

meeting papers

Special Meeting of Housing Committee

Wednesday, 2 October 2013
7.00 pm



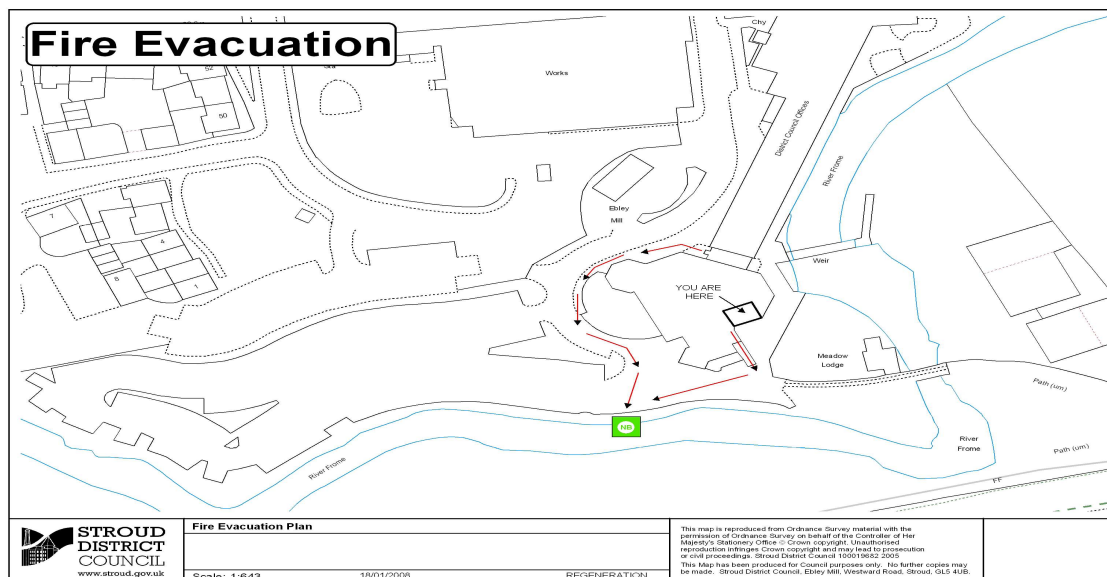
2002-2003
Crime Reduction in Rural Areas
2004-2005
Services for Older People
2007-2008
Emergency Planning



INVESTOR IN PEOPLE

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For Agenda enquiries contact:	Sarah Weyman, Democratic Services and Elections Officer Tel: 01453 754355 Email sarah.veyman@stroud.gov.uk
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5 September 2013

SPECIAL HOUSING COMMITTEE

A Special meeting of the Housing Committee will be held on **Wednesday, 2 October 2013** in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **7.00 pm.**



David Hagg
Chief Executive

AGENDA



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1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**

To receive declarations of interest.

3. COUNCIL NEW BUILD PROGRAMME

To receive an update on the Council new build programme and approve accordingly.

4. WOOLAWAYS REGENERATION PROGRAMME

To receive an update on the proposed programme in respect of the Woolaways regeneration at Leonard Stanley and Top of Town and approve accordingly.

DATE OF NEXT MEETING

Thursday, 7 November 2013

The Committee Membership for 2013/14 Civic Year is as follows:

Councillor Mattie Ross (Chair)	Councillor Liz Peters
Councillor Chris Brine (Vice-Chair)	Councillor Gary Powell
Councillor Philip Booth	Councillor Frances Roden
Councillor Gordon Craig	Councillor Emma Sims
Councillor Paul Hemming	Councillor Tom Williams
Councillor Brian Marsh	Councillor Debbie Young

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STROUD DISTRICT COUNCIL**AGENDA
ITEM NO****SPECIAL HOUSING COMMITTEE****2 October 2013****3****SPECIAL STROUD COUNCIL HOUSING FORUM****17 September 2013**

Report Title	COUNCIL NEW BUILD PROGRAMME
Purpose of Report	<ul style="list-style-type: none"> a) To brief the Committee on the progress of the 'First Division' sites in respect of the New Build programme b) To brief the Committee on the potential acquisition of a sheltered scheme at Dursley. c) To request that the Decant Policy be applied at the Wharfdale & Woodchester sites
Decision(s)	<ul style="list-style-type: none"> a) To approve the 'First Division' New Build programme b) To approve that the Decant Policy be applied to tenants at the Wharfdale & Woodchester sites c) To approve the acquisition of the Hanover sheltered scheme at Dursley for £700,000
Consultation and Feedback	<p>Consultation has taken place with:</p> <ul style="list-style-type: none"> I. Stroud Council Project Team II. Stroud Council Project Board III. The Asset Service Development Group on 14 August 2013 IV. The Stroud Council Housing Forum on 17 September 2013 <p>Further Consultation has taken place with Parish Councils, Ward Councillors and there has also been Public Consultation.</p>
Financial Implications and Risk Assessment	<p>The increased expenditure on the new build programme is funded entirely through the 'Right to Buy receipts' generated by council property sales in 2012/13.</p> <p>Retaining those receipts locally have two main conditions. That they are spent on replacement homes and spent within 3 years of the receipt. Utilising them on this programme meets those obligations well within the required timescales.</p> <p>Ian Garrett, Business Accountant (HRA) Tel: 01453 754121 Email: ian.garrett@stroud.gov.uk</p>

