

Committee: Cabinet

Agenda Item

Date: 26th October 2016

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Title: Development Site – Frambury Lane,
Newport

**Portfolio
Holder:** Cllr Julie Redfern

Key decision: No

Summary

1. This report was presented to Housing Board on the 6th October 2016. The report provides details relating to the proposed development of the site at Frambury Lane, Newport for new Council owned homes.
2. Aspire have considered the option of developing this site for private rented sector homes. This would require the transfer of the site to Aspire, with the HRA being compensated the market value of the site (with the benefit of planning permission). This option has been considered, but has been found to be commercially unviable. Hence the proposal to develop it for Council owned homes.
3. Housing Board made the recommendation to be taken forward to Cabinet that the site is progressed through the planning application stage, having regard to the estimated costs associated with this work, as detailed in this report.

Recommendations

That the Cabinet ratifies the recommendation made by Housing Board on the 6th October 2016.

Financial Implications

4. 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.
5. The Indicative cost for the scheme has been calculated by our consultant Quantity Surveyor having regard to site constraints and the prevailing market conditions. These indicative costs should be regarded as an estimate at this stage, and could be subject to change as further survey work is carried out, and the detailed designs are finalised. The final cost will only be known following the tender process for the selection of a building contractor.

Background Papers

6. None.

Impact

Communication/Consultation	Existing tenants, local residents, Parish 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	Newport
Workforce/Workplace	There are sufficient resources in the housing team to manage the project

Situation

7. The site consists of a large former garage site located to the North of existing Council owned bungalows on Frambury Lane and to the South of privately owned dwellings off Cherry Garden Lane. The land is predominantly an area of scrub, with the garages being demolished some years ago. Part of site is used as adhoc car parking, although the site is not specifically designated for this purpose.
8. The site has excellent access directly onto Frambury Lane.
9. Our appointed architects, The Design Partnership, have designed a scheme consisting of 5 No. two bed 4 person houses. The layout of the scheme is attached to this report, and takes into account parking and garden size requirements, as well as dealing with issues relating to overlooking. Access to the existing electricity sub-station also needs to be maintained as part of the site layout. Indicative house type layouts are also attached to this report.
10. A Planning Pre-Application has been made and a favourable response received. The key issues that need to be considered are access, overlooking of adjacent dwellings and the loss of car parking. This will all be dealt with as part of the Design and Access Statement.

11. Topographical, Soil Investigation, drainage and Ecology surveys have already been undertaken. Other services enquiries have also been made. The results of these surveys are all positive in terms of these proposals.
12. The construction costs for this development have been estimated at **£860,000 (£172,000 per dwelling)**. Whilst this sum does appear higher than expected, given the 'Abnormal Costs' attributed to this scheme, it is not perceived to be unreasonable, and clearly the contract will also be competitively tendered. Total fees for the scheme are currently estimated at **£27,000**, including planning fees.
13. The abnormal costs include the extended length of the estate roadway, site clearance and breaking out of the remaining concrete slabs and the detached nature of three of the proposed dwellings. A 10% contingency has also been included because of the early stage of this scheme. The estimate will therefore be updated as more detailed information is available, and the designs developed in more detail.

Risk Analysis

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 Further investigations to be carried out	3 Diversions possible but cost implications	Further 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.