

NEW HOMES AND REGENERATION PROGRAMME

1.0 INTRODUCTION / BACKGROUND

- 1.1 Stroud District Council has an objective to invest in 150 new Council homes by March 2018 and has also approved the regeneration of 3 sites where defective Woolaway properties are to be replaced with new homes providing a total number of 236 homes.
- 1.2 A combined budget of £19.5 million was approved in January 2013 that covers the New Homes and Regeneration programme.

2. PROGRAMME

- 2.1 To date 169 new homes have been completed. These comprise 35 new homes at Minchinhampton, 22 at Littlecombe, the first 3 phases of our regeneration scheme at the Top of Town in Stroud where 47 new homes have been completed, 4 new homes at an ex garage site at Fishers Road, Berkeley, 6 additional properties at The Corriett, 51 homes at our large regeneration scheme at Mankley Road in Leonard Stanley and 4 homes that replaced 2 defective woolaway properties in Far Green Coaley. These 169 new homes are a mix of tenures with 135 for rent and 34 for shared ownership.
- 2.2 In addition the programme includes the properties purchased from Hanover in 2013/14 and the conversion of 9 ex warden's properties to give a total number of 196 completed homes.

The table below sets out the schemes within the programme.

Scheme	No. of Units	Status
Hanover, Dursley	18	Completed
Ex Warden conversions	9	Completed
Minchinhampton Woolaways	35	Completed
Top of Town, Stroud -Phase 1	22	Completed
Littlecombe, Dursley	22	Completed
Leonard Stanley Woolaways	51	Completed
Top of Town – Phase 2	13	Completed
The Corriett, Cam	6	Completed
Fisher's Road, Berkeley	4	Completed
Hillside, Coaley	4	Completed
Top of Town – Phase 3	12	Completed
Southbank Woodchester	5	On site
Chapel Street, Cam	14	On site
Top of Town – Phase 4	6	On site
The Ship Inn	10	Design Stage
Site to be identified	5	Design Stage
	236	

HOUSING COMMITTEE
INFORMATION SHEET H-2017/18-003
06/06/17

- 2.3 Schemes in contract include a further phase at Top of Town and Chapel Street, Cam with completions for both of these schemes scheduled for this summer.
- 2.4 A scheme to develop 5 homes at Southbank Woodchester is in contract but has experienced delays due to drainage issues for the site and this will delay completion beyond next year.
- 2.5 The Ship Inn site in Stonehouse has now been included within the programme as a substitute for the scheme at Wharfdale Way. Consultation has taken place with the Town Council and a drop in session for local residents is to be held on the 13 June to seek their views. The scheme is due to be submitted for planning permission in the summer with work commencing in the New Year. This scheme is now due to deliver 10 new homes with a mix of 6 properties for rent and 4 for shared ownership.
- 2.6 The remaining 5 properties to complete the 236 new homes were due to be delivered at the final phase of Top of Town on Mason Road. This was to involve the purchase of 3 owner occupied properties that are attached to defective Council properties. However, the final phase to achieve 5 further new homes will not be possible due to the fact that the Council has not been able to persuade owner occupiers to sell or swap their properties to enable a more comprehensive demolition and replacement option to be carried out. The proposal is therefore to dispose of the defective Council properties and to use the remaining budget to develop 5 new homes on an alternative site to still achieve the target of 236 new homes. An alternative site will be presented to members at the meeting in September.
- 2.7 Due to the delays stated above and the need to find an alternative site, whilst the contractual commitment to the 236 new homes will be in place by March 2018, the completion of a number of the units will not take place until later in 2018. The reprofiling of the budget for 2017/18 will need to reflect these changes and will be presented to members in September.
- 2.8 With regard to Chapel Street, Cam the rented properties on this development were originally to be funded with the support of Homes and Communities Agency (HCA) grant. This grant has subsequently been substituted with Right to Buy receipts to ensure that more of these funds are utilised and the HCA grant has now been switched to The Ship Inn site. As HCA grant was originally to be used, the financial assessment of the scheme was carried out using Affordable Rents, which is a requirement when using HCA grant. It is proposed that Affordable Rents are continued to be charged on this scheme to assist with the financial viability.

- 2.9 The HRA 2016/17 outturn report to be presented to members at the June meeting is recommending that Affordable Rents are charged on all new homes that are part funded with Right to Buy Receipts.

3. BUDGETS

- 3.1 To date the Council is forecast to receive funding of £8.8 million in the form of HCA grant, Right to Buy receipts and sales income from shared ownership sales to provide a net cost to the Council of approximately £17million to deliver the 236 new homes. This figure is based on build cost estimates for some schemes not yet tendered and estimated sales figures for shared ownership properties not yet being marketed. Changes in these figures will impact on the overall final spend for the five year programme.