Legal Implications	There are no legal implications arising from this report. Lucia Fiveash, Solicitor Tel: 01453 754387 Email: lucia.fiveash@stroud.gov.uk
Report Author	Peter Stoate, Head of Housing Contracts Tel: 01453 754196 Email: peter.stoate@stroud.gov.uk
Options	It is essential that there is a Council New Build Housing Programme in place and progressing on time to achieve its objective of delivering at least 150 new owned Council Homes within the next 5 years.
Performance Management Follow Up	An update on the progress of the New Build programme is taken to the Project team and Project Board on a monthly basis and to every Housing Committee for monitoring and approval.
Background Papers/ Appendices	Housing Committee Paper – 20 th June 2013 - Appendix 1 – Housing Register – Bedroom Need July 2013 Appendix 2 – Housing need based on Welfare Reform Appendix 3 – Refurbishment Programme of Sheltered Housing Officer units Appendix 4 – New Build Budget projection – 2013/18

1. Introduction

- 1.1 The Council has an objective to deliver 150 new owned Council homes within the next 5 years.
- 1.2 A budget of £15 Million was approved by Council in January 2013.
- 1.2 SDC has set up a Council Project Team and separate Project Board to ensure the delivery of the programme.
- 1.3 The Project Team consists of Officers from the various services within the Council who feed in their views and represent their individual parts of the organisation. The membership of the Project Team is:
- 1) Bryn Howells - Business Development Manager – Tenant Services
 - 2) Julian Kent - Development Officer – Tenant Services
 - 3) Kevin Topping - Tenancy Manager – Tenant Services
 - 4) Sarah Mace - Housing Advice Manager – Revenue and Benefits
 - 5) Nick Stewart - Principal Estates Surveyor – Asset Management
 - 6) John Longmuir - Team Manager - Planning
 - 7) Pippa Stroud -Policy Implementation Manager - Planning
- 1.4 The Project Board consists of Senior Managers and also Members. The membership of the Project Board is:
- 1) Carl Brazier, Strategic Head of Tenant Services
 - 2) Peter Stoate, Head of Housing Contracts , Tenant Services
 - 3) Bryn Howells, Business Development Manager, Tenant Services

- 4) Alison Fisk/ Andy Nash, Head of Asset Management
- 5) Sandra Cowley, Head of Finance
- 6) Ian Garrett, HRA Finance Accountant
- 7) Barry Wyatt - Strategic Head (Development Services) – Planning and Environmental Health
- 8) Peter Woodcock - Legal Services Manager and Monitoring Officer
- 9) Councillor Mattie Ross
- 10) Councillor Debbie Young
- 11) Councillor Philip Booth

1.5 The Project Board and Project Team meet monthly to monitor the progress of the new build programme and record any recommendations, comments and feedback.

1.6 Following consultation the programme has been amended to take account of this, specifically new tenant demand (see appendix 1 for demand as at July 2013 for the District), housing management and the effects of Welfare Reform (see Appendix 2 – for tenants requesting to move).

1.7 The new build programme utilising SDC existing sites/assets has also been amended to take this into account and is shown below.

2. New Build Programme – First Division Sites

First Division Sites	New Build Units	Housing Demand	Comments to Note/Backgrounds
Ex Sheltered Housing Officers' Properties	23 units – see Appendix 3	Various	Following the Sheltered Housing review, work has started on converting ex-Sheltered Housing Officers' properties – where property is intrinsically linked to scheme accommodation they will become sheltered units; where alternative use is possible general needs usage will be explored– possibly without the need for conversion. The objective is to complete all the works by March 31 st 2014.
The Corriett, Cam	6 Units 6 X 1 Beds	<ul style="list-style-type: none"> • 1 bed x 121 • 2 bed x 57 • 3 bed x 15 • 4 bed x 2 • 5 Bed X 1 	<p>Re-development of 2 former Sheltered Housing Officer's houses into 6 x1 bed sheltered flats including associated minor internal works to the existing scheme. The Development Board has recommended sheltered housing on the basis that it would be more appropriate in this location i.e. next to existing sheltered housing scheme. There was also strong demonstrable need for this form of accommodation in this location.</p> <p>The proposal was discussed with Cam Parish Council and a consultation event was held at the scheme. The development proposals were positively received and the</p>

First Division Sites	New Build Units	Housing Demand	Comments to Note/Backgrounds
			discussion by residents was focussed on changes to the existing scheme.
Fishers Road, Berkeley	4 Units 4 X 2 Beds	<ul style="list-style-type: none"> • 1 bed x 58 • 2 bed x 27 • 3 bed x 22 • 4 bed x 3 	<p>A former garage site in a good sustainable location. The garages have been vacated and cleared and secure boundary fencing erected. The mix was agreed on the basis of feedback received from the project team. An original proposal for 4 x 2 bed 3 person flats was proposed however this was rejected by the project team. Alternatively 5 x1 bed flats could have been provided however this would not have been as good use of the land, or as sustainable as family housing. It was felt that flats generally worked better when interspersed with houses and therefore small family accommodation for rent was considered the most appropriate solution.</p> <p>Representatives of the project team visited the Town Council to discuss proposals. The scheme was positively received and as a result a letter drop providing a copy of the proposal was sent to surrounding neighbouring properties. Pre application discussion took place with the Planning Officer (who is on the Project Team) who was positive about the scheme.</p>
Hillside, Coaley	5 Units 5 X 2 Beds	<ul style="list-style-type: none"> • 1 bed x 3 • 2 bed x 1 • 3 bed x 0 • 4 bed x 0 • Parish Council needs survey indicates need for 7 houses. 	<p>There are 2 defective properties that are now void. Consulted with Project Team and confirmed mix acceptable due to sustainability issues given the sites rural nature. Pre application advice from Planning was positive on the proposal. Visited the Parish Council and sent plan to surrounding residents. The Parish Council appeared to be less supportive of the proposal following lobbying from local residents. The site and proposal has become contentious with immediate neighbours which is a result of history with the site in relation to installation of ground source heating/and the feeling that the proposal to develop 5 homes would be inappropriate given the rural nature. Housing needs survey indicates a need for 7 houses undertaken on behalf of the Parish Council.</p>

