

Committee:	Housing Board	Date:	7 December 2017
Title:	The Moors Little Dunmow – Redevelopment		
Report Author:	Doug Malins – Development Manager	Item for decision:	Yes

Summary

1. This report provides the Housing Board with detail relating to the proposed redevelopment of the site at The Moors, Little Dunmow.

This site has been identified for the demolition and redevelopment of twelve council owned bungalows, with associated gardens and parking court.

Recommendations

2. That the Housing Board:
 - a. Recommends to Cabinet that the site is redeveloped in line with the detail contained in this report.

Financial Implications

3. 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 some Right to Buy capital receipts.
4. 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

5. 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.

- None

- 6.

Communication/Consultation	Existing tenants, local residents, Parish Council, District Councillor and external agencies
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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	Little Dunmow
Workforce/Workplace	There are sufficient resources in the housing team to manage the project

Situation

7. This is a site of 12, now all vacated, Council owned bungalows with associated gardens and parking court to the rear. The bungalows have been monitored for a number of years and are all showing signs of worsening subsidence. The Council's maintenance team have confirmed that remediation of these subsidence issues is not economically viable, and furthermore, due to the nature of the bungalow's construction, any works undertaken would not be guaranteed.
8. It is also worth noting that there is Japanese Knotweed present on part of the site. The removal of this Knotweed, by a specialist contractor commenced on the 13th November 2017. They will also retain a watching brief on the site when the demolition and site clearance is underway, to ensure it has not spread from the area identified.
9. Attached to this report is a sketch proposal for the redevelopment of the site. This has been discussed with Planners as part of a Pre-Application, and subject to further detailed planning drawings being made available, it has received positive comments. The proposal is to demolish the existing bungalows, to be replaced by a mix of 16 dwellings consisting 5 x 2 bed chalet bungalows, 3 x 2 bed houses, 4 x 1 bed apartments and 2 x 2 bed apartments. The site slopes downhill from East to West. Therefore, the chalet bungalows are situated to the Eastern end of the site to minimise their impact on the Grade 2 listed "Brights Cottage" that borders the site to the East. Also attached are some 3D modelling plans that demonstrates how the impact of these proposals have been minimised, and fit in with the contours of the site.

10. The preliminary construction estimate for this development has been estimated at **£2,485,000 (£155,313 per dwelling)**. This sum does not appear to be unreasonable given current market conditions, and certainly is comparable to other developments undertaken by the Council in other parts of the District. There is also a **£300,000** allowance in this estimate to allow for abnormal site issues. These include Air Source Heat Pumps, enhanced elevational treatments to mitigate the impact of the development on the listed building, demolition, Japanese Knotweed removal, diversion of overhead power cables and other service diversions. The cost estimate will be further refined as more detailed drawings are available and when further site surveys are undertaken.
11. Prior to any planning application being submitted, the Council will carry out consultation exercises with both the Parish Council and the wider community. The Parish Council and district councillor are aware that proposals for the site are being worked up, as is the owner of “Bright Cottage”.

Risk Analysis

12.

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.