

North East Derbyshire District Council

Cabinet

28 March 2024

Stonebroom Regeneration Update – March 2024

Report of Councillor N Barker, Leader of the Council and Portfolio Holder and Finance, with responsibility for Housing

Classification: This report is public

Report By: Jayne Dethick, Director of Finance and Resources (S151 Officer)

Contact Officer: as above

PURPOSE/SUMMARY

To update Cabinet on progress of the redevelopment of fifty non-traditional prefabricated bungalows around the Cleveland Road area at Stonebroom.

RECOMMENDATIONS

1. That Cabinet note the progress on the project to regenerate the Prefabricated Bungalows at Stonebroom, including the option to consider delivery of a new community building to replace existing provision.
2. That Cabinet approve demolition notices be issued to 40 tenancies of the bungalows.
3. That Cabinet approve RHL's request to award Band 1 priority housing application status to seven tenancies of the bungalows, who have expressed an interest in relocating away from the project.
4. That Cabinet approve further detailed design, engineering and construction planning works be undertaken for the project with a budget cost of £0.5m (from within the approved budget) in advance of the main construction contract.
5. That Cabinet note temporary decants of existing customers will be required into current voids on the development. This is necessary to facilitate the construction programme and ensure the scheme is viable.
6. That Cabinet note existing gardens, access paths and open grass spaces will need to be incorporated into the construction area in a flexible manner, to provide sufficient storage, access and working space for the construction team during redevelopment.

Approved by the Leader of the Council - Cllr Nigel Barker

IMPLICATIONS

Finance and Risk

Yes ✓

No

The overall budget for the main regeneration of the bungalows remains as approved. However, the proposal for a replacement community building, to be constructed as part of the project was not within the original brief and therefore is not yet funded.

Work is ongoing to finalise the proposal for this facility and to develop a budget for this which will be presented to a future Cabinet for a decision.

There is a requirement as detailed at 1.10 to expend £0.5m of the approved budget prior to the main construction contract commencing. This is required to undertake the mobilisation works required to facilitate start on site.

On Behalf of the Section 151 Officer

Legal including Data Protection

Yes ✓

No

There will be legal considerations as the scheme progresses. Any specialist advice required in relation to the scheme will be procured as required

On Behalf of the Solicitor to the Council

Staffing

Yes

No ✓

There are no staffing issues arising directly from this report.

On Behalf of the Head of Paid Service

DECISION INFORMATION

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: NEDDC: Revenue - £100,000 <input type="checkbox"/> Capital - £250,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No

Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
District Wards Significantly Affected	Shirland & Stonebroom
Consultation: Leader / Deputy Leader <input type="checkbox"/> Cabinet <input type="checkbox"/> SMT <input checked="" type="checkbox"/> Relevant Service Manager <input checked="" type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Yes Details:
Links to Council Plan priorities, including Climate Change, Equalities, and Economics and Health implications.	
<ul style="list-style-type: none"> • Protect the most vulnerable people in our communities. • Ensure residents have safe and good quality homes. • Increase the number of homes for rent in the district. • Reduce the environmental impact of housing in the district 	

1. REPORT DETAILS

- 1.1 This report is to update Cabinet on the progress of the project to regenerate the 50 prefabricated bungalows at Stonebroom and to investigate the option to develop a community building to replace the existing provision.
- 1.2 In November 2023 the Council approved borrowing of £15.4m for the delivery of this project in the HRA Capital Programme. The total indicative gross cost of the scheme is £17.8m with the remainder funded from grants.
- 1.3 As part of the scheme brief, Cabinet agreed in November that redevelopment or relocation of the community facility at Cleveland Road would also be considered as part the regeneration scheme. The existing building needs substantial investment, so it does makes sense to include as part of the wider regeneration scheme proposals. Feasibility and consultation work has commenced and will be the subject of a future report to Cabinet. The Council and RHL have also begun discussions with Stonebroom Parish Council regarding the option to replace the community facility.
- 1.4 Preplanning application advice for the scheme has been sought from the Council and detailed work is ongoing in preparation for submitting a full planning application in April 2024.
- 1.5 The project incorporates a proposal to construct seven new homes on a garage site located approximately 500m away from the main site. (see appendix 1) To reduce the risk of the planning application for the main site being affected by this secondary element of the project, a separate planning application will be submitted for these homes simultaneously.
- 1.6 Consultation with the residents of the bungalows has been ongoing for over 18 months and their views are being considered in developing the project. Further home visits to seven residents who have expressed a preference to move away from the location prior to the works starting on site are arranged in this month. An

open consultation meeting for all residents and family /carers is arranged for 9th April 2024.

