

AGENDA ITEM 11

COMMUNITIES & SOCIAL AFFAIRS COMMITTEE

22 MARCH 2016

REPORT OF HEAD OF COMMUNITIES & NEIGHBOURHOODS

THE HOUSING ASSET MANAGEMENT PLAN (HAMP) – UPDATE ON MAJOR PROJECTS

1.0 PURPOSE OF REPORT

- 1.1 For members to note and comment on the Major Projects update within the Housing Asset Management Plan (HAMP) and approve HAMP budget programme for 2016-2020 as attached as Appendix A

2.0 RECOMMENDATIONS

- 2.1 **Members note the progress on Major projects within the Housing Asset Management Plan (HAMP).**
- 2.2 **Members approve the HAMP budget programme for 2016-2020 as attached as Appendix A.**
- 2.3 **Members approve the HAMP key project plan attached as Appendix B**

3.0 KEY ISSUES

- 3.1 The Housing reform changes, introduced in April 2012 gave Councils full financial control over their housing stock enabling them to manage it, specifically from an asset management perspective, more strategically. To facilitate a more strategic approach, Members in September 2012 approved the development of a Housing Asset Management Plan.
- 3.2 A robust HAMP provides a complete and structured approach to the long-term management of land and property assets as tools for the efficient and valuable delivery of community benefits.
- 3.3 Members of this Committee approved the HAMP at their meeting of 20 March 2013 and a further refreshed HAMP in September 2013, 12 November 2014, March 2015. Members of this Committee approved a report in 17 June 2015 that updated members on some of the key areas within the HAMP :-
 - Beckmill Regeneration
 - Granby House Major Improvements
 - Approval to negotiate buying affordable housing units, developed as part of s106 contributions.
- 3.4 The main challenge of producing the HAMP was firstly to, considers protection of existing assets and then secondly, to deliver other aspirations such as building new Council houses and regenerating run down estates. Getting the balance right between these objectives is crucial to make best use of the financial resources that are available.

This report provides an overview on the major projects within the HAMP.

In regards to protecting existing assets, the comprehensive stock condition database provides officers with all elements that relate to decent homes. This information is then used to inform the longer term capital improvements programme, to ensure the Council keeps all their homes to at least a Decent Home Standard. Members will recall that previously they approved the procuring of longer term contracts to avoid the annual tendering exercise that caused delays in regards o improvements to tenant's homes but also did not represent value for money.

Members are asked to note that these contracts are a continuing feature during 2016-2020.

3.5 New Build Programme

Building on former garage sites is difficult, the construction costs are higher due to abnormalities and the management of a number of small sites has its own operational issues.

Nevertheless they represent excellent Social Return on Investment and officers are now compiling the next programme of new build and early indications are that this will generate further 15-20 new Homes.

Officers have undertaken a comprehensive Garage Assessment on all of the Council's garage sites and the following assessment, this includes condition, occupancy, location and suitability for development, this has been summarised below:-

Town Garage sites

Location	Site Area	No. of Garages on Site	Comments/Notes
Algernon Road, Melton Mowbray	545m ²	16 No. Garages	Suitable for Development
Brownlow Crescent, Melton Mowbray	895m ²	36 No. Garages	Suitable for Development
Edendale Road, Melton Mowbray	1320m ² (3 no. sites)	15 No. Garages	Suitable for Development
Hartopp Road, Melton Mowbray	475m ²	10 No. Garages	Suitable for Development
Meynell Close, Melton Mowbray	80m ²	3 No. Garages	Not Suitable for Development
New Street, Melton Mowbray	420m ²	18 No. Garages	Suitable for Development
Rockingham Drive, Melton Mowbray	745m ²	10 No. Garages	Suitable for Development
Rudbeck Avenue, Melton Mowbray	1870m ²	37 No. Garages	Suitable for Development
Staveley Road, Melton Mowbray	230m ²	5 No. Garages	Suitable for Development
West Avenue, Melton Mowbray	80m ²	2 No. Garages	Not Suitable for Development
Wren Close, Melton Mowbray	510m ²	7 No. Garages	Suitable for Development
Weaver Green, Melton Mowbray	710m ²	16 No. Garages	Suitable for Development

Rural Garage sites

Location	Site Area	No. of Garages on Site	Comments/Notes
Queensway, Old Dalby	480m2	12 No. Garages	Suitable for Development
The Crescent, Stathern	380m2	8 No. Garages	Suitable for Development
Coston Road, Garthorpe	200m2	4 No. Garages	Suitable for Development
Burdetts Close, Great Dalby	335m2	9 No. Garages	Not Suitable for Development
Church Close, Hose	105m2	2 No. Garages	Not Suitable for Development
Whitlock Way, Asfordby	1520m2	24 No. Garages	Suitable for Development
Silverwood Road, Bottesford	740m2	18 No. Garages	Suitable for Development
Main Street, Croxton Kerrial	530m2	5 No. Garages	Suitable for Development

As members can see there are potentially a number of sites that are suitable for development. However, although the council directly building is an option, officers will be exploring alternative ways of delivering these, either through joint ventures with other Registered Providers or through HCA grant for starter homes and/or shared ownership.

This project has been earmarked for 2017/18 onwards due to their complexity and the, pre-construction and consultation work needed.

3.6 Beckmill Regeneration

A feasibility report for Beckmill Court has been approved and the extensive External and Internal programme have been agreed in line with specifications presented to members previously

Officers have analysed the report to ensure that it covers the main programme of works. These comprehensive works will significantly improve the lives of our tenants living in there and also considerably improve the physical environmental. Examples of which are provided below:-

Consultation with the residents of Beckmill Court have taken place and have proved to be very positive, with residents considering the works to be very beneficial to their lives and the sustainability of the estate.

