

North East Derbyshire District Council**Cabinet****28 June 2017****Regeneration Update Report****Report of Councillor Mrs E A Hill, Portfolio Holder with Responsibility for Housing Strategy and Social Inclusion**

This report is not for publication under Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972

Purpose of the Report

To provide Cabinet with an update on the current Regeneration schemes which are being progressed by Rykneld Homes Ltd (RHL) in partnership with North East Derbyshire Council. (NEDDC)

1 Report Details

This report sets out the current status of each of the regeneration projects being undertaken.

North Wingfield – Phase 1

- 1.1 Initial construction of the roads and infrastructure is complete with the final layer of tarmac and services connection to each new home to be undertaken at the end of the project. Foundations to the first six plots are complete, with works ongoing to the remainder. Construction of the first homes will commence in June. Progress on site is as programmed, with the first homes due to be completed by October 2017.
- 1.2 All tenants transferring from their existing home at Whiteleas Avenue have agreed the location of their home at Wingfield Court. A moving home programme is being developed. Once areas of the site are handed over and safe access can be provided moves will commence in late 2017. This will be subject to site conditions but will be at the earliest opportunity.
- 1.3 The buying back of owner occupied homes affected by phase 1 of the scheme is nearing completion, with the exception of one case. The owner is seeking a purchase value in excess of the maximum the Council can offer. No further discussions are currently being undertaken with this owner.
- 1.4 Future options for the Phase 1 area of the Whiteleas estate are currently being developed in conjunction with local ward members. These options take account of the location of the owner occupied property in 1.3 above which is located on one edge of the phase 1 area of Whiteleas Avenue.

North Wingfield - Phase 1A

- 1.5 In May 2017 Cabinet approved a proposal to extend the current phase 1 at North Wingfield. Authority was granted to negotiate the purchase of land from four separate owners to facilitate the development of up to an additional 19 new homes to be owned by Rykneld Homes.
- 1.6 Three owners have agreed values for the sale of their land subject to contract, with the fourth seeking a price in excess of the land value for affordable housing. As a result of this position a smaller scheme for approximately 14 units is being designed in conjunction with local ward members. The fourth owner's land is to one end of the proposed site and does not restrict the opportunity to develop the other three parcels of land.
- 1.7 Legal work on the land purchases is underway, along with a redesign of the proposed scheme to reflect the land availability. Detailed negotiations with North Wingfield Parish Council and Derbyshire County Council, owner and leaseholder of one of the parcels of land respectively have also begun.
- 1.8 Cabinet recommended that Council approve the required borrowing of £1.752m at its meeting to be held on the 31st July 2017. It is anticipated that subject to confirmation of the borrowing and completing the land purchases a planning application will be submitted in late 2017, with works on site in 2018.

New Homes –Stonebroom

- 1.9 Construction of the six open market homes has commenced with foundations nearing completion. Infrastructure works are also underway as are works to the 24 affordable homes on site. The works are on programme with the homes schedule for completion in early 2018. A marketing agent has been procured and work is underway to finalise the marketing and sales approach. The properties will be available to be reserved with a deposit in summer 2017.

Regeneration of Manor Farm – Dronfield

- 1.10 A final round of consultation with residents and business owners in the immediate vicinity of the site is arranged for the 20th June 2017. This will complete the pre planning consultation programme. Pre application meetings with the planning team are nearing completion and the submission of a full planning application is scheduled for the end of July 2017.
- 1.11 Local ward members and Dronfield Town Council have been updated with regards to the progress on the proposals for the site and a public notice board has been installed on the entrance to the site, with regular updates posted.
- 1.12 Intrusive and non intrusive surveys of the existing building and the wider site have been completed. Outcomes of the surveys have been generally positive with no significant problems having been identified. The site remains challenging; however the surveys have not led to any major changes to the outline proposals for the development.

- 1.13 The procurement of a contractor to undertake the proposed works has commenced. Early involvement of the bidders is planned to provide assistance in generation of the detailed construction programme and final design details, particularly in conversion of the existing buildings.
- 1.14 The planning application will be considered and evaluated in line with the Council's planning policy. An outcome is anticipated in November 2017. Contracts for the construction works will only be finalised and entered into upon receipt of planning permission. Based on the current timetable it is anticipated that works could commence on site in early 2018 subject to the planning process

Grassmoor EWI Project

- 1.15 Works to install new roofs to non traditional construction Remma homes on the Broom Drive estate at Grassmoor have commenced. This forms the first element of the two year programme to complete external envelope works including External Wall Insulation (EWI) to these homes.
- 1.16 Surveying for the replacement window programme which forms the second element of the programme commenced in June 2017. The installation of the new windows will follow completion of the roofing works in autumn 2017.
- 1.17 Procurement of a EWI contractor is scheduled to commence in September 17 with the EWI works programmed for 2018/19. Once completed the works will have improved the external envelope and the thermal efficiency of 172 non traditional construction homes. Customer feedback from previous EWI programmes is very positive and the improvement in the homes is regularly commented on.

