

Committee: **Housing Board**

Agenda Item

Date: **13th November 2014**

4.5

Title: **Radwinter Road, Saffron Walden**

Portfolio Holder: **Doug Malins – Housing Development Manager** **Key decision:** **No**

Summary

1. This report provides the Housing Board with an update on the development proposals for an Extra Care Scheme at Radwinter Road, Saffron Walden (the former Willis and Gambier site).

Recommendations

2. That the Housing Board:
 - a. Notes the contents of this report.

Financial Implications

3. The allocation of £500,000 Commuted Sum to be considered by Cabinet.

Background Papers

None.

4.

Communication/Consultation	Local residents, Town Council, Essex County Council and other external agencies
Community Safety	N/A
Equalities	N/A
Health and Safety	Detailed method statements will be required to ensure Health and Safety requirements are met.
Human Rights/Legal Implications	N/A
Sustainability	This development will provide a thermally efficient, purpose built building for the frail elderly.
Ward-specific impacts	Saffron Walden

Workforce/Workplace	Housing Development
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Situation

5. This site is the affordable housing element of a larger development in the control of Countryside Homes PLC. Countryside received detailed planning permission for 52 private sale houses on land immediately adjacent this part of the site (please see attached location plan). The S106 for this application stipulated that Countryside had to make land available, at nil cost, for a 60 bed Extra Care Scheme. This provision meets one of the key targets contained in UDC's Housing Strategy. The affordable housing land has Outline Planning Permission for a 60 bed Extra Care Scheme.
6. The terms of the S106 state that the land is to be transferred to UDC at nil cost, and that the site is to be cleared, fully serviced and remediated of any contamination.
7. In order to deliver the Extra Care Scheme, it has been necessary to work with one of our partner Registered Providers. Due to their long-standing involvement in this scheme, we are working with East Thames Housing Association. East Thames HA has engaged architects and other consultants to progress the scheme, and a Reserved Matters Application has been submitted (see attached drawings).
8. The Reserved Matters Application has been discussed with Planners who are broadly supportive of the proposals. The drawings show that the application is for a 73 bed Extra Care Scheme. This will consist of self-contained, fully accessible and energy efficient apartments for independent living. There will also be a communal hub that provides residents with support, services and activities. This includes a café/restaurant, hairdressing salon, treatment room and assisted bathing.
9. In order to assist with financial viability, the Reserved Matters Application is for 73 apartments. This will consist of 40 for Affordable Rent, 20 for Shared Ownership and 13 for private sale. The different tenures will be spread across the scheme to ensure a sense of community is established. In terms of unit types, there will be 49 x 1 bedroom and 24 x 2 bedroom apartments. All apartments will have a balcony, and will also have access to the roof garden.
10. Considerable amounts of funding has been secured to ensure the delivery of this scheme, as follows:
 - i. Essex County Council - £983,000
 - ii. Uttlesford District Council - £500,000 (commuted sum)
 - iii. HCA Funding NAHP 2015/18 - £1,217,000
 - iv. East Thames HA recycled grant - £500,000
 - v. East Thames HA internal profit - £600,000
11. The remainder of the cost of the scheme, which is estimated to be in the region of £12,000,000 is funded by East Thames HA development loan facility.

12. Uttlesford District Council will receive nomination rights to the affordable housing element, with an allocations being set up in partnership with Essex County Council and East Thames HA.

Risk Analysis

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Risk	Likelihood	Impact	Mitigating actions
Not achieving planning permission	1 Planners supportive	4 Development not possible or delayed	Pre-planning discussions with planners
Start on site required by end of March 2015	2 All partners aware of timescale	3 Essex County Council funding not available	Progress being continually monitored and communicated

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.