



To: Executive Councillor for Housing: Councillor Kevin Price

Report by: Alan Carter – Head of Strategic Housing

Relevant scrutiny committee: Housing Scrutiny Committee June 2015

Wards affected: All Wards

EQIA Undertaken Yes

Council New Build Redevelopment 9-28 Anstey Way - Scheme Approval

Key Decision

1. Executive summary

This report provides details of the proposed redevelopment of Anstey Way bungalows and flats to provide 34 new homes (subject to planning). The scheme currently consists of 23 rented properties and 5 leasehold flats. The scheme also includes an underutilised amenity area to the rear of the flat block.

The existing housing is made up as follows

- A block of flats consisting of 9 No. three bedroom units and 3 No. bedsits/studios.
- 16 No. one bedroom one person bungalows.

We are proposing a block of 12 apartments for the over 55s and a mix of 22 houses for general needs.

The report requests approval to a capital budget for the scheme based on the outlined appraisal assuming the mix stated above.

The appraisal suggests that twenty-nine of the new properties can be delivered as part of the Council's social rent housing programme with the

remaining 5 properties let as Intermediate at rents set at 80% of the market rent to ensure viability of the scheme.

2. Recommendations

The Executive Councillor is recommended to:

- Note the indicative mix of the proposed scheme.
- Approve the scheme capital budget of £6,166,892 detailed in the report to cover the construction cost of the scheme and professional fees and other costs.
- Approve that delegated authority be given to the Director of Customer and Community Services following consultation with the Head of Legal Services to seal a contract with the chosen contractor following procurement in accordance with Council regulations.

3. Background

A separate report to this Committee provides an up-date on the Council's social housing programme.

The scheme in this report is the redevelopment of bungalows in Anstey Way and a block of flats facing Anstey Way and the underutilised area behind. This scheme is in the Council's Three Year Rolling Programme.

The underutilised amenity area to the rear of the flats was first highlighted by housing officers and local Ward Members as an area that required investigation for potential re-use. It was noted that if this underutilised area could be coupled with the adjacent flats and bungalows, then the parcelling of the sites together may offer better value for a new scheme.

Further discussions with housing officers and local Members confirmed that the flats were not popular either in terms of the local community and/or when relets became available.

The three bedroom flats are of an age and layout that mean that they do not meet current day expectations for family housing.

The bungalows are of an age, type and layout that are becoming increasingly un-popular across the city and have also proved hard to let, with one property being refused by 17 applicants. Again, because they do not meet current day expectations. For example, similarly to the bungalows being redeveloped at Colville Road, the single person bedrooms are only accessible via a double internal door opening out into the living room. Due to this fall in demand by elderly residents, the bungalows are now being let to a 'non-elderly' client group.

Feedback from residents has been generally positive to the proposals and were understanding of the need to redevelop the area to improve the housing supply.

In conclusion, both the flats and the bungalows are deemed no longer fit for purpose.

4. Implications

(a) Financial Implications

The capital budget required for the scheme is £6,166,892

The financial implications of the scheme are shown in Appendix 1.

Appendix 1 includes various tenure mix options for the scheme and their viability in terms of pay-back of reserves and borrowing.

The preferred option is to deliver 29 No. homes as part of the Council's social housing programme and 5 No. homes as Intermediate Housing (80% market rent).

As the scheme is still subject to planning, the costs are indicative.

The Housing Revenue Account Business Plan captures the funding available for the 29 additional social housing. The funding of the five Intermediate Housing is currently being analysed.

As with all new build schemes as schemes are finalised they will only proceed if they can be funded within borrowing and capital funding parameters in the HRA 30 Business Plan. 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.

(b) Staffing Implications

The project will be managed by the Housing Development Team in the Strategic Housing Service. Liaison will be made with City Homes; the Estates and Facilities Service and the Legal Services Team.

There are no other significant staff implications.

(c) Equal Opportunities Implications

A series of EQIAs have been undertaken for the Council's new build programme, the Housing Development Service and for individual schemes.

The EQIAs mainly highlight the benefits of the Council retaining direct control of new housing development itself to ensure a focus on the delivery of housing that meets a diverse range of housing needs. Part of the assessment underlines the need for social housing to help those most likely to suffer poverty as well as ways in which new social housing will directly save money for tenants, such as energy saving measures.

An EQIA for this scheme is attached as an Appendix.

(d) Environmental Implications

The social housing will be built to Level 4 of the Code for Sustainable Homes (or equivalent).

(e) Procurement

To follow.

(f) Consultation and communication

The Council's housing service is developing a Community Charter which will lay out new principles for how we approach redevelopment sites to ensure that resident communities benefit from redevelopment and can be fully involved in the process and decision making, a draft charter will be considered at the next Housing Scrutiny Committee

Officers and the Executive Councillor for housing were keen to involve Anstey Way residents as much as possible in the proposals in this report. To date, the following correspondence and meetings have taken place:

- Letters informing residents of the proposal to look at the possibility of redevelopment were sent in June 2012 with further correspondence in September 2013, July 2014 and April 2015
- Three meetings were held in March 2015

Two sessions on the 11th March at 11am and 1pm for the residents of the bungalows. 10 of the 14 household were able to attend this meeting (2 of the bungalows were unoccupied).

A further opportunity to meet officers was arranged for 17th March between 6pm – 8pm inviting the residents of the apartments, of which 4 households attended.

At the meetings it was discussed what the council was planning with an indication of key dates and approximate timescales. Plans of similar

schemes were tabled for residents to view. Officers from City Homes were also present to address any concerns in relation to re-housing affected residents. One to one meetings were arranged for those who wanted to discuss their housing needs with their housing officer in private.

A summary letter was sent noting the key points raised so those who could not attend were informed of the plans. Within these letters it was also noted that one to one sessions were available for people to discuss their ongoing needs.

Verbal feedback from residents at the meetings was positive to the proposals and they understood the need to redevelop the area to improve the housing supply and standard. The advice offered by the housing team in relation to re-housing was also received in a positive light.

Under the Council's Home Loss policy residents required to move will be given priority to return to suitable alternative accommodation on the redeveloped scheme provided there is sufficient new accommodation of the type required available. From initial discussions with existing residents it will be possible to rehouse those who wish to move back although there is every indication that most will choose to resettle elsewhere. As proposals are to redevelop the site for rental housing only, leaseholders will not be able to return and will need to find alternative accommodation

(g) Community Safety

There are no particular Community Safety implications as a consequence of this scheme.

5. Background papers

Urban Design Report

6. Appendices

Appendix 1 - Project Appraisal Anstey Way Scheme

Appendix 2 - EQIA

7. Inspection of papers

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

Author's Name: Alan Carter – Head of Strategic Housing

Author's Phone Number: 01223 – 457948

Author's Email: Alan.carter@cambridge.gov.uk