First Division Sites	New Build Units	Housing Demand	Comments to Note/Backgrounds
Southbank, South Woodchester	6 Units 2 X 3Beds 4 X 2 Beds	<ul style="list-style-type: none"> • 1 bed x 10 • 2 bed x 10 • 3 bed x 1 • 4 bed x 1 	<p>A challenging site in a rural location. There are currently 2 long terms voids (3 bed units) that have significant structural problems and are in need of demolition. There is currently no vehicle access. Original proposal was to demolish the two defective units and replace with 3 new build. Existing residents are reluctant to lose garden amenity to form vehicle access. The proposal was extended to redevelop 2 nearby tenanted properties and demolish 4 homes in total and deliver 5 new properties. Consultation has taken place with Woodchester Parish Council. It must be stressed that the ground conditions are problematic and an engineering solution will be required to ensure problems are not exacerbated. Housing have had close input on the mix and recommended provision of 2 bed 4 person houses based on sustainability. Currently progressing the design including finding solution for foundation design and drainage strategy. Given the technical issues that the site presents it is important that the mix does not change in order to avoid potential abortive work.</p>
Wharfdale Way, Stonehouse	6 Units: 4 X 2 Bed Bung 2 X 3 Bed	<ul style="list-style-type: none"> • 1 bed x 173 • 2 bed x 92 • 3 bed x 23 • 4 bed x 4 	<p>Plan is to utilise garage site behind current scheme. Following consultation with planning, viable option is bungalows facing canal and replace 2 X 3 bed houses. Relocation of existing tenants will be required to progress scheme. To ensure maximum use of site recommendation from planning is 2 bed bungalows. Initial consultation with residents has taken place.</p>
Chapel St, Cam	Potential scheme being agreed	<ul style="list-style-type: none"> • 1 bed x 121 • 2 bed x 57 • 3 bed x 15 • 4 bed x 2 • 5 bed X 1 	<p>General fund owned site next to the Parish Council offices in central Cam. Ongoing discussion with Parish Council concerning the provision of public open space. Further meeting to try and resolve open space issue. Parish Council have preference for older persons accommodation on the site and further investigations will take place to establish the need and priority for the site.</p>
Total First Division	50 Units + Cam site		

2.1 The above sites include demand as supplied by SDC's Housing Register via Gloucestershire Homeseeker. It shows the number of people expressing an interest in living in a particular parish or area. However, it should be noted that these figures demonstrate housing demand, as opposed to assessed need.

2.2 With regard to assessed need SDC undertakes a primary data housing needs survey every five years, usually jointly with the other Gloucestershire authorities, and the results underpin the council's housing and planning policies. The most recent housing needs survey was published in 2010. This can be found at: http://www.stroud.gov.uk/info/plan_strat/housing_needs_09.pdf

One excerpt from the survey details the affordable housing requirement, stating that 'Two bedroom properties make up more than a third of the requirement (35%), with 29% three bed, 22% one bed and 14% four bed.'

2.3 The progress being made can be illustrated by the following tasks which have now been completed as seen below:

- Ecology & Topographical surveys
- Soil investigations and Engineering feasibility
- Drainage strategy
- Architects and employers agents appointed
- Town Council/Parish Council consultation & Ward Councillors consulted
- Planning feasibility and/or Planning applications
- Planning approval on Fishers Road, Berkeley and The Corriett, Cam

2.4 Further Actions required include:

- Expect planning approval on Hillside in August
- SUDS (Sustainable Urban Drainage Systems) potential/possibility
- Project planning to be initiated via project team
- Community Development plan/liaison
- Procurement of contractors through Design and Build Contracts.

2.5 The proposed new build budget spend can be seen in Appendix 4.

2.6 Approval is sought to:

- I. Continue the programme as laid out above.
- II. Apply the Council's Decant Policy to the sites at Wharfdale, Stonehouse and Southbank, Woodchester.

3. Potential Acquisition – Hillside Court, Bull Pitch, Dursley

3.1. Introduction

3.1.1 Hanover Housing Association has decided to dispose of some of their housing stock as part of a wider rationalisation. One such scheme is at Hillside Court, Bull Pitch, Dursley, close to the town centre.

3.1.2. The property consists of 18 sheltered flats, 17 no. one bedroom units and 1 no. two bedroom unit. The current rent roll is £70k per year with service charges additional so that the rental is a net figure after any costs. The flats are arranged within three distinct separate blocks, each served by a communal entrance and shared stairways.

3.1.3. Hanover placed this property on the market in October 2012 via agents Jones Lang Lasalle inviting a number of Registered Providers to put prospective bids in – none were received.

3.1.4. Following this SDC were invited to submit a prospective indicative bid as Hanover would prefer to sell to another Social Housing Provider but the next step would be for Hanover to market the site on a wider basis including private property companies and speculative developers.

3.2. Proposed Acquisition

3.2.1. SDC advised that it would not pay more than £700,000 and that critically this would be subject to approval and due diligence. This would in principle show a net yield of 10% on our capital investment.

