residents” is a Strategic Objective in the Housing Portfolio Plan.

Over the last twenty years most new Affordable Housing has been delivered by Registered Providers (RPs) working with house-builders and developers through the planning system. The Homes and Communities Agency (HCA) introduced a significantly different way of allocating grant to RPs in 2011. RPs were invited to bid for

grant in a single bid round to allocate all available grant to the end of March 2015. In the new context of 'self financing', local authorities were able to bid for grant too and the Council took the opportunity to establish its own new Council House building programme.

Three Year Rolling Programme

A new approach to the review of the use of housing land in the Council's ownership was introduced in July 2008 following Committee scrutiny. It was agreed by the Executive Councillor that a three year rolling programme of sites be brought forward each year for consideration for development, redevelopment or disposal. The annual review keeps members appraised of progress with sites and offers the opportunity to introduce new sites for investigation. Sites have been selected from the Council's Three Year Rolling Programme to include in the new Council House building programme. A cross-party Member Group has been established to steer and monitor the Council's Affordable Housing Development Programme

New Council House Programme

Eight new Council homes have now been completed since 2010 in Harris Road, Cockerall Road, Teversham Drift and Church End. The scheme to redevelop Seymour Court is due to complete in October 2013. This will provide 18 two bedroom and 2 one bedroom flats for older people. Two of the two bedroom flats will be fully wheelchair accessible.

Based on the three year rolling programme grant has been secured from the HCA through the bid round mentioned above to provide a further 126 (146 including Seymour Court) new Council homes by the end March 2015. To facilitate this officers have completed a procurement process to set up an Affordable Housing Development partnership (AHDp) with a house-builder/developer and four Registered Providers. Keepmoat has been selected as our house-builder partner.

Appendix 1 is a Workbook of Scheme Audit Checklists summarising progress on the individual schemes in the Council's Affordable Housing Development Programme.

Progress with Re-housing Residents

The following table summarises the current position with the re-housing of tenants;

Scheme	Number Tenants	Number moved or accepted offers	Remaining number to re-house
Latimer Close	16	16	0
Barnwell Road	23	23	0
Campkin Road	40	36	4
Colville Road	17	16	1
Aylesborough Close	20	8	12
Water Lane	23	6	17
Total	139	105	34

There are 19 leaseholders that will be required to move. Thirteen purchases have either been completed or are proceeding to completion (including three that are the subject of a Compulsory Purchase Order - CPO). Three leaseholders have agreed in principle to sell their properties to the Council and valuations are being sought and finalised. The remaining three have been slower to engage and housing officers are continuing to provide information to them on their options.

4. Implications

(a) Financial Implications

Appendix 1 has a summary section on the cost of schemes. Financial implications are assessed and reported when individual schemes considered suitable for development or redevelopment are reported to the Community Services Scrutiny Committee for scrutiny and for approval by the Executive Councillor for Housing.

(b) Staffing Implications

Staff in the Enabling and Development Team project manage the delivery of the Council's Affordable Housing Programme. City Homes officers lead on the re-housing of tenants in liaison with the Housing Advice Team. The Enabling and Development Team lead

on negotiations with leaseholders. Projects are 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, with Finance, Internal Audit, and Legal staff as corresponding members.

(c) Equal Opportunities Implications

An EQIA has been undertaken for the Enabling and Development Service and 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. Each individual scheme will be subject to an EQIA at the feasibility stage.

(d) Environmental Implications

All new Affordable Housing on the growth sites and in the Council's programme are built to at least Level 4 of the Code for Sustainable Homes.

(e) Procurement

None

(f) Consultation

The Council's approach to the involvement of residents affected by the three year programme process and the Council's new house-building programme has been reviewed recently and was the subject of a report to the January 2013 Community Services Scrutiny Committee. One important change in the way that residents will be engaged was agreed. In future the first collective meeting with residents of an affected scheme will be held at least 4 – 6 weeks prior to a report coming to the scrutiny committee for consideration.

An extract of this report is shown as Appendix 2.

(g) Community Safety

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

5. Background papers

None.

