

# Council House Building update

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- Phase 1 completed and occupied
- Phase 2 contracts awarded –start on site dates being confirmed
- Phase 2b contracts awarded – start on site dates being agreed
- Phase 3, business case completed, mobilising the delivery team
- Phase 4 identifying sites



# Phase 2

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- Saffron Velodrome site – 38 units. Contract award imminent, start on site October 21
- Lanesborough Road – 37 units, very difficult site, in excess of 100 objections, planning application to be submitted in August and approval expected October. Contract awarded, expected start on site Jan 22

# Velodrome site





# Lanesborough Road





# Phase 2b sites

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- Hydra Walk – 2 units.
- Rockingham Close – 3 units
- Austin Rise – 8 units
- Whitteney Drive – 5 units



# Rockingham Close

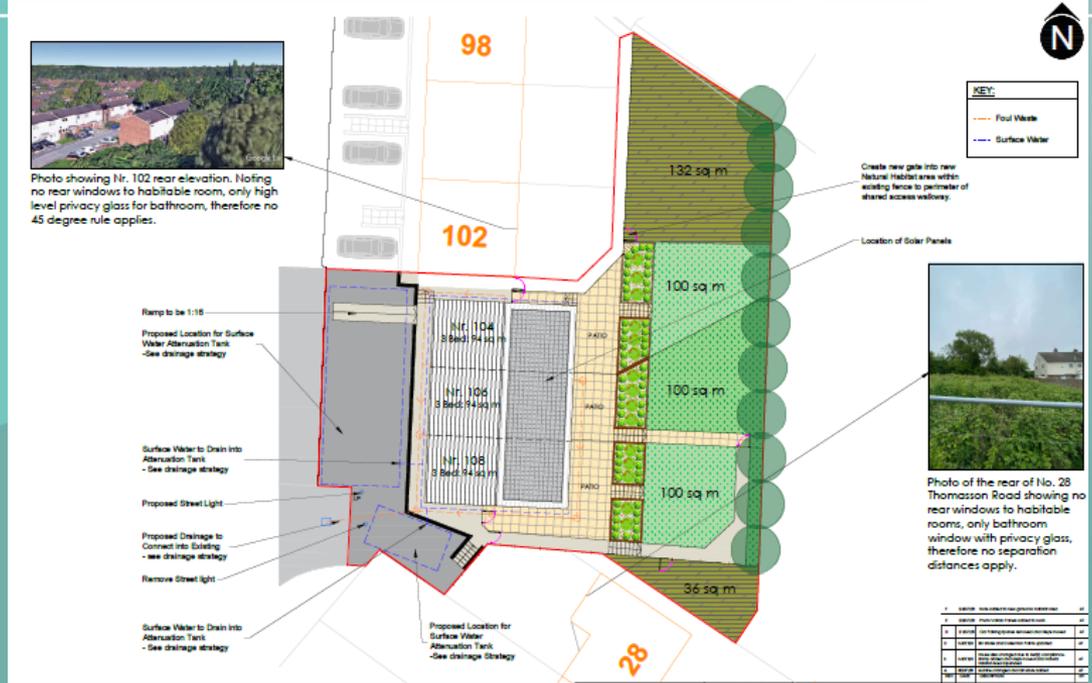
Planning permission granted.

3units

Contracted awarded

Start on site date: October 21

Completion date: June 22





## Austin Rise

Planning permission granted

8 units

Contract to be awarded – October 21

Start on site – April 22

Completion – March 23



# Hydra Walk

Planning permission granted

2 units – conversion of former housing office

Contract awarded

Start on site : October 21

Completion Feb 22



# Phase 3 sites

## Site locations

- 53 units of accommodation
- 7 sites across the city
- Smallest site has 2 units up to 18 units for largest site
- Ward councillors aware of sites
- Agreeing broader comms to local residents

## Milestone dates

- Preplanning app- Dec 21
- Full planning –July22
- Tenders – Jan 23
- Contract award – March 23
- Start on site – April 23
- Completion date – Sept 24

# Climate emergency

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- Phase 1 was delivered to an enhanced building control standards
- Phase 2 and 2b, will be delivered to a standard that is 79% better than building control standard
- Phase 3, the environmental standards are currently being looked at with a view to achieving carbon zero.