3.2.2. More crucially it would safeguard social housing from being purchased by a non-Registered Provider which could undertake a significant development at the risk of current tenants.

3.2.3. As part of the acquisition process colleagues from Housing Advice and Housing Management were consulted. The feedback can be précised as follows:

- **Housing Advice Manager** has commented that the preference would be for this site to eventually become general needs accommodation but that transition could be gradual as the age profile of the tenants is relatively young. There is, however, strong demand for sheltered accommodation in this area.
- **Supported Housing Manager**, “It is interesting that the age profile is ‘younger’ than SDC sheltered schemes - where 50% of our tenants are 80 years of age or older. This possible purchase would have to be in the context of a wider strategy that we need to develop for our sheltered stock. For example, this could be replacement for an existing scheme that we could consider decommissioning.”
- **Head of Housing Management**, has stated that this may be suitable for general need use in the future. We could take the scheme on as is and subject to the effects of Welfare Reform convert it some time in the future on a piece meal basis.

3.2.4 **The Asset Service Development Group** at their meeting on 14 August stated that they were in favour of pursuing the purchase.

3.2.5. An independent valuation has been obtained which supports the offer made. In addition, no material repairs have been listed for the near future (a list of previous repairs has also been given by Hanover).

- 3.2.6. Given the potential impact due to the effects of Welfare Reform, the general availability of single bed properties may have an increased importance. The individual blocks could be adapted to general needs single bed accommodation without interfering with other sheltered blocks but a more detailed business plan would be required as there will be conversions costs. This would only be considered should demand for the scheme in the future reduce leaving voids and empty units.
- 3.2.7. Whilst there is a possibility for converting this scheme to General needs or even Homeless Accommodation the intention is to continue the scheme as a sheltered scheme. There is clearly demand for sheltered accommodation so during this time it is anticipated the scheme will deliver a 10% return on capital.
- 3.2.8. Officers at SDC have encouraged offers from local providers sharing what information has been gathered to try and ensure SDC's capital can be spent elsewhere. To-date no other Registered Provider wants to purchase this scheme. Hanover has indicated that they now want a decision from SDC or alternatively place the scheme on the open market.

3.3. Conclusion/ Recommendations

- 3.3.1. The purchase price of these units seems most advantageous (average; less than £39K each) and will provide an excellent investment for SDC. The valuation received details that the units seem in a good standard of repair with a fully planned maintenance programme.
- 3.3.2. Hanover intends to dispose of single bed accommodation as this scheme does not fit their on-going strategy. Hanover is also currently disposing of other properties within the District.
- 3.3.3. There is current demand for its existing use as a sheltered scheme. The HRA has funds to fund this purchase.
- 3.3.4. Approval is sought to purchase Hillside Court, Dursley at a cost of £700,000.

4. Conclusion

- 4.1. The new build programme is progressing on a number of sites. Officers are requesting that:
- i. Housing Committee approves the 'First Division Programme'.
 - ii. Housing Committee approves the De-cant Policy to be applied to tenants at the Wharfdale and Woodchester sites.
 - iii. Housing Committee approves the purchase of the Hanover sheltered scheme at Dursley for £700,000.

Appendix 1

Housing Register - Bedroom need July 2013

Total of Areas Of Preference	Demand	Demand	Demand	Demand	Demand	Demand	Supply	Supply	Supply	Supply	Supply	Supply	Supply	Replace
	Beds	Beds	Beds	Beds	Beds	Total	Beds	Beds	Beds	Beds	Beds	Total	New	Exist
	1	2	3	4	5/6		1	2	3	4	5/6	Units	Units	Units
Stroud	358	163	51	6	3	581	23	17	18	0	0	58	18	40
Stonehouse	173	92	23	4	0	292	0	4	2	0	0	6	6	0
Dursley	154	65	30	5	1	255	7	13	2	2	0	24	24	0
Cam	121	57	15	2	1	196	6	0	0	0	0	6	6	0
Cashes Green	83	44	21	8	1	157	2	2	0	0	0	4	4	0
Nailsworth	104	45	13	0	0	162						0	0	0
Wotton-under-Edge	82	39	13	3	1	138						0	0	0
Berkeley	58	27	22	3	0	110	0	4	0	0	0	4	4	0
Leonard Stanley/ Kings Stanley	43	28	14	3	0	88	10	29	9	3	0	51	32	19
Ebley	34	29	13	1	0	77						0	0	0
Paganhill	42	18	5	1	0	66						0	0	0
Minchinhampton	39	18	6	1	0	64	6	21	8	0	0	35	0	35
Chalford	28	22	4	4	1	59						0	0	0
Woodchester	10	10	1	1	0	22	0	4	2	0	0	6	6	0
Sheltered Schemes -various							23	0	0	0	0	23	23	0
Hillside Coaley	3	1	0	0	0	4	0	5	0	0	0	5	5	0
Hanover Purchase Dursley												18	18	0
Lynch Road, Berkeley												10	10	0
New Build other												30	30	0
Total	1,332	658	231	42	8	2,271	77	99	41	5	-	280	186	94

