

**Meeting:** Council

**Date:** 5 December 2018

**Report Title:** Update Affordable Housing Schemes - Redwell Lane, Totnes Road and St Kilda's

**Executive Lead Contact Details:** Cllr Cindy Stocks, Executive Lead for Housing

**Supporting Officer Contact Details:** Liam Montgomery, Director of Asset Management, Investment and Housing Tel: 208720

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## **1. Purpose of the report**

- 1.1 Following the Council decision and then subsequent presentation of the proposed programme to Council in July this report looks to give you an update on three housing sites.

## **2. Totnes Road**

- 2.1 Following the previous update where we highlighted all the surveys and investigations that had taken place the proposal has been submitted for detailed planning approval.
- 2.3 We currently don't have a specific determination date from planning but expect this to be within the next 8 weeks.
- 2.4 Work is now progressing on producing the detailed specification which will support the tender documents. Once these are complete the contractor procurement can commence using these documents. This will give detailed certainty on the build costs so that they can be built into the Business Plan for approval.
- 2.5 The outstanding work stream that will delay any start on site is not having Registered Provider and Investment Partner status with Home England. As previously mentioned the scheme requires grant from Homes England to be viable but a funding application cannot be made until this has been achieved. We have previously been informed that this typically takes four months.
- 2.6 Work on preparing the land transfer and grant and nomination agreement are on hold until a decision is made on the Council's preferred partner.

## Development Programme – Totnes Road

Task / deliverable	Instruction / start Date	Completion date	Action complete
<b>Detailed planning application</b>			
Producing planning drawings	Jul-18	Aug-18	Complete
Topographical survey	Jul-18	Aug-18	Complete
Ecology Survey	Jul-18	Aug-18	Complete
Tree survey and root mitigation measures	Jul-18	Aug-18	Complete
Drainage and percolation testing	Jul-18	Sep-18	Complete
Demolition survey and quote	Aug-18	Sep-18	Complete
<b>Financial appraisal</b>			
Prepare cost plan	Oct-18	Nov-18	ongoing
Prepare business case	Sep-18	Oct-18	ongoing
Approval of detailed business case	Oct-18	Nov	ongoing
<b>Obtaining Registered partner and investment partner status</b>			
Council make decision on preferred housing partner	July-18	Unknown	
<b>Planning Permission</b>			
Submit planning application	Oct-18	Oct-18	Complete
Validate planning application	Oct-18	Oct-18	Complete
Planning application decision	Dec-19	Feb-19	Ongoing
<b>Land transfer</b>			
Prepare grant and Noms agreement	Nov-18	Dec-18	Ongoing
Undertake legal land transfer	Dec-18	Dec-18	Ongoing
<b>Contractor Procurement</b>			
Agree detailed specification of tender docs	Oct-18	Oct -18	
Prepare tender documents	Nov-18	Nov-18	
Undertake procurement	Nov-18	Jan-19	
Contractor Selection	Jan-19	Jan-19	
<b>Construction phase</b>			
Mobilisation	Jan-19	Feb-19	
Construction start on site	Feb-19	Feb-20	

### 3. Redwell Lane

- 3.1 This land has been identified in the neighbourhood plan as green space and as such work has stopped on this site.

### 4. St Kildas

- 4.1 Work on the design phase is ongoing and progressing well with a formal pre app about to commence.
- 4.4 The topographical survey is complete and because the drainage records for the old building are non existent and therefore a specific survey has been commissioned to find out whether any lateral drains crossed the site from neighbouring properties. This work is complete and show no lateral drains which is positive and supports the redevelopment proposals.
- 4.5 The target is still to submit a planning application (subject to the pre app timeline given by planning) by the end of December with a target determination date of March.

4.6 The outstanding work stream that will delay any start on site is not having Registered Provider and Investment Partner status with Home England. As previously mentioned the scheme requires grant from Home England to be viable but a funding application cannot be made until this has been achieved. We have previously been informed that this typically takes four months.