# Summary

scheme	Number of units
Phase 1	29
Phase 2	75
Phase 2b	18
Phase 3	53
total	175

# Extra Care Scheme- update

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- The two extra care schemes proposed for the city are currently on hold. (Tilling and Hamelin)
- This is an ASC lead piece of work in partnership with Housing
- These would have delivered 155 units towards the manifesto commitment to deliver 1500 new affordable homes by March 2023.
- We are currently looking at alternative procurement options to deliver both schemes
- We have started a soft market testing exercise to deliver a supported living scheme at The Exchange site, Eyres Monsell

# General Acquisitions

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- Former council houses
- Majority are 2 & 3 bedrooms
- Trying to buy larger family homes
- Targeting leasehold former council homes
- Buying for NHS transforming care cases
- Trying to buy adapted homes



# What have we bought so far

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- Number of properties brought in 2018/19: 33
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- 1 x 1 bed flat
- 10 x 2 bed houses
- 21 x 3 bed houses
- 1 x 5 bed house
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- **Spend (incl. Stamp Duty): £4.6m**

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- Number of properties brought in 2019/20: 183
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  - 13 x 1 bed flats
  - 22 bedsits
  - 42 x 2 bed houses
  - 104 x 3 bed houses
  - 1 x 4 bed house
  - 1 x 5 bed house
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  - **Spend (incl. Stamp Duty): £25.9m**

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- Number of properties brought in 2020/21: 109
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  - 1 x 1 bed flat
  - 11 x 2 bed houses / bungalow / flat
  - 88 x 3 bed houses
  - 9 x 4 bed houses
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  - **Spend (incl. Stamp Duty): £20.5m**

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- Number of properties brought in 2021/22 (up to Wednesday 28<sup>th</sup> July 2021): \*194
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  - 2 x 1 bed flats
  - 3 x 2 bed house
  - 15 x 3 bed houses
  - \*174 units at Hospital Close
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  - **Spend (incl. Stamp Duty): £14.7m**
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  - Total number of units acquired: 519
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  - Total spend: £65.7m.

# Summary of acquisitions

type	18/19	19/20	20/21	21/22	In progress
Bed sits		22			
1 beds	1	13	1	2	9
2 beds	10	42	11	3	9
3 beds	21	104	88	15	52
4 beds		1	9		4
5 beds	1	1			
Hospital Close				174	
Totals (593)	33	183	109	194	74

# Hospital Close

## The site



## Summary

- Purchase completed on the 1<sup>st</sup> April 2021
- Comprised: 174 units
- Cost: £10.5m + stamp duty
- Price reflected the site was vacant and buildings were in need of reconfiguration and renovation

# Current Challenges

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- Site is attracting regular fly tipping, ASB and vandalism
- 24 hour site security now in place and having a positive effect
- Taking a significant amount of time to secure and clear the site to enable the surveys to be undertaken





# Proposed Programme

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- Emerging timescales:
- Aug 21      Planning Pre-application advice
- Dec 21      Planning application
- Dec 21      Tender exercise
- Apr 22      Contract appointments
- Jun 22      Start on site
- Dec 22      Sectional completions
- Autumn 23   Project Practical Completion

# Manifesto commitment -1500

Delivery type	19/20	20/21	21/22	22/23	Total
New build by us	0	29	14	93	
Acquisitions - ours	183	109	757	100	
New build by others	144	8	53	19	
Acquisitions - others		19	0	0	
others	13	0	12	0	
<b>totals</b>	<b>340</b>	<b>165</b>	<b>836</b>	<b>212</b>	<b>1553</b>



# How acquisitions are financed

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- 40% from retained RTB receipts (30% prior to April 2021)
- 50% borrowing
- 10% from other receipts