Note: Chapel Street, Cam site numbers to be added

Appendix 2

Housing need based on welfare reform

Parish	1 Bed	2 Bed	3 Bed	Total
Leonard/ Stanley Kings	9	7	-	16
Kingswood	3	-	-	3
Wotton	6	2	3	11
Horsley	2	-	-	2
Cam	23	12	-	35
Stinchcombe	-	1	-	1
Uley	1	1	-	2
Coaley	-	1	-	1
Dursley	32	12	-	44
Nymphsfield	2	-	-	2
Nailsworth	6	5	1	12
Eastington	-	1	-	1
Elmore	-	1	-	1
Hamfallow	3	-	-	3
Slimbridge	-	1	-	1
Hardwicke	5	1	-	6
Frampton	1	-	-	1
Berkeley	3	-	-	3
Stroud	12	17	-	29
Uplands	4	5	-	9
Upton St Leonard	1	-	-	1
Brookthorpe	-	-	1	1
Thrupp	5	-	-	5
Brimscombe	3	2	-	5
Eastcombe	2	1	-	3
Chalford	6	2	-	8
Bisley	2	2	-	4
Minchinhampton	3	4	1	8
Painswick	4	1	-	5
Kingswood	-	-	-	2
Woodchester	2	-	-	2
Paganhill	4	4	-	8
Cashes Green	6	7	-	13
Whiteshill	1	1	-	2
Westrip	5	2	-	7
Stonehouse	34	16	-	50
Ebley	7	4	-	11
Total	197	115	6	318

Appendix 3 - Ex Scheme Managers Units – Being refurbished:

Property	Property type	Convert to	Number of additional units	Start date	Completion date	Total Cost £'000's
12 Ashwell House, Painswick	Flat	2 x 1 Bedroom Bungalow	1	3rd February 2014	31st March 2014	45
Ashwell Hse garage	Form new office	Office Space	0			
29 Burdett House , Stonehouse	Bungalow	2 x 1 Bedroom Bungalow	1	6th January 2014	3rd February 2014	35
24 Cambridge House, Dursley	Flat	2 x 1 Bedroom Flats	1	2nd September 2013	28th October 2013	35
17 Ringfield Close, Nailsworth	Bungalow	2 x 1 Bedroom Bungalow	1	5th August 2013	30th September 2013	50
19 George Pearce House , Minchinhampton	Flat	2 x 1 bedroom Flats	1	no dates as yet as being used as storage		
38 Sherbourne House, Stonehouse	Bungalow	2 x 1 Bedroom Bungalow	1	8th July 2013	2nd September 2013	45
12 Jenner Court	Flat	1 x 1 Bedroom Flat + working office	0	25th November 2013	13th January 2013	25
23 Willow Road, Stonehouse	Flat	1 x 1 Bedroom Flats + office space	0	28th October 2013	23rd December 2013	30
1 The Beeches, Kings Stanley	Flat	2 x 1 Bedroom Flats	1	30th September 2013	25th November 2013	40
17 Archway Gardens	3 x bedroomed Flat	2 x 1 Bedroom Flat	1	no dates as yet		40
9 Ashcroft House	2 x bedroomed Flat	2 x 1 Bedroom Flat	1	no dates as yet		40
Concord, Nailsworth	1 Bedroomed Flat	1 x 1 Bedroomed Flat	0	no dates as yet		30
1 Grange View, Stroud	3 x bedroomed House	2 x 1 Bedroom Flat	1	no dates as yet		40
27 Grove Park Road, Stroud	3 Bedroomed Flat	2 x 1 Bedroom Flat	1	no dates as yet		40
17 Malvern Gardens, Stroud	3 Bedroomed Flat	2 x 1 Bedroom Flat	1	no dates as yet		40
13 Trinity Drive, Minchinhampton	2 Bed House	2 x 1 Bedroom Flat	1	no dates as yet		40
1 Walter Preston Court, Stroud	3 x bedroomed House	2 x 1 Bedroom Flat	1	no dates as yet		40
40 Broadfield Road, Eastington	3 x bedroomed Flat	2 x 1 Bedroom Flat	1	no dates as yet		40
29 Chapel Lane, Stroud	1 Bedroomed Flat	1 x 1 Bedroomed Flat	0	no dates as yet		35
Hamfallow Court, Berkeley	3 x bedroomed Flat	2 x 1 Bedroom Flat	1	no dates as yet		40
1 Hazelwood, Stonehouse	3 x bedroomed House	2 x 1 Bedroom flats	1	no dates as yet		40
Draycott, Cam	3 x bedroomed House	2 x 1 Bedroom flats	1	no dates as yet		40
37 Dryleaze House, Wotton under Edge	3 x bedroomed House	2 x 1 Bedroom flats	1	no dates as yet		40
33 Dryleaze Court, Wotton under Edge	3 x bedroomed House	2 x 1 Bedroom flats	1	no dates as yet		40
33 Glebelands, Cam	3 x bedroomed Flat	2 x 1 Bedroom Flat	1	no dates as yet		40
Springfields Court, Cam	3 x bedroomed House	N/A	0			
Vizard Close Dursley	3 x bedroomed House	2 x 1 Bedroom Flats	1	no dates as yet		40
1 Oldminster Cottage Berkeley	7 x Bed Cottage	2 x 3 Bedroomed Cottage	1	no dates as yet		30
Professional/Central Costs						156
Total			23			1,156

Total number of additional units is 23 at an estimated cost of £1,156K which equates to £50K per new unit

