

**North East Derbyshire District Council**

**Cabinet**

**8 July 2015**

**Rykneld Homes Regeneration & Development Schemes - Update Report**

**Report No EAH/02/15-16/NC of Councillor Mrs E A Hill, Portfolio Holder with Responsibility for Housing Strategy and Social Inclusion(supported by Councillor J Austen)**

This report is public

**Purpose of the Report**

- That Cabinet note the information regarding the current Regeneration projects in progress.
- That Cabinet receive a further Regeneration update report in the Autumn 2015.

**1 Report Details**

- 1.1 This report provides an update on Regeneration schemes currently being progressed by Rykneld Homes Ltd (RHL) in partnership with the Council.
- 1.2 The project to replace defective pre fabricated bungalows at Keats Way, Grassmoor and provide an additional 25 family homes on the adjacent vacant garage site has reached practical completion. All the new properties have been developed by Rykneld Homes Ltd (RHL) as the Council's Registered Provider. The 25 new homes are now all occupied and were let in accordance with the Local Lettings Policy for this scheme. Final works to road surfaces and snagging is currently being undertaken with this scheduled for completion by the end of June 2015.
- 1.3 The construction of 4 houses in Dronfield is fully complete with all units let. Feedback regarding the design and construction of the units has been very positive.
- 1.4 Phase 2 of the Tarrans project in Eckington (77 units in total) is complete with 34 Council owned Bungalows occupied. This scheme included the development of 45 family homes by Rykneld Homes (RHL) as the RP and 11 of these units are now occupied.
- 1.5 All the original Tarran bungalows have been demolished, with the final road layout and the infrastructure under construction with a scheduled completion in September this year. The remaining 32 new homes are also due to be handed over in September.

- 1.6 Phase 2 of the Tarrans project in Killamarsh (52 units in total) is in progress, with a total of 28 Council owned bungalows completed. The site remains challenging due to restricted access, service diversions and the need to provide the existing tenants with appropriate pedestrian and vehicle access. The last phase of the project will commence in October 2015 with final completion scheduled for February 2016.
- 1.7 Since the departure of Dr Coles from the Chesterfield Canal organisation, no further progress has been made on the construction of the section associated with the Killamarsh site. It is anticipated that the land set aside for the canal will be reinstated to grass with future maintenance undertaken by the Council, who retain ownership pending further progress with the canal. The construction of both the Tarran sites remains within the original budget, although as previously reported the costs have increased due to the documented ground and services conditions, as well as improvements to the original specification of the units.
- 1.8 The programme of works to undertake External Wall Insulation (EWI) to 323 Reema (Non Traditional construction) Council homes in North Wingfield, Tupton, Pilsley, Unstone and Holmsfield has commenced. As well as the EWI works approximately 250 roofs are being replaced and 140 homes are having replacement windows.
- 1.9 An initial round of consultation has been undertaken with tenants and residents in the areas affected, and a second round undertaken in North Wingfield prior to commencement of the works. Further consultation will take place in each area affected by the works, prior to works commencing. Regular news letters are being produced and ward members are invited to all the consultation events. Owner occupiers in the areas are being encouraged to consider having the works undertaken themselves at their expense and are included in all consultations. To date approximately 20 have expressed interest in the scheme with their homes being surveyed, this represents approximately 35% of the owners of Reema homes in the affected areas.
- 1.10 The refurbishment of 40 flats at Stevenson Place is nearing completion with only 5 units not yet handed over. Feedback from existing tenants who moved back into their flats following the works has been excellent, however attracting new tenants to the vacant flats has been more challenging as the area has previously been perceived as being a problem area. The use of a marketing suite, wider publicity and open days has resulted in new tenants being signed up and the scheme has 29 flats occupied out of the 35 available.
- 1.11 The ongoing evaluation of the Council's Non-traditional Housing Stock continues and a number of schemes are being developed to establish viability and the technical options to resolve the problems associated with different stock types. The number of privately owned ex Council Houses in some groups of Non Traditional's is more than 50%. Further work is being undertaken to understand the implications and costs associated with delivering long term sustainable solutions to the remaining Council's stock. Where the Council only own one half of a pair of units the solution is complex and may require a range of solutions for the same property type in different locations.

## **2 Conclusions and Reasons for Recommendation**

- 2.1 Rykneld Homes is successfully delivering a range of previously agreed projects and this report is part of the ongoing process of updating the cabinet on these as well as

providing some details regarding ongoing work to delivery long term solutions to other Council owned stock.

### **3 Consultation and Equality Impact**

- 3.1 Working with tenants and communities in areas of Regeneration, new housing schemes and those in housing need will require communication and planning, as intensive consultation will be required which must be handled sensitively.
- 3.2 The elimination of discrimination – all strategies, policies and procedures will be subject to Equality Impact Assessments (EIAs).
- 3.3 Fostering good relationships between people – the recommendations held within this report support Rykneld Homes’ delivery against the strategic partnership with NEDDC.

### **4 Alternative Options and Reasons for Rejection**

- 4.1 All obvious solutions available to deal with the current housing stock structural problems have been considered. It is now clear that more radical solutions are required if the Council wants to maintain/ increase the current housing stock levels.
- 4.2 The Council could decide to do nothing further but this will result in potential health and safety issues, disrepair claims and reputational damage.

### **5 Implications**

No implications.

### **6 Finance and Risk Implications**

- 6.1 Rykneld Homes Ltd (RHL) Board members agreed that the strategic direction of Rykneld Homes Ltd, as Registered Provider, is to explore further funding opportunities and self financing models. In adopting this strategic direction Rykneld Homes Ltd (RHL) will be able to look at opportunities to deal with the condition of the current housing stock, meet housing need in the district and support the partnership with North East Derbyshire District Council (NEDDC). It would also support delivery against the growth and economic agenda of the Council with the resultant impact of providing value for money in all development opportunities and supporting delivery against social values for resident and communities.
- 6.2 A Risk Register is utilised for all strategic and operational aspects of service delivery, contract management, feasibility and financial appraisal studies.
- 6.3 Principle risks associated with the recommendations will be addressed through multi-variant stress testing, sensitivity and scenario analysis and reported to Board members for further analysis.
- 6.4 The financial implications of each scheme will be presented to Cabinet for consideration and a decision before progressing.

## **7 Legal Implications including Data Protection**

7.1 The legal implications of each scheme will be considered and legal advice will be sought prior to presenting any options to Cabinet. Rykneld Homes Ltd (RHL) and North East Derbyshire District Council (NEDDC's) legal team work closely as part of the wider partnership.

## **8 Human Resources Implications**

8.1 Rykneld Homes Ltd (RHL) officers have the skills, capacity and expertise to deliver against the strategic requirements of the organisation.

## **9 Recommendations**

9.1 That Cabinet acknowledge the information regarding the current regeneration projects in progress as detailed in this report.

9.2 That Cabinet receive a further Regeneration update report in Spring 2015.

## **10 Decision Information**

<b>Is the decision a Key Decision?</b> (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
<b>District Wards Affected</b>	
<b>Links to Corporate Plan priorities or Policy Framework</b>	

## **11 Document Information**

<b>Appendix No</b>	<b>Title</b>
1	Newsletter
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
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