6. Appendices

Appendix 1- Council's Affordable Housing Development Programme - Workbook of Scheme Audit Checklists

Appendix 2 – Extract from a report to the January 2013 Community Services Scrutiny Committee

7. Inspection of papers

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

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Appendix 1- Council's Affordable Housing Development

Programme - Workbook of Scheme Audit Checklists (all information at 17 May 2013)

1. Scheme – Jane's Court (formerly known as Seymour Court)

2. Stage

Stage	Date (estimate in italics)
3 Year Programme	
Community Serv. Scrutiny Com. - Exec Cllr Approval	
Development Agreement Signed	
Pre-application First Meeting	
Planning Application	
Planning Approval	Nov 2010
Development Agreement – Unconditional	
Start on Site	March 2012
Practical Completion	<i>October 2013</i>

Comments: This scheme was originally part of the Sheltered Housing Programme.

3. Resident Engagement

First 3 Year Programme Letter	N/A
3 Year Programme Up-date Letter (if applicable)	N/A
Residents Meeting Prior to Exec Cllr Approval	N/A
Pre-application Neighbourhood Meeting	N/A

Comments (including progress with residents re-housing): Tenants were re-housed under the Sheltered Housing Programme. There were no leaseholders.

4. Scheme History

Mix	Formerly	HCA Bid	Exec Cllr Approval	Current
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Bedsits	50	0	0	0
1 bed flat	0	2	2	2
2 bed flat	0	19	19	18
Total	50	21	21	20

Comments: Two flats are to fully wheelchair accessible standards. The new scheme will also deliver fourteen market sale properties, alongside the Affordable Housing.

5. Costs

£	HCA Bid	Exec Cllr Approval	Current
Construction	-	-	-
Home Loss	-	-	-
Project Agent	-	-	-
Internal Fee	-	-	-
Total	400,000	400,000	400,000

Comments: The scheme was sufficiently advanced when the HCA bid was made for the grant bid and allocation to cover the net construction cost of the Affordable Housing. The cost of relocating tenants is not shown in the above.

1. Scheme – Latimer Close, Cambridge CB5 8RP

2. Stage

Stage	Date (estimate in italics)
3 Year Programme	Nov 2008
Community Serv. Scrutiny Com. - Exec Cllr Approval	28/06/2012
Development Agreement Signed	25/01/2013
Pre-application First Meeting	28/08/2012
Planning Application	20/12/2012
Planning Approval	03/03/2013
Development Agreement – Unconditional	<i>June 2013</i>
Start on Site	<i>July 2013</i>

Practical Completion	March 2014
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Comments: The detailed scheme design is now being worked up by the architects. Final scheme costs are being prepared ready for validation. Planning conditions are being addressed to enable the Development agreement to move to the unconditional stage.

3. Resident Engagement

First 3 Year Programme Letter	13/11/2008
3 Year Programme Up-date Letter (if applicable)	05/10/2011
Residents Meeting Prior to Exec Cllr Approval	None
Pre-application Neighbourhood Meeting	20/09/2012

Comments (including progress with residents re-housing): All tenants have been re-housed. One leasehold property has been repurchased through negotiation and a second is in the Council's ownership through a Compulsory Purchase Order. Negotiations with the remaining two leaseholders has broken down and approval is being sought to apply for Compulsory Purchase Orders.

4. Scheme History

Mix	Existing	HCA Bid	Exec Cllr Approval	Current
1 bed flat	16	1	2	1
2 bed flat	0	3	2	3
2 bed house	0	2	2	2
3 bed house	0	3	5	5
4 bed house	0	1	1	1
Total	16	10	12	12

Comments: There are currently 16 one bedroom rented flats, with 4 one bedroom leasehold flats. The new scheme will also deliver eight market sale properties, alongside the twelve Affordable Housing.

5. Costs

£	HCA Bid	Exec Cllr Approval	Current

Construction	-	772,734	690,373
Home Loss	-	565,712	565,712
Project Agent	-	30,160	17,650
Internal Fee	-	-	26,148
Total	982,936	1,368,606	1,299,883

Comments: The HCA bid included assumptions about the cost construction and of compensating leaseholders but no other cost.

1. Scheme – Barnwell Road, Cambridge CB5 8RG

2. Stage

Stage	Date (estimate in italics)
3 Year Programme	2008
Community Services Scrutiny Comm - Exec Cllr Approval	15/03/2012
Development Agreement Signed	<i>June 2013</i>
Pre-application First Meeting	09/01/2013
Planning Application	10/05/2103
Planning Approval	<i>August 2013</i>
Development Agreement – Unconditional	<i>August 2013</i>
Start on Site	<i>Sept 2013</i>
Practical Completion	<i>August 2014</i>

Comments: The detailed scheme design has been worked up by the architects and will now be submitted for formal planning approval. Final scheme costs are being prepared ready for validation.

