

BRIEFING PAPER

SUBJECT: ESTATE REGENERATION IN MILLBROOK AND MAYBUSH
DATE: 11 AUGUST 2016
RECIPIENT: OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE

THIS IS NOT A DECISION PAPER

SUMMARY:

On 18th November 2015, Cabinet approved, in principle, to develop both Woodside Lodge and the adjacent site at 536 – 550 Wimpson Lane. All buildings (other than the slab) have since been demolished. It was noted that the Integrated Commissioning Unit had identified that demand for specialist and older persons housing will continue to grow due to demographic factors and a modern scheme where care and support can be efficiently provided to a larger number of residents with multiple care and support needs will help provide a cost effective alternative to high cost residential care provision, support independence and help to deliver improved health and social care outcomes. It was also noted that there is a continued need for smaller general needs accommodation which combined with specialist and older person's accommodation would create a greater mix of community feel and allow for general needs housing to be able to flex its support locally as needed. These sites provide an ideal opportunity to develop homes to meet these varied housing needs.

The purpose of this report is to

- Provide information on the progress of the scheme to date; and
- Set out the implications for the Council.

BACKGROUND and BRIEFING DETAILS:

1. An initial budget was approved by Cabinet in order to commence feasibility work on the scheme. Most of this budget has now been spent on site security and demolition. It is now necessary seek further budget allocation to commission a variety of site surveys, specialist advice and consultancy services in order to work the scheme up for a detailed planning application.
2. Much of the work arising from these commissions is necessary to collate a well-informed cost estimate and scheme delivery timetable. It will also allow formulation of a forward thinking approach to a design, heating and ventilation solution for replication on future large flatted schemes to be developed by the Council.
3. An up-to-date revised project cost estimate has been calculated (July 2016). However, the budget allocation recommended for approval in this report will enable a more accurate estimate to be formulated and presented for approval in due course. This is likely to be in the final quarter of the current financial year, once tenders for the construction of the scheme have been received.

BRIEFING PAPER

Consultation

4. A public consultation exercise took place on the proposed scheme in January 2016. Overall, the feedback was positive, with general concerns regarding the traffic management and parking within the area as a whole rather than this specific scheme. The idea of individual apartments within a housing with care scheme was supported and residents recognised the need for this type of scheme. The layout and appearance of the general needs apartments was supported as they remain within the original site footprint and provide on-site parking.
5. Since the public consultation, the balance of one and two bedroom flats within the Housing with Care block has been adjusted to better suit local needs and welfare benefit reform concerns. However, the proposed scheme is not substantially different to the previous version so no further public consultation is considered necessary beyond what will be part of the statutory planning application process.

RESOURCE/POLICY/FINANCIAL/LEGAL IMPLICATIONS:

6. The Council is using the Development Agency services of First Wessex (a member of the Wayfarer Consortium) and is accessing their OJEU compliant framework for the procurement of services.
7. Hyde Housing has recently carried out an OJEU tender for construction services which offers the opportunity for the Council to join and carry out a mini-tender selection process for a fee. After due consideration of a number of options this is the intended route for contractor selection.
8. Pre-application discussions have already taken place and the Planning Service has confirmed that the principle of the development meets local and national planning policy. Further discussions with Planning are ongoing in relation to more detailed design development and adjustments to the unit mix.
9. The 2016/17 HRA Budget Report and Business Plan, agreed by Council on 10 February 2016, added a £16M scheme split between 2016/17, 2017/18 and 2018/19 to the HRA Capital Programme for the development of the Woodside / Wimpson site. This budget allocation represented the utilisation of the majority of the retained RTB capital receipts (30%) for those financial years plus the associated borrowing (70%). Further RTB receipts are expected to be available for use in future years for the provision of housing. This figure was based on an historic draft scheme and estimate. A new estimate has been prepared in July 2016 which anticipates the total scheme cost being around £21.85M. The further budget allocation being sought will inform a much more accurate scheme cost and timings.
10. If for any reason the scheme did not go ahead, the feasibility costs would become abortive. However, it may be possible to recoup some of these costs by selling the site with the benefit of survey work and possibly planning consent.
11. Some of the RTB receipts originally allocated to this scheme have been reallocated to be spent on other projects to reflect the revised programme. If the RTB receipts are not used on this scheme then there is a risk that they may not be spent within the timescales set by the Government and would have to be repaid to the CLG with additional financial penalties for the council.
12. Section 11(6) of the Local Government Act 2003 relates to the council's ability to

BRIEFING PAPER

retain and use Right to Buy receipts to fund affordable housing.

13. These proposals are aligned to the following priorities set out in the Council Strategy 2014-17:-
- Prevention & early intervention;
 - Protecting Vulnerable People;
 - Good Quality & Affordable Housing; and
 - A sustainable council.

OPTIONS and TIMESCALES:

14. Detailed within the Cabinet report

Appendices/Supporting Information:

Appendix 1: Consultation Report

Further Information Available from:

Name:	Fiona Astin
Tel:	07775 834347
E-mail:	Fiona.astin@southampton.gov.uk