Appendix 4

HRA Medium Term Financial Plan – 2013 to 2018 – New Build

Site	Units	2013/14 Budget £000s	2014/15 Budget £000s	2015/16 Budget £000s	2016/17 Budget £000s	2017/18 Budget £000s	Total Budget £000s
Leonard Stanley	32	-	650	1,950	-650	-	1,950
Top of Town	18	-	1,000	350	-	-	1,350
Minchinhampton	-	-	-	-400	-	-	-400
Sheltered Units	23	821	335	-	-	-	1,156
The Corriett, Cam	6	50	425	-	-	-	475
Fishers Rd, Berkeley	4	50	435	-	-	-	485
Hillside, Coaley	5	50	525	-	-	-	575
Southbank, Woodchester	6	50	300	400	-	-	750
Wharfdale Way, Stonehouse	6	-	50	650	-	-	700
Chapel Street, Cam	n/k	-	50	850	300	-	1,200
Moseley Crescent	4	-	-	50	450	-	500
May Lane, Dursley	6	-	-	50	750	-	800
Littlecombe	18	180	1,620	-560	-	-	1,240
Leonard Stanley Woolaways	-	345	-	-	-345	-	-
Hanover Purchase	18	700	-	-	-	-	700
Lynch Road, Berkeley	10	7	63	-	630	-	700
New Build other	30	-	-	-	900	2,255	3,152
Total	186	2,253	5,453	3,340	2,135	2,255	15,436

Notes:

Littlecombe Purchase – 18 units at an agreed price of £1,800K (11 units for rental and 7 shared ownership). In addition to the £1,800k, £240K (Section 106 monies which has already been received and allocated) will need to be paid to the developer as part of the agreement. This nets out as zero. Therefore as part of the contract a further £240k on top of the £1,800k needs to be paid over to the developer but nets out due to monies already received.

It should also be noted that due to shared ownership sales the overall net cost to SDC for the 18 units is expected to be £1,240k which equates to £68k per unit.

STROUD DISTRICT COUNCIL
SPECIAL HOUSING COMMITTEE
2 October 2013

**AGENDA
ITEM NO**

4

SPECIAL STROUD COUNCIL HOUSING FORUM
17 September 2013

Report Title	WOOLAWAYS REGENERATION PROGRAMME
Purpose of Report	To update the Committee on the proposed programme in respect of the Woolaways Regeneration at Leonard Stanley and Top of Town.
Decision(s)	<ul style="list-style-type: none"> a) To approve the proposed programme in respect of the Woolaways Regeneration Programme at Leonard Stanley and Top of Town b) To approve that the Decant Policy be extended to all sites under development at Top of Town.
Consultation and Feedback	<p>Consultation has taken place with:</p> <ul style="list-style-type: none"> I. Stroud Council Project Team II. Stroud Council Project Board I. The Asset Service Development Group on 14 August 2013 II. The Stroud Council Housing Forum on 17 September 2013 <p>Further Consultation for Leonard Stanley has taken place with:</p> <ul style="list-style-type: none"> I. Parish Council - 2 July 2013 II. Ward Councillors - 4 July 2013 III. Public Consultation - 29 July 2013 <p>Further consultation for Top of Town has taken place with:</p> <ul style="list-style-type: none"> I. Ward Councillor - 10 July 2013 II. Public consultation - 1 August 2013
Financial Implications and Risk Assessment	Updating of the Woolaways programme has been undertaken with the result that work can be brought forward compared to previous profiled expenditure.

Financial Implications and Risk Assessment	<p>This acceleration of work will be funded through the a combination of the use of 'Right To Buy' receipts and some additional use of the self financing borrowing headroom.</p> <p>Ian Garrett, Business Accountant (HRA) Tel: 01453 754121 Email: ian.garrett@stroud.gov.uk</p>
Legal Implications	<p>There are no legal implications arising from this report.</p> <p>Lucia Fiveash, Solicitor Tel: 01453 754397 Email: lucia.fiveash@stroud.gov.uk</p>
Report Author	<p>Peter Stoate, Head of Housing Contracts Tel: 01453 754196 Email: peter.stoate@stroud.gov.uk</p>
Options	<p>The programme for the regeneration of the Woolaways' properties has been amended following feedback from numerous and extensive consultation. In addition, the programme has been amended following feedback from the June Housing Committee. The major change involves creating more 1 and 2 bedroom properties. In a number of area 1 bed flats have been proposed with a view to future proofing our accommodation i.e. potentially being able to change them to either shared accommodation or 2 bed flats (subject to building regulations and planning etc).</p>
Performance Management Follow Up	<p>An update on the progress of the Regeneration programme is taken to the Project team and Project Board on a monthly basis and to every Housing Committee for monitoring and approval.</p>
Background Papers/ Appendices	.

1. Introduction

- 1.1 The Council New Build Programme includes the regeneration of Woolaways properties at the three sites of:
- a) Minchinhampton
 - b) Leonard Stanley
 - c) Top of Town
- 1.2 SDC has set up a Council Project Team and separate Project Board to ensure the delivery of the programme.
- 1.3 The Project Team consists of Officers from the various services within the Council who feed in their views and represent their individual parts of the organisation. The membership of the Project Team is:

- 1) Bryn Howells – Business Development Manager – Tenant Services
- 2) Julian Kent – Development Officer – Tenant Services
- 3) Kevin Topping – Tenancy Manager – Tenant Services
- 4) Sarah Mace - Housing Advice Manager – Revenue and Benefits
- 5) Nick Stewart - Principal Estates Surveyor – Asset Management
- 6) John Longmuir – Team Manager - Planning
- 7) Pippa Stroud -Policy Implementation Manager - Planning

1.4 The Project Board consists of senior Managers and also Members. The membership of the Project Board is:

- 1) Carl Brazier, Strategic Head of Tenant Services
- 2) Peter Stoate, Head of Housing Contracts , Tenant Services
- 3) Bryn Howells, Business Development Manager, Tenant Services
- 4) Alison Fisk/ Andy Nash, Head of Asset Management
- 5) Sandra Cowley, Head of Finance
- 6) Ian Garrett, HRA Finance Accountant
- 7) Barry Wyatt - Strategic Head (Development Services) – Planning and Environmental Health
- 8) Peter Woodcock - Legal Services Manager and Monitoring Officer
- 9) Councillor Mattie Ross
- 10) Councillor Debbie Young
- 11) Councillor Philip Booth

1.5 The Project Board and Project Team meet monthly to monitor the progress of the regeneration programme and record any recommendations, comments and feedback.