3. Resident Engagement

First 3 Year Programme Letter	2008
3 Year Programme Up-date Letter (if applicable)	16/03/2012
Residents Meeting Prior to Exec Cllr Approval	None
Pre-application Neighbourhood Meeting	30/04/2013

Comments (including progress with residents re-housing): All 23 tenants have now been re-housed. Final negotiation is underway with sole leaseholder regarding purchase.

4. Scheme History

Mix	Existing	HCA Bid	Exec Cllr Approval	Current
1 bed flat	23	1	2	2
2 bed flat	0	3	6	10
2 bed FOG	0	0	3	1
2 bed house	0	2	5	0
3 bed house	0	3	0	0
4 bed house	0	1	0	0
Total	23	10	16	13

Comments: There are currently 23 No 1 bed rented flats, with 1 No. 1 bed leasehold flat. The new scheme will also deliver eight market sale properties, alongside 13 Affordable Housing.

5. Costs

£	HCA Bid	Exec Cllr Approval	Current
Construction	-	940,000	908,654
Home Loss	-	248,000	248,000
Project Agent	-	30,160	22,113
Internal Fee	-	-	32,760
Total	529,804	1,218,160	1,211,527

Comments: The HCA bid included assumptions about the cost construction and of compensating leaseholders but no other cost.

1. Scheme – Stanesfield Road, Cambridge CB5 8NH

2. Stage

Stage	Date (estimate in italics)
3 Year Programme	June 2012

Community Services Scrutiny Comm - Exec Cllr Approval	11/10/2012
Development Agreement Signed	<i>June 2013</i>
Pre-application First Meeting	11/12/2012
Planning Application	10/05/2013
Planning Approval	<i>August 2013</i>
Development Agreement – Unconditional	<i>August 2013</i>
Start on Site	<i>Oct 2013</i>
Practical Completion	<i>June 2014</i>

Comments: The detailed scheme design has been prepared by our architects, and will now be submitted for formal planning approval.

3. Resident Engagement

First 3 Year Programme Letter	Not applicable
3 Year Programme Up-date Letter (if applicable)	16/03/2012
Residents Meeting Prior to Exec Cllr Approval	Not applicable
Pre-application Neighbourhood Meeting	02/04/2013

Comments : Continued negotiation underway with Scouts regarding surrender of lease.

4. Scheme History

Mix	Existing	HCA Bid	Exec Cllr Approval	Current
1 bed flat	0	Not specified	1	1
2 bed flat	0	-	1	1
3 bed house	0	-	3	2
Total	0		5	4

Comments: The scheme was not considered until after the HCA grant bid had been made however the grant allocation available can be allocated to the scheme. There is currently a Scouts Hut on the site, which will be re-provided. The new scheme will deliver four market sale properties, alongside four Affordable Housing.

5. Costs

£	HCA Bid	Exec Cllr Approval	Current
Construction	Not specified	673,485	673,485
Home Loss	-	248,000	248,000
Project Agent	-	9,092	9,092
Internal Fee	-	13,470	13,470
Total		696,047	696,047

Comments: A contribution of £100,000 has been agreed with the Community Development Service towards the cost of the Scouts Hut.

1. Scheme – Campkin Road (Phase 1), Cambridge CB4 2ND

2. Stage

Stage	Date (estimate in italics)
3 Year Programme	June 2010
Community Services Scrutiny Comm - Exec Cllr Approval	28/06/2012
Development Agreement Signed	<i>June 2014</i>
Pre-application First Meeting	<i>June 2014</i>
Planning Application	<i>July 2014</i>
Planning Approval	<i>Oct 2014</i>
Development Agreement – Unconditional	<i>Oct 2014</i>
Start on Site	<i>Nov 2013</i>
Practical Completion	<i>Dec 2014</i>

Comments: The final draft scheme design is now being worked up by the architects, pending a pre-application submission. Scheme costs are being prepared ready for validation.

3. Resident Engagement

First 3 Year Programme Letter	02/07/2010
3 Year Programme Up-date Letter (if applicable)	14/08/2012
Residents Meeting Prior to Exec Cllr Approval	22/08/2012
Pre-application Neighbourhood Meeting	To be confirmed

Comments (including progress with residents re-housing): To date 36 of the 40 tenants have either been re-housed or are about to move. 5 of the 8 leaseholders have agreed for the Council to purchase their flat; 2 of the 8 have agreed for valuations to be undertaken; leaving one at early stages of negotiation.

