

Committee: Cabinet

Agenda Item

Date: 14 July 2016

11

Title: Development Site – Newton Grove, Newton Green, Great Dunmow

Portfolio Holder: Cllr Julie Redfern

Key decision: **Yes**

Summary

1. This report provides detail relating to the proposed development of a site at Newton Grove, Newton Green, Great Dunmow.
2. This site has been identified as having potential for the development of council owned homes, as part of the council's on-going development programme.
3. The Housing Board considered options for the site on at its meeting 7th June 2016 and recommends to Cabinet that the site is progressed through the planning application stage with option 1 on the attached plan, proposing a development of 3 x 2 bedroom 4 person houses, being the preferred option.

Recommendations

4. It is recommended that Cabinet:
 - a. Authorises the site at Newton Grove to be progressed through the planning application stage
 - b. Notes the design options considered by the Housing Board for the Newton Grove site and the preferred option to be taken forward as part of a planning application

Financial Implications

5. Financial provision for the development of new Council owned homes is included within the Housing Revenue Account. The development of this site will also enable the use of Right to Buy capital receipts.
6. The Indicative cost for the scheme has been calculated by our consultant Quantity Surveyor. The scheme is at the very early stage of development, so costs are currently "ball park figures" which will be updated as further detailed information becomes available. They do, however, take account of known site constraints and prevailing market conditions. The final cost will only be known following the tender process for the selection of a building contractor.

Background Papers

7. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

- Minutes of Cabinet Meeting of 7th April 2016.

8.

Communication/Consultation	Existing tenants, local residents, Town Council and external agencies
Community Safety	Appropriate precautions would be taken during works
Equalities	Equality and diversity is a key issue for the Council with regards to housing provision
Health and Safety	During the management of the project all risks will be constantly reviewed, revised and managed
Human Rights/Legal Implications	Legal team have been consulted
Sustainability	An opportunity to construct new thermally efficient homes for people in housing need.
Ward-specific impacts	Great Dunmow
Workforce/Workplace	There are sufficient resources in the housing team to manage the project

Situation

9. The site is made up of a licenced garage area located to the rear of dwellings at Newton Grove, Newton Green, Great Dunmow. These are sites where people pay an annual ground rent and erect their own garage. There is currently only one garage in use on this site.

10. At the Cabinet meeting on the 7th April 2016, it was reported that this site was no longer to be transferred to Safer Places for the construction of a Domestic Violence Refuge, because Essex County Council priorities have changed with regard to Domestic Violence services. It was agreed that this site would be developed for General Needs Council Housing.

11. Attached to this report are 3 sketch options for the site, provided by our architects, The Design Partnership. It is proposed that the option that most meets housing need, would be more acceptable to planners and more user friendly for tenants living in the dwellings would be option 1. This option proposes a development of 3 x 2 bedroom 4 person houses.

12. A Planning Pre-Application has already been made when the Domestic Violence Refuge design was being progressed. Therefore, we are already aware of the key planning issues that need to be considered in relation to this site, and these include access, overlooking of adjacent dwellings and the provision of adequate car parking for the new dwellings. This will all be dealt with as part of the Design and Access Statement and scheme drawings.
13. A Topographical survey has already been undertaken. Other surveys such as Ecology, Ground Condition, Arbocultural, Contamination, Flood Risk and service enquiries will be needed and are being arranged. A drainage strategy will also be required.
14. The preliminary construction estimate for this development has been estimated at **£456,000 (£152,000 per dwelling)**. This sum does not appear to be unreasonable given current market conditions, and does allow a 10% contingency. However, this is at the very early stages of development, and therefore the estimate will be updated as more survey information is available, and the designs are developed in more detail.

Risk Analysis

15.

Risk	Likelihood	Impact	Mitigating actions
Not achieving planning permission	1 Planners supportive	4 Development not possible	Pre-planning discussions with planners
Underground services identified	2 Investigations to be carried out	3 Diversions possible but cost implications	Investigations to be undertaken at the earliest stage
Further "abnormal costs" identified.	2. Surveys being undertaken	3 Potential cost implications	Contingency already included with cost estimate

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.