

Date of issue: Friday 6th December, 2019

MEETING:	CABINET COMMERCIAL SUB-COMMITTEE
	Councillor Swindlehurst Leader of the Council and Cabinet Member for Regeneration & Strategy
	Councillor Akram Deputy Leader of the Council and Cabinet Member for Governance & Customer Services
	Councillor Anderson Sustainable Transport & Environmental Services
	Councillor Nazir Housing & Community Safety
DATE AND TIME:	MONDAY, 16TH DECEMBER, 2019 AT 5.15 PM
VENUE:	COUNCIL CHAMBER - OBSERVATORY HOUSE, 25 WINDSOR ROAD, SL1 2EL
DEMOCRATIC SERVICES OFFICER: (for all enquiries)	NICHOLAS PONTONE 01753 875120

NOTICE OF MEETING

You are requested to attend the above Meeting at the time and date indicated to deal with the business set out in the following agenda.



JOSIE WRAGG
Chief Executive

AGENDA

PART I

AGENDA
ITEM

REPORT TITLE

PAGE

WARD

Apologies for absence.

1. **Declarations of Interest**

-

-

All Members who believe they have a Disclosable Pecuniary or other Interest in any matter to be considered at the meeting must declare that interest and, having regard to the circumstances described in Section 4 paragraph 4.6 of the Councillors' Code of Conduct, leave the meeting while the matter is discussed.

2. **Minutes of the Meeting held on 1st October 2019**

1 - 4

-

3. **Housing Development Programme Update**

5 - 18

All

4. **Exclusion of Press and Public**

-

-

It is recommended that the Press and Public be excluded from the meeting during consideration of the item in Part 2 of the Agenda, as it involves the likely disclosure of exempt information relating to the financial or business affairs of any particular person (including the Authority holding the information) as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (amended).

PART II

5. **Part II Minutes - 1st October 2019**

19 - 24

-

6. **Update regarding the establishment of a Registered Provider**

25 - 38

All

7. **Commercial Housing Initiatives and Joint Ventures**

39 - 44

All

Press and Public

You are welcome to attend this meeting which is open to the press and public, as an observer. You will however be asked to leave before the Committee considers any items in the Part II agenda. Please contact the Democratic Services Officer shown above for further details.

The Council allows the filming, recording and photographing at its meetings that are open to the public. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings. Anyone proposing to film, record or take photographs of a meeting is requested to advise the Democratic Services Officer before the start of the meeting. Filming or recording must be overt and persons filming should not move around the meeting room whilst filming nor should they obstruct proceedings or the public