4. Scheme History

Mix	Existing	HCA Bid	Exec Cllr Approval	Current
1 bed flat	40	2	2	4
2 bed flat	0	7	4	10
2 bed house	0	4	4	6
3 bed house	0	10	6	0
4 bed house	0	3	2	0
Total	40	26	18	20

Comments: Scheme viability is driving a predominance of flats as the Affordable Housing.

5. Costs

£	HCA Bid	Exec Cllr Approval	Current
Construction		1,281,202	1,281,202
Home Loss		1,300,000	1,300,000
Project Agent		23,590	23,590
Internal Fee		34,947	34,947
Total	1,852,940	2,459,739	2,459,739

Comments: The HCA bid included assumptions about the cost construction and of compensating leaseholders but no other cost.

1. Scheme – Colville Road

2. Stage

Stage	Date (estimate in italics)

3 Year Programme	June 2011
Community Services Scrutiny Comm - Exec Cllr Approval	28/06/12
Development Agreement Signed	
Pre-application First Meeting	18/12/12
Planning Application	June 2013
Planning Approval	Aug 2013
Development Agreement – Unconditional	Aug 2013
Start on Site	Sep 2013
Practical Completion	Nov 2014

Comments: A second pre-application meeting was held on 9 January 2013. Planning application anticipated June 2013

3. Resident Engagement

First 3 Year Programme Letter	30/06/11
3 Year Programme Up-date Letter (if applicable)	29/06/12
Residents Meeting Prior to Exec Cllr Approval	None
Pre-application Neighbourhood Meeting	June 2013

Comments (including progress with residents re-housing): Discussions were held with residents as long ago as 2008 but feasibility work was put on hold pending the refurbishment of Talbot House. Two resident meetings have been held together with Ward Councillors after the Executive Councillor approval to proceed.

To date all but 1 of the 17 tenants have either been re-housed or are about to move.

4. Scheme History

Mix	Existing	HCA Bid	Exec Cllr Approval	Current
1 bed one person bungalows	18			
1 bed two person flats		2	2	3
2 bed four person flats		5	4	14
2 bed four person houses		5	6	
3 bed five person houses		10	7	3
4 bed six person house		2	2	

Total	18	24	21	20
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Comments: At HCA bid stage a 40 dwelling scheme was anticipated ie 24 Affordable Housing and 16 market dwellings. Following discussions with planning officers the current scheme has been reduced to 34 dwellings ie 20 Affordable Housing and 14 market dwellings. The flats that are Affordable Housing will be designed for older people aged fifty five years and over.

5. Costs

	HCA Bid	Exec Cllr Approval	Current
Construction		1,434,344	Not available
Home Loss		212,000	
Project Agent		26,641	
Internal Fee		39,469	
Total	1,364,088	1,712,453	

Comment: The HCA bid included assumptions about the cost construction and of compensating leaseholders but no other cost.

1. Scheme – 1-8a and 39-50 Aylesborough Close

2. Stage

Stage	Date (estimate in italics)
3 Year Programme	June 2009
Community Services Scrutiny Comm - Exec Cllr Approval	17/01/13
Development Agreement Signed	<i>June 2013</i>
Pre-application First Meeting	<i>July 2013</i>
Planning Application	<i>August 2013</i>
Planning Approval	<i>October 2013</i>
Development Agreement – Unconditional	<i>October 2013</i>
Start on Site	<i>Nov. 2013</i>
Practical Completion	<i>Nov. 2014</i>

Comments: A report was first submitted for Executive Councillor approval in October 2012. Following concerns raised at the Community Services Scrutiny Committee the report was resubmitted in January 2013.

3. Resident Engagement

First 3 Year Programme Letter	June 2009
3 Year Programme Up-date Letter (if applicable)	July 2012
Residents Meeting Prior to Exec Cllr Approval	1 October 2012
Pre-application Neighbourhood Meeting	To be confirmed

Comments (including progress with residents re-housing): At the end of April 2013, six of the twenty tenants have moved or are about to. There are four leaseholders. Two have readily engaged with officers and the other two are beginning to engage, one of whom is interested in re-housing under shared equity.