- 1.7 Letters to 32 residents immediately surrounding the garage site on Byron Grove, Kingsley Crescent and Cleveland Road, including a plan of the proposed new homes on the site have been issued with a request for any comments/feedback and the offer of a face-to-face meeting to discuss the plans. At the date of publication comments have been received from three residents which have been discussed with them. These views will be considered when finalising the planning application.
- 1.8 As mentioned in 1.3 above, options surrounding the community facility are being considered including replacement. There is an opportunity to build a new community facility on the site currently forms part of the gardens to three of our homes and eight of our flats, as well as a parking area off Cleveland Road. A separate consultation has taken place and feedback has been largely positive. Some concerns regarding parking were raised along with questions as to how the boundaries of the site would be dealt with. Where part of the large existing gardens are required to facilitate the proposal, residents were happy to agree for their gardens to be reduced, pending final detailed plans being issued and conformation of the new fencing to their gardens.
- 1.9 RHL attended the Stonebroom Parish Council Meeting on 15th February 2024 to provide an update on the project and to respond to any questions. A further update will be provided to the Parish Council in the summer following submission of the full planning application.
- 1.10 In preparation for submitting a full planning application for the project, detailed work is being undertaken to finalise the layout of the proposed new housing. This work includes engineering and drainage designs, developing a phasing plan to take account of the current occupancy of the site, site traffic/materials, utility strategies to meet the needs of both current residents and the construction programme. This work needs to be undertaken in advance of the main construction contract at a budget cost of £0.5m (from within the already approved budget).
- 1.11 In order to facilitate the construction of the new homes, phased demolition of some existing homes is required to create vacant land. Whilst we are seeking to minimise this, there will be a need to temporarily relocate some existing residents, from their current home into a decant property until their new permanent home is ready for occupation. Residents of the existing bungalows, who remain on site during the project, have been guaranteed a new bungalow in the development.
- 1.12 There are currently 10 void homes spread across site, (see appendix 2) one of which was heavily adapted to meet the needs of the previous resident, who has now moved into care, and one is being used under lease by the local food pantry. The properties have been inspected and with some minor improvements can be used as temporary decants for other residents.
- 1.13 In addition to these properties, the seven residents who have indicated they want to leave the site and take up a tenancy in a Council owned home elsewhere, will also release homes for either early demolition or for use as decants.
- 1.14 There is a requirement under the 1984 Building Act to issue a section 80 demolition notice with a minimum of 6 weeks' notice before any planned demolition. In addition, the issuing of a demolition notice to affected residents is a key step in the

process of ensuring their tenancy is correctly managed and they have continuity of rights during any decant and/or direct relocation to a new home.

- 1.15 Demolition notices are part of the process to trigger statutory home loss payments, assisted move payments and ensure the correct legal process for dealing with the existing tenancies is followed.
- 1.16 The current project timeline anticipates commencing full works on site around November 2024. Site investigations, demolition and diversion of services, access routes etc are likely to commence prior to this. To maximise the notice of intended demolition and ensure residents are fully supported through this process, the legal process will be discussed with them during the consultation meeting on the 9th April. Allowing for further one to one support time for residents as required, the demolition notices will be issued during w/c 6th May 2024.
- 1.17 There will also be a requirement to use the gardens of occupied bungalows, access land and open spaces within the site for materials storage, access and working space. To facilitate this, temporary fencing, access routes and robust safety systems will be developed and put into place in consultation with affected residents. This approach will be kept to a minimum and take full account of the individual circumstances of residents.
- 1.18 In order to reduce the need for decants and disruption to residents whilst facilitating the works, options to rent adjoining agricultural land for use as a site management area, storage and welfare facilities is being explored.
- 1.19 The project timetable, below, has been updated to reflect progress to date:

Milestone	Forecast
Cabinet Approval	Approved
Full Council	Approved
Procure Contractor to progress the scheme through planning	Ongoing via EN Procure
Surveys and designs	From January 2024
Planning application submitted	April 2024
Planning determined (16 weeks)	August 2024
Demolition notices to be served (minimum six weeks statutory notice)	May 2024
Mobilisation works commence (Demolition, decants, site investigations)	June 2024
Appoint construction contract	September 2024
Main start on site	November 2024
Phased handover of new homes, further demolition, and construction phases	July 2025 – Nov 2026
Completion	March 2027

Council and RHL will continue to engage with residents, stakeholders and ward members at each key milestone. It will be essential to ensure both the demolition and

construction is phased, to allow existing residents to decant and then where possible move straight into their new home. This will require careful planning and working closely with current residents to fully support them and manage expectations. A dedicated liaison officer will be onsite throughout to manage the scheme, decants and support residents through the regeneration period.

1.20 Current consultation plans include:

- One to one meetings/inductions
- Consultation events and scheme meetings
- Newsletters and letters
- Customers and the wider community

A newsletter was circulated to all residents in February updating on progress

Reasons for Recommendation

2.1 The regeneration scheme at Stonebroom supports the Council's commitment in its Council Plan to build, acquire and facilitate the delivery of more high-quality social housing for rent in the district.

3 Alternative Options and Reasons for Rejection

3.1 Not applicable this is an update.

DOCUMENT INFORMATION

Appendix No	Title
1	Site plan
2	Location of voids
Background Papers	