On-going consultation with residents will be a key feature of this project, to ensure that the significant improvements works are complimented by dealing with some of the health, social and financial needs of residents.

The project is progressing well and a gas supply has been installed to the whole estate. The contract is going to tender as a sub OJEU contract in late March early/May date with construction planned for July/August 2016.

3.7 Granby House

Officers have analysed the report to ensure that it covers the main programme of works. These comprehensive works will significantly improve the lives of our tenants living in there and also improve the physical environment. An example of which is provided below:-



Officers have undertaken a number of consultation events with residents of Granby House and they have proved to be very positive and supportive. A key new feature members are asked to note that a provision for a 'gym' is included within the specification papers going out to tender.

3.8 This programme is also progressing well with final design developments agreed and officers are securing contracts to install the gas supply into the blocks, the timescales for this project are aligned to Beckmill Court, although they will be let as separate lots, as there is a distinctive difference in the type of specialist construction/building organisation needed for each project.

This is a major 2016/17 project and due to its complexity, profile and financial implications will be a major area of work for this service in 2016/17.

3.9 It is important that the Beckmill and Granby House programmes are not just seen as a physical asset improvement and to maximise its positive impact this programme will be complimented by working with the tenants living in these homes and officers from community safety, community consultation, early intervention and housing, and welfare are part of the Project Board.

3.10 Re-Development of Non-Traditional Sites

The HAMP also includes some options in regards to tackling Non-traditional (Airey, Swedish no-fines etc.). This involved the potential of demolishing some of the non-traditional stock and building a higher number of more sustainable housing on the site. Members will recall that this was originally planned for 2015/16, and the main feasibility work has been undertaken and members are asked to note that the project in regards to consultation, design and deliver will be part of the programme from 2016/17 – 2018/2019.

3.11 S106 affordable housing allocations

Officers have been considering other options for delivering affordable housing, and an option that this report seeks member's approval on is to 'buy' some or all of the s106 affordable housing provision developers contribute as part of new developments, where appropriate.

Members approved this option at their meeting in June 2015 and this is now part of the HAMP programme 2016-2020. Officers will be working closely with colleagues in Development Control to ensure this opportunity to increase the supply of affordable housing is maximised and provisional budgets have been earmarked in 2017/18 and 2018/19 for this.

3.12 Fairmead Regeneration Project

The Fairmead project has been identified as a suitable project for the Affordable Housing Programme as it dependent on external funding and to that extent officers are discussing with the HCA funding on how we can deliver this project.

In addition officers are liaising with a number of RP's with a view of developing a joint venture for the delivery of the of the 1st phase of the project, as there are opportunities that some RP's will have HCA grant available that can be allocated to this project.

Officers will be preparing a detailed business case for the Council's Programme Board, prior to a presentation to members for approval. Members will be informed of any progress feedback from the HCA and RSL's prior to a formal business case being presented.



This is a very significant and complex project that requires, considerable scoping, project planning and consultation, work which is progressing, in terms of delivery it has been earmarked for 2017/18- 2018/19 and an indicative budget allocated as per Appendix A.

4.0 **POLICY AND CORPORATE IMPLICATIONS**

4.1 The HAMP overall and related projects contained in the document directly relate to the following corporate priorities:

- Improving the well-being of vulnerable people
- Improve quality of life for people living in the most disadvantaged neighbourhoods
- To provide high performing services that are efficient and meet customers' needs

The projects members are updated on in this report significantly support the priorities highlighted above.

5.0 FINANCIAL AND OTHER RESOURCE IMPLICATIONS

- 5.1 Members have previously been presented with the HRA business Plan which shows that a number of projects are being developed within the HAMP. Where possible officers are also pursuing external funding from the Homes & Community Agency (HCA) for applicable projects.
- 5.2 Members are asked to approve the HAMP Capital Budget programme 2016-2020, as attached as Appendix A.

Members are also asked to note the impact of the Programme has on the refreshed HRA business Plan which is attached as Appendix B

6.0 LEGAL IMPLICATIONS/POWERS

- 6.1 There are no other legal implications directly arising from this report.

7.0 COMMUNITY SAFETY

- 7.1 There are no direct links to community safety arising from this report. However, some projects do promote independent living and impact on the quality of life, which relate to safer communities.

8.0 EQUALITIES

- 8.1 An Equalities Impact Assessment form for the HAMP has been completed by the Head of Communities & Neighbourhoods which confirms that there are no specifically adversely affected groups and therefore no action plan is necessary.

9.0 RISKS

9.1

Probability
↓

Very High A				
High B	2			
Significant C				
Low D				
Very Low E			1, 3	
Almost Impossible F				
	I Neg- ligible	II Marg- inal	III Critical	IV Catast- rophic

Impact
→

Risk No.	Description
1	Projects costs become unaffordable
2	Impact of the inability to borrow beyond the self financing cap to fund capital projects
3	Impact of the programmes have little impact on the physical and social environment
4	
5	

10.0 CLIMATE CHANGE

10.1 There are no climate change issues directly arising from this report.

11.0 CONSULTATION

11.1 The tenant's forum were previously updated on the development of the HAMP and previously TFEC were consulted on the HRA Business Plan and Asset Management Strategy, to which the HAMP is based on.

12.0 WARDS AFFECTED

12.1 All wards

Contact Officer Harinder Rai-Head of Communities & Neighbourhoods

Date: 16 March 2016

Appendices : Appendix A – HAMP Capital Budget 2016-2020
Appendix B- HRA business Plan refresh

Background Papers: HAMP

Reference : X : Committees/CSA/2016-27\220316\HR- HAMP