4. Scheme History

Mix	Existing	HCA Bid	Exec Cllr Approval	Current
Bedsits	2			
1 bed one person	7			
1 bed two person flats		1	3	
2 bed four person flats	11	7	7	
2 bed four person houses			2	
3 bed five person houses		7	2	
4 bed seven person house		2	2	
Total	20	17	16	

Comments: Four existing homes are occupied by a leaseholders – these are a one bed flat and three two bed flats. The current scheme includes 12 market houses and flats.

5. Costs

	HCA Bid	Exec Cllr	Current
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		Approval	
Construction	-	1,488,352	Not available
Home Loss		775,398	
Project Agent		20,093	
Internal Fee		29,767	
Total	1,804,176	2,313,610	

Comments: The HCA bid included assumptions about the cost construction and of compensating leaseholders but no other cost.

1. Scheme – Water Lane

2. Stage

Stage	Date (estimate in italics)
3 Year Programme	June 2009
Community Services Scrutiny Comm - Exec Cllr Approval	17/01/13
Development Agreement Signed	
Pre-application First Meeting	<i>August 2013</i>
Planning Application	<i>Oct 2013</i>
Planning Approval	<i>Dec 2013</i>
Development Agreement – Unconditional	<i>January 2014</i>
Start on Site	<i>Feb. 2014</i>
Practical Completion	<i>Dec. 2014</i>

Comments: A report was first submitted for Executive Councillor approval in October 2012. Following concerns raised at the Community Services Scrutiny Committee the report was resubmitted in January 2013.

3. Resident Engagement

First 3 Year Programme Letter	June 2009
3 Year Programme Up-date Letter (if applicable)	June 2012
Residents Meeting Prior to Exec Cllr Approval	1 Oct 2012
Pre-application Neighbourhood Meeting	To be confirmed

Comments (including progress with residents re-housing): A further residents meeting was held in December 2012. Six of the twenty-three tenants have moved or are about to. The one leaseholder is engaging with officers and is interested in moving away from the scheme temporarily and then moving back to a new flat on an equity share basis.

4. Scheme History (Affordable Housing)

Mix	Existing	HCA Bid	Exec Cllr Approval	Current
1 bed one person bungalows	4			
1 bed one person flats	19			
1 bed two person flats		1	3	2
2 bed four person flats		2	11	12
2 bed four person houses		2		
3 bed five person houses		4		
4 bed six person house		1		
Total	23	10	14	14

Comments: There is an additional one bedroom flat occupied by a leaseholder. The current scheme includes 12 market houses and flats.

5. Costs

£	HCA Bid	Exec Cllr Approval	Current
Construction	-	1,143,486	Not available
Home Loss		249,200	
Project Agent		15,437	
Internal Fee		22,870	
Total	767,610	1,430,993	

Comments: The HCA bid included assumptions about the cost construction and of compensating leaseholders but no other cost.

1. Scheme – Atkins Close Garages

2. Stage

Stage	Date (estimate in italics)
3 Year Programme	June 2012
Community Serv. Scrutiny Com. - Exec Cllr Approval	March 2013
Development Agreement Signed	<i>June 2013</i>
Pre-application First Meeting	<i>June 2013</i>
Planning Application	<i>August 2013</i>
Planning Approval	<i>October 2013</i>
Development Agreement – Unconditional	<i>October 2013</i>
Start on Site	<i>Oct 2013</i>
Practical Completion	<i>June 2014</i>

Comments: The detailed scheme design is now being worked up by the architects. Final scheme costs are being prepared ready for validation.

3. Resident Engagement

First 3 Year Programme Letter	N/A
3 Year Programme Up-date Letter (if applicable)	N/A
Residents Meeting Prior to Exec Cllr Approval	January 2013
Pre-application Neighbourhood Meeting	January 2013

Comments (including progress with residents re-housing): This scheme is the redevelopment of a garage site.

4. Scheme History

Mix	Existing	HCA Bid	Exec Cllr Approval	Current
1 bed flat	0	Not specified	6	6
2 bed flat	0	0	0	2
2 bed house	0	0	1	0
Total	0	0	7	8

Comments: The scheme was not specified as part of the HCA grant bid. Included in the bid was a general application for garage and small in-fill sites. There will be four market properties on the site as well as the eight flats as Affordable Housing.

5. Costs

£	HCA Bid	Exec Cllr Approval	Current
Construction	-	662,508	Not available
Home Loss	-	-	-
Project Agent	-	19,938	-
Internal Fee	-	24,615	-
Total	Not specified	707,061	-

Comments: The costing of the latest revised scheme is currently being worked on.