1.6 Extensive consultation has taken place with regard to the regeneration proposals at Leonard Stanley and Top of Town. Following the public consultation meetings and feedback from the project team the plans for both Leonard Stanley and Top of Town have been amended to take account of this, specifically new tenant demand, housing management and the effects of Welfare Reform.

1.7 The approved budget for the regeneration of Leonard Stanley and Top of Town can be split between refurbishment/replacement and additional new build units. The approved budget for refurbishment/replacement of units is £5,919k.

1.8 At the meeting of the Housing Committee on 20 June 2013 a budget of £3,000k for the new build units was approved (33 new additional units to be delivered and retained over both sites). This can be split £2,350k for Leonard Stanley and £650k for Top of Town.

1.9 This makes the current total budget £8,919k.

2. Leonard Stanley

- 2.1 The current programme, as approved at the last Housing Committee on 20 June, for Leonard Stanley will refurb/replace 19 existing units and provide an additional 27 units, which includes 13 new social rented units and 14 shared ownership.
- 2.2 The current budget is £4,250k (£1,900k for refurb/replacement and £2,350k for the additional 27 new build units).
- 2.3 The new proposed programme will deliver an increase of 5 units for SDC as can be seen below:

Leonard Stanley	Units Current Develop	Units New Proposal	Increase/ Decrease in Units	Cost Current Projection £000s	New Proposal Cost £000s	Increase/ Decrease in costs £000s
Refurbished	1	0	-1	100	0	-100
Replacement	18	19	+1	1,800	1,501	-299
Additional New build	13	22	+9	1,350	1,950	+600
Shared Owner-ship	14	10	-4	1,000	0	-1,000
Total Retained	46	51	+5	4,250	3,451	-799

Note: 10 Shared ownership units will cost £90k/unit to build with an estimated market value of £180k/unit. Estimate 50% Shared ownership sales which provides £90k proceeds per unit which returns cost of their build once sold.

It is estimated that an additional 5 units can be delivered whilst also delivering a saving of £799k

- 2.4 The cost projections for Leonard Stanley can be seen below:

Demand/Supply	Spent to Date £000s	2013/14 £000s	2014/15 £000s	2015/16 £000s	2016/17 £000s	2017/18 £000s	Total £000s
New Build	-	-	650	1,950	-650	-	1,950
Refurb/Replace	212	200	1,000	89	-	-	1,501
Total	212	200	1,650	2,039	-650	-	3,451

Note: Number of shared ownership sales made in 2015/16 means budget is £2,200k less £250k proceeds, making the net expenditure £1,950k. In 2016/17 budget is sales proceeds of £650k.

2.5 Demand & Proposed Supply for Leonard Stanley can be seen as follows:

Demand/Supply	1 Bed	2 Bed	3 Bed	4 Bed	Total
Demand Leonard/ King Stanley	43	28	14	3	88
Bedroom need of Under occupiers	9	7	0	0	16
Proposed Supply	10	29	9	3	51

Note: The 29 two bed properties are: – 3 bungalows and 26 two bed houses of which 10 are for shared ownership. All properties will have an option to utilise attic space for a further bedroom.

The housing mix has been proposed based on feedback from the project team, housing management, allocations, planning and public consultation.

2.6 The proposed timetable for further action for Leonard Stanley is as follows:

Activity	Projected Dates	Progress
Planning	October 2013	On Track
Demolition	Jan 2014	On Track
Start on site	April 2014	On Track
First completions / handovers	March 2016	On Track

2.7 The Issues/risks affecting the delivery of the programme can be listed as follows

- 1) Ecology issues such as nesting etc
- 2) Planning
- 3) Obtaining a vacant site - 1 private property and 1 tenant remaining
- 4) Maximising potential use of renewable energy
- 5) Selection of contractor
- 6) Sales of and legal issues (leases) for shared ownership units.

3. Top of Town

3.1 The current agreed programme for Top of Town has 8 phases due to the spread of properties. The current programme is to refurbish 32 properties; knock down and redevelop 8 properties which will result in 14 new properties (an additional 6 new units).

3.2. The current approved budget is £4,669K - £4,019K for the refurbishment/ replacement units and £650K for the additional 6 units. To maximise the site and deliver units more appropriate to demand it is proposed to Develop rather than Refurbish Phases A ,B, C, D & E as below.