Purchase of Affordable and Shared Ownership housing Units - Mill Lane, Wingerworth

- 1.18 Negotiations on the specification and terms of the proposed purchase by the Council of 32 units (including 13 units for shared ownership) at Mill lane are nearing completion. This work has been undertaken jointly by Council and Rykneld staff. Cabinet previously delegated the responsibility to complete the purchase to the Council's Joint Executive Director of Transformation in consultation with the appropriate Portfolio holder. The delegation will now be completed by the Council's Joint Chief Executive Officer in consultation with the appropriate Portfolio holder.
- 1.19 Funding for the purchase was previously approved and is being managed by the Council's finance team. It is anticipated that the purchase of the units will be completed in July 2017 with the first new homes being completed in September 2017.
- 1.20 Work to create the Council's and Rykneld Homes policies and procedures for shared ownership has commenced. Staff from both parties are working to develop the documents and procedures that will satisfy the requirements of

both organisations. Consideration of the proposed documents will be undertaken in line with both the Council and Rykneld procedures before final recommendations are made to Cabinet and Board as appropriate.

Purchase of Affordable and Shared Ownership housing Units - Calow

- 1.21 Cabinet previously approved the purchase by Rykneld Homes of 4 homes at Top Road, Calow. Draft heads of term and specifications for the scheme are currently being reviewed. Cabinet also recommended General Fund borrowing for this proposal which will be considered at the 31st July 17 meeting of the Council.
- 1.22 Subject to the Council approving the recommended borrowing the purchase of the units will be completed by Rykneld in consultation with the Council's legal team. The homes are scheduled to be completed by the end of 2017.

2 Conclusions and Reasons for Recommendation

- 2.1 This report provides an update on current regeneration schemes being undertaken by RHL in partnership with the Council. A further regeneration update report will be provided to Cabinet in August 2017.
- 2.2 The schemes identified in this report contribute to resolving the Council's liability associated with the non traditional housing as well as directly supporting the Council's growth agenda.

3 Consultation and Equality Impact

- 3.1 Consultation with local elected members, tenants, residents and local business affected by projects is a key part of any Regeneration project. One to one support is offered to all those affected using the existing customer liaison staff within the RHL Regeneration team. The staff members in this team have significant experience of supporting individuals, family and friends through this type of process and can use the examples from other successful Regeneration projects to demonstrate what can be achieved for customers.
- 3.2 A separate equalities impact assessment is undertaken as part of the consultation exercise.

4 Alternative Options and Reasons for Rejection

- 4.1 No alternative options or reasons for rejection have been considered as this report is an update on schemes previously approved.

5 Implications

- 5.1 No new implications have been identified as a result of this update report on existing schemes.

6 Finance and Risk Implications

- 6.1 Each of the current projects has been subject to a detailed financial appraisal with the cost of the works, borrowing and resources all taken into account.
- 6.2 All Regeneration schemes have a range of risks associated with them, and this is identified and evaluated as part of the process to establish the viability of any scheme.

7 Legal Implications including Data Protection

- 7.1 All Regeneration schemes require significant legal support to ensure that all aspects of acquisition, development contracts, land transfers etc are properly resolved. The Council and RHL legal teams work closely together to ensure the interests of both parties are protected. RHL obtains specialist external legal support where necessary to advise and act on behalf of RHL.
- 7.2 There are no data protection issues raised by this report.

8 Human Resources Implications

- 8.1 All the current projects set out in this report can be delivered with the existing resources of the Council and RHL.

9 Recommendations

- 9.1 That Cabinet note the information set out in this report and the progress being achieved in delivering the Regeneration schemes previously approved.
- 9.2 That Cabinet note that NEDDC Chief Executive Officer will exercise the delegation in respect of the completion of contracts for the purchase of 32 homes at Mill Lane Wingerworth in conjunction with the appropriate Portfolio Holder this having been previously delegated to the Joint Executive Director of Transformation.
- 9.3 That Cabinet receive a further regeneration update report in August 2017.

10 Decision Information

Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: <i>BDC: Revenue - £75,000</i> <input type="checkbox"/> <i>Capital - £150,000</i> <input type="checkbox"/> <i>NEDDC: Revenue - £100,000</i> <input type="checkbox"/> <i>Capital - £250,000</i> <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In?	No

(Only Key Decisions are subject to Call-In)	
District Wards Affected	As outlined in the report
Links to Corporate Plan priorities or Policy Framework	Growth

11 Document Information

Appendix No	Title
None	
Background Papers (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)	
None	
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