1. Scheme – Wadloes Road, Cambridge CB4 2ND

2. Stage

Stage	Date (estimate in italics)
3 Year Programme	June 2011
Community Services Scrutiny Comm - Exec Cllr Approval	14/03/2013
Development Agreement Signed	<i>June 2013</i>
Pre-application First Meeting	<i>June 2013</i>
Planning Application	<i>Nov 2013</i>
Planning Approval	<i>Feb 2014</i>
Development Agreement – Unconditional	<i>Feb 2014</i>
Start on Site	<i>Feb 2014</i>
Practical Completion	<i>Oct 2014</i>

Comments: The final draft scheme design is now being worked up by the architects, pending a pre-application submission. Scheme costs will then be prepared ready for validation.

3. Resident Engagement

First 3 Year Programme Letter	N/A
3 Year Programme Up-date Letter (if applicable)	N/A
Residents Meeting Prior to Exec Cllr Approval	N/A
Pre-application Neighbourhood Meeting	To be confirmed

Comments (including progress with residents re-housing): A letter has been sent to all residential neighbours advising them of our intention to redevelop the site.

4. Scheme History

Mix	Existing	HCA Bid	Exec Cllr Approval	Current
1 bed flat	0	1	2	2
2 bed flat	0	2	4	4
2 bed house	0	1	0	0
3 bed house	0	3	0	3
Total	0	7	6	6

Comments: The site is currently vacant, with the previous use being as a children's nursery (building now demolished). The new scheme will also deliver four market sale properties, alongside the six Affordable Housing.

5. Costs

£	HCA Bid	Exec Cllr Approval	Current
Construction	-	730,657	730,657
Home Loss	-	0	0
Project Agent	-	17,358	17,358
Internal Fee	-	21,430	21,430
Total	187,284	769,445	769,445

Comments: The HCA bid included assumptions about the cost construction and of compensating leaseholders but no other cost.

1. Scheme – 69-159a Lichfield Road

2. Stage

Stage	Date (estimate in italics)
3 Year Programme	June 2012
Community Services Scrutiny Comm - Exec Cllr Approval	
Development Agreement Signed	
Pre-application First Meeting	
Planning Application	
Planning Approval	
Development Agreement – Unconditional	
Start on Site	
Practical Completion	

Comments: This scheme was not added to the 3 Year Programme until after the grant bid to the HCA was made and therefore the scheme is not being considered as part of the 146 Programme that is due to be completed by March 2015. Residents are aware that the earliest a report will be submitted for consideration is October 2013.

3. Resident Engagement

First 3 Year Programme Letter	28 June 2012
3 Year Programme Up-date Letter (if applicable)	
Residents Meeting Prior to Exec Cllr Approval	See comments
Pre-application Neighbourhood Meeting	

Comments (including progress with residents re-housing): Four residents meetings have taken place since June 2012. The meetings have helped inform the feasibility stage.

4. Scheme History

Mix	Existing	HCA Bid	Exec Cllr Approval	Current
1 bed	40	N/A		12
2 bed	0			34
Total	40			46

Comments: Following the consultation meetings with residents the feasibility work has focused on the redevelopment of the flats to provide modern day standard accommodation for older people aged 55 and over. The feasibility work has shown that a phased redevelopment would be possible.

5. Costs

	HCA Bid	Exec Cllr Approval	Current
Construction			
Home Loss			
Project Agent			
Internal Fee			
Total			

Comment: A costing exercise is currently being undertaken that will inform the feasibility stage.

1. Scheme – Anstey Way

2. Stage

Stage	Date (estimate in italics)
3 Year Programme	<i>June 2012</i>
Community Services Scrutiny Comm - Exec Cllr Approval	
Development Agreement Signed	
Pre-application First Meeting	
Planning Application	
Planning Approval	
Development Agreement – Unconditional	
Start on Site	
Practical Completion	

Comments: This scheme is not being considered as part of the 146 Programme that is due to be completed by March 2015.

3. Resident Engagement

First 3 Year Programme Letter	June 2012
3 Year Programme Up-date Letter (if applicable)	June 2012
Residents Meeting Prior to Exec Cllr Approval	To be confirmed
Pre-application Neighbour Meeting	To be confirmed

Comments (including progress with residents re-housing):

4. Scheme History

Mix	Existing	HCA Bid	Exec Cllr Approval	Current
Bedsits	3			
1 bed	20			
2 bed	0			
3 bed	5			

Comments: The scheme is still at the early stages of feasibility assessment.

5. Costs

	HCA Bid	Exec Cllr Approval	Current
Construction	N/A		
Home Loss			
Project Agent			
Internal Fee			
Total			

Comments: A costing exercise is currently being undertaken that will inform the feasibility stage. This will be assisted by information that has been generated from work on the Lichfield Road scheme.

1. Scheme – Clay Farm

2. Stage

Stage	Date
3 Year Programme	June 2012
Community Services Scrutiny Comm - Exec Cllr Approval	
Development Agreement Signed	
Pre-application First Meeting	
Planning Application	
Planning Approval	
Development Agreement – Unconditional	
Start on Site	
Practical Completion	

Comments: This scheme is for up to 105 new Affordable Housing on the Council's land at Clay Farm. Exec Cllr approval in principle to include the housing as part of the Council's programme was given July 2012.

3. Resident Engagement

First 3 Year Programme Letter	
3 Year Programme Up-date Letter (if applicable)	
Residents Meeting Prior to Exec Cllr Approval	
Pre-application Neighbourhood Meeting	

Comments (including progress with residents re-housing): These is a 'greenfield' site and there are no existing residents.

4. Scheme History

Mix	Existing	HCA Bid	Exec Cllr Approval	Current
1 bed	N/A	N/A	N/A	9
2 bed				68
3 bed				22
4 bed				6
Total				105

Comments: This scheme is not being considered as part of the 146 Programme that is due to be completed by March 2015. The current mix is that required by the City Council in the tender exercise to select a partner to develop out the site.

5. Costs

	HCA Bid	Exec Cllr Approval	Current
Construction	N/A		11,097,116
Home Loss			N/A
Project Agent			To be confirmed
Internal Fee			To be confirmed
Total			

Comments: Four cost and funding scenarios were considered at the July 2012 Customer and Community Services Scrutiny Committee. Hill Partnerships has been selected as the Council's partner to develop the site and a further report will be submitted in due course once final costings are known.

Note – Early feasibility work is also being undertaken on the following small sites in the 3 Year Rolling Programme.

Small Infill:

Kendal Way

Garage Sites:

Uphall Road

Fulbourn Road

Rear 55 Wulfstan Way

Cadwin Fields

Markham Close

Cameron Road

Wiles Close

Appendix 2 – Extract from a report to the January 2013 Community Services Scrutiny Committee

Engaging tenants and leaseholders

3.4. We have recognised from the start of the programme that it is important to keep tenants and other stakeholders informed about proposals for potential redevelopment of their homes. Two reports in 2008 to Community Services Scrutiny Committee (in July and November) said that there would be “Detailed consultation on Council housing sites included for consideration with all stakeholders including ward members, tenant representatives and any tenants affected on a scheme by scheme basis, prior to final decision on a scheme”. This has been interpreted as written correspondence with residents, typically informing them that a site will be considered for redevelopment and that feasibility work will need to be carried out. If the scheme is assessed as feasible to come forward for development residents are written to again, and in most cases invited to a meeting on site or near to where they live.

3.5. Detailed consultation on the individual needs of residents has been carried out after the decision to develop is taken to establish their wants and needs and to provide intensive support to tenants, where needed, to explore their future housing options. This is an area where in the light of the experience of Water Lane and Aylesborough Close we could improve on our current procedures. There is no doubt that we carry out detailed assessments of each individual resident affected by the AHDP, and seek to provide alternative accommodation that takes into account any vulnerabilities they may have. I am proposing that we bring this part of the process forward and carry out the detailed individual assessments, and then present this in an EQIA for each scheme prior to the final decision. This is likely to need to be considered as a confidential appendix to preserve the anonymity and privacy of individual tenants. This will mean that we will need be clear with residents that a decision has not yet been taken at this initial stage of assessing their housing needs. There will always be a balance between giving sufficient time for consultation and not overly prolonging a period of uncertainty.

3.6. This period of consultation should also seek to capture more generally the views of affected residents. I am therefore also proposing that we allow a period of at least 4 – 6 weeks prior to the decision for the first collective meeting with residents of an affected scheme, prior to a report coming to scrutiny committee. This period of time should allow for residents or tenants to put forward their views on the proposals. These can then be noted and incorporated into a final report. These will need to be considered in the context of the overall objective of the AHDP which is a citywide policy to meet the housing needs within the city overall.