Site/ Phase	No of current 3 bed Units	Plan Develop/ Refurbish	Current Plan Unit Nos	Est Cost £000s	New Proposed	New Proposed No of Units	New Proposed Est Cost £000s
A	2	Refurbish	2	200	Develop	4	340
B	8	Develop	14	1,500	Develop	14	1,230
C	6	Refurbish	6	600	Develop	9	790
D	10	Refurbish	10	1,000	Develop	15	1,290
E	4	Refurbish	4	400	Develop	6	530
F	2	Refurbish	2	200	Refurbish	2	180
G	3	Refurbish	3	300	Refurbish	3	270
Misc	5	Refurbish	5	469	Refurbish	5	451
Total	40		46	4,669		58	5,081

3.3 The difference in the number of units and costs can be seen below:

Plan	Current plan Units	New Proposal Units	Change Units	Current Plan £000s	New Proposal £000s	Change £000s
Refurbish / Replace	40	40	-	4,019	3,731	-288
Develop / New build	6	18	+12	650	1,350	+700
Total	46	58	+12	4,669	5,081	+412

It is estimated that an additional 12 units can be delivered for an increase of £412k which equates to £34k per unit. Just as important as this, is that the new development will deliver the mix of properties required.

3.4 The cost projections for Top of Town can be seen below:

Demand/Supply	Spent to Date £000s	2013/14 £000s	2014/15 £000s	2015/16 £000s	2016/17 £000s	2017/18 £000s	Total £000s
New Build	-	-	1,000	350	-	-	1,350
Refurb/Replace	451	444	2,435	401	-	-	3,731
Total	451	444	3,435	751	-	-	5,081

3.5 The proposed difference in the scheme mixes can be seen below:

Site/ Phase	Current Layout	Original Plan	New Proposed Plan
A	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 2	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 2	No of 1 Bed flats X 4 No of 2 Bed X 0 No of 3 Bed X 0
B	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 8	No of 1 Bed Flats X 4 No of 2 Bed X 5 No of 3 Bed X 5	No of 1 Bed flats X 4 No of 2 Bed X 6 No of 3 Bed X 4
C	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 6	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 6	No of 1 Bed X 3 No of 2 Bed X 5 No of 3 Bed X 1
D	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 10	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 10	No of 1 Bed X 4 No of 1 Bed flats X 4 No of 2 Bed X 5 No of 3 Bed X 2
E	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 4	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 4	No of 1 Bed flats X 4 No of 2 Bed X 1 No of 3 Bed X 1
F	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 2	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 2	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 2
G	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 3	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 3	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 3
Misc	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 5	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 5	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 5
Total	No of 1 Bed X 0 No of 2 Bed X 0 No of 3 Bed X 40 Total 40 units	No of 1 Bed X 4 No of 2 Bed X 5 No of 3 Bed X 37 Total 46 units	No of 1 Bed X 23 No of 2 Bed X 17 No of 3 Bed X 18 Total 58 units

3.6 The current demand and proposed supply for Top of Town can be seen below:

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Demand Stroud Centre	197	115	51	6	578
Bedroom need of Under occupiers	12	17	0	0	29
Proposed Supply	23	19	17	0	59

The proposed new development plan provides much needed 1 and 2 bed properties for those on the housing register and for those who potentially want to trade down to a smaller property (and releasing a larger one) due to Welfare Reform. 1 bed flats have been proposed as these will create flexibility to alter to 2 bed flats in the future or shared accommodation.

3.7 The Difference between New Build and Refurbishment can be seen below:

New Build	Refurbishment
<ul style="list-style-type: none"> • Optimum design & layout • Design responds to local demand • Quicker programme • Longer life – 100 years • More energy efficient –utilise renewable energy where possible • Safer early demolition • More efficient mix of units – sustainable • Scheme contributes to regeneration of area • Cost £5,369k • Option-utilise attic for further bedroom • Combine with Community Development 	<ul style="list-style-type: none"> • Poor layout • Does not take account of local demand • Slower programme • 30 year life • Thermally efficient • Slower demolition • Less efficient mix • Scheme is piece meal • Cost £4,669k but could be higher • More difficult to incorporate

4. Summary of Proposed Changes

4.1 Leonard Stanley/Top of Town Summary of Proposed Changes

Plan	Current Units	Current Approved Plan Units	New Proposal Plan Units	Extra Units Proposed	Original Cost £000s	New Cost £000s	Add Cost £000s
L/Stanley	19	46	51	5	4,250	3,451	-799
Top of Town	40	46	58	12	4,669	5,081	+412
Total	59	92	109	17	8,919	8.532	-387

4.2 The new plan delivers 50 additional new properties at both Leonard Stanley and Top of Town. This is an extra 17 units whilst saving a potential £387k.

4.3. Approval is sought to continue to planning and development on this basis and for the Decant Policy to be applied for those sites at Top of Town which will now be demolished and developed.

4.4. The savings have been applied to the medium Term Financial Plan which forms a separate paper to Housing Committee (19 September 2013 meeting).

5.0 Home Loss Payments

- 5.1 SDC has an agreed Decant Policy which contains the facility for tenants to apply for a Home Loss Payment of £4,700 where they are requested to relocate on a permanent basis. In the instances where relocation is required all tenants are given the option returning to the newly built home and as such make the relocation temporary.
- 5.2 It is requested that for these two sites that the authority to make this payment is amended to give the Head of Contracts the Authority to approve where necessary the mandatory and legal Home Loss Payment of £4,700.
- 5.3 This will ensure that the tenant's payment can be made in a swift and timely manner. This payment will only be authorised in respect of permanent relocations under the new build programme.

6.0 Conclusion

- 6.1 The Woolaways regeneration programme is progressing on a number of sites. Officers are requesting that Housing Committee
 - a. Approve the proposed programme in respect of the Woolaways Regeneration Programme at Leonard Stanley and Top of Town.
 - b. Approve that the Decant Policy be extended to those sites under development at Top of Town.