
NEW BUILD HOUSING PROGRAMME

SUMMARY REPORT

Purpose of the Report

1. This report provides details of the proposals for the provision of 166 new flats and houses during 2015-18 at various locations.

Summary

2. Successful bids have been made to the Homes and Communities Agency (HCA) in respect of their Affordable Housing Programme 2015/18. This resulted in total grant of £3.2m being received towards the overall new build cost of £23.3m with the remainder being funded from the Housing Capital Programme. Finance is provided from the Housing Revenue Account which in turn relies on income from rents and service charges.

Recommendation

- (a) It is recommended that Scrutiny Members note the content of the report.

Paul Wildsmith
Director of Neighbourhood Services and Resources

Background Papers

No background papers were used in the preparation of this report.

Pauline Mitchell : Extension 5831

MAIN REPORT

Information and Analysis

3. A need was identified for more low cost housing options for rent and in particular a need to replace Council Housing stock lost through the Right to Buy scheme, which is predominantly family housing. In addition the Council owns relatively few two bedroom flats, with most flats comprising of only one bedroom. The proposed programme of 60 two and three bedroomed houses and 106 two bedroomed flats

therefore reflects the type of properties in greatest demand.

4. The following developments are programmed for completion in 2015/18:-
 - (a) Deepdale Way, Red Hall – 8 two bedroomed flats, due for completion in September 2015.
 - (b) Badminton Close, Red Hall – 12 two bedroomed flats, due for completion in January 2016.
 - (c) Fenby Avenue, Lascelles Park – 12 two bedroomed flats and 10 two bedroomed houses, due for completion in August 2016.
 - (d) Hammond Drive, Skerne Park – 24 two bedroomed flats, due for completion in November 2016.
 - (e) Anfield and Aintree Court, Red Hall – 8 two bedroomed flats and 12 three bedroomed houses, due for completion in December 2016.
 - (f) Sherbourne Close, Branksome – 12 two bedroomed flats and 6 three bedroomed houses, due for completion in January 2017.
 - (g) Allington Way, Lingfield – 30 two bedroomed flats and 32 two and three bedroomed houses, due for completion in October 2017.
5. The HCA required all properties to be completed by March 2018 and are closely monitoring our progress to ensure we deliver to the timescales submitted in our bid for funding.

Outcome of Consultation

6. Each scheme is subject to the same rigorous process but current progress varies depending on its position in the programme. The key elements are:
 - (a) Ward Member Briefing
 - (b) Public consultation letters and event
 - (c) Submission to Council's One Stop Shop for early input from Planners
 - (d) Consideration of feedback and appropriate changes where relevant
 - (e) Reply to consultees informing them of next stages
 - (f) Submission for planning approval
 - (g) Detailed design and tender documentation
 - (h) Pre-tender estimate/cost review
 - (i) Tender period
 - (j) Construction phase
7. Further extensive consultation has taken place with residents of Red Hall estate as part of the on-going estate regeneration works. The timing of the new build has been particularly challenging to fit in with other planned works such as demolition and remodelling works as well as the overall Master Planning of the estate and surrounding area.

Financial Implications

8. The total new build programme cost has been estimated at £23.3m and with HCA grant of £3.2m the contribution required from the Housing Capital Programme is

£20.1m.

9. A number of grant conditions apply to HCA funding including a requirement to let the properties at affordable rents. An affordable rent is 80% of an open market rent and is generally higher than a social housing rent. For comparison purposes the charge for an affordable rent for a large two bedroomed flat at Red Hall would be around £84 per week compared to £69 for a social rent and similarly an affordable rent at Branksome for a three bedroomed house would be around £104 compared to a social rent of £82.
10. Building Services within the Council are responsible for the development of all of the new homes with the profits going to the General Fund to support the Council's MTFP.