

Committee: Housing Board

Agenda Item

Date: 27 September 2022

Title: Development Programme Update

Officer: Judith Snares Housing Strategy and Operations Manager

Key decision: Yes

Summary

1. This report provides the Housing Board with an update on the current and proposed development by the HRA across the District.

Recommendations

That the Housing Board notes the contents of this report

Financial Implications

2. Financial provision for the development of new council owned homes is included within the Housing Revenue Account. The development of these sites will also enable the use of Right to Buy capital receipts. Homes England grant will be sort on future developments where appropriate.
3. Re-development of Walden Place already has an agreed budget.

Background Papers

4. None
- 5.

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	Various as detailed in report
Workforce/Workplace	There are sufficient resources in the housing team to manage the project

Situation

6. Thaxted Road, Saffron Walden

Work is progressing well on site with handover anticipated early January 2023, subject to industry wide supply chain issues. This site will deliver 14 homes.

7. Batholomew Close, Great Chesterford

Work is progressing well on site with handover anticipated early November 2022, subject to industry wide supply chain issues. The site will deliver 13 new homes including a 3 bed bungalow specifically adapted to meet an identified family's needs.

8. Parkside, Saffron Walden

The site is now empty and a Planning application has been submitted. The Architects for this project have developed a scheme of 24 flats for the over 60s with a mixture of 1 and 2 bedrooms, including 2 wheelchair standard flats. The current budget estimate is £3.7 million, and this will be continually reviewed as our proposal for the site is firmed up. If planning permission is obtained, a report will be taken to Cabinet to agree funding for this project. We will look to obtain some grant funding from Homes England for this scheme with the remainder borrowed through the HRA

9. Alexia House, Great Dunmow

The proposal here is to demolish the existing building to provide new self-contained apartments for the over 60s. There are no residents left within the building. Our architects and officers have met with planning for a pre-app meeting and it is anticipated that a full planning application will be submitted in October 2022. The scheme is for 24 apartments, a mixture of 1 and 2 bed including some fully wheelchair accessible units. Surveys are currently being carried out in support of the planning application. If planning permission is obtained a report will be taken to Cabinet to agree funding for this project. We will look to obtain some grant funding from Homes England for this scheme with the remainder borrowed through the HRA.

10. Walden Place

Planning approval has been granted for this scheme and the contractor for the scheme has been procured. Contracts are being prepared for signing, with a start on site is anticipated in October 2022. The scheme will see the detaching of the listed building from the rest of the sheltered scheme and a build of 2 new flats and new communal facilities. The cost for the building works is £2.16 million and funding has already approved for this through the HRA. A report will be brought to Members on the disposal of the listed building in due course.

11. Takeley Day Centre/Garage Site

Architects have been appointed for this scheme which is looking to deliver up to 8 properties. Officers are exploring with our architects the potential to deliver this scheme using Modern Methods of Construction. This would be with the intention of delivering low carbon homes. A pre planning response has been received from the Planning Department. Detailed drawings are now being prepared, along with all necessary survey works, in order to enable a Planning submission.

12. Garden Reduction Sites

Officers have identified 4 garden reduction sites which have potential as single building plots. A site for a 4 bedroom house has now received reserved matters approval. A site for a 2 bedroom wheelchair bungalow has received outline planning permission, with detailed drawings to be submitted for reserved matters imminently. This bungalow is being designed to meet the needs of a specific tenant. A detailed planning application has been submitted for a standard 2 bedroom bungalow on a site in Felstead. Plans are being worked up for the other site with a view to submitting planning applications in the near future.

Housing Board agreed that these sites will be developed by the council to deliver new affordable homes using up RTB receipts and HRA borrowing.

13. Section 106 Opportunities

The council is in contract with Barratts Homes for 18 one bedroom and one 2 bedroom apartments on their site in Great Dunmow. This purchase is being funded from HRA borrowing and Right to Buy receipts. These dwellings will be delivered in March 2023 and March 2024.

Risk Analysis

21.

Risk	Likelihood	Impact	Mitigating actions
Not achieving planning permission on re-development sites	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
Not meeting RTB receipts expenditure as per government agreement	3 Failure to achieve planning approval	3 RTB proceeds would have to be returned to government with interest	Investment strategy agreed by council to enable purchase of market sites. Single plot sites held back for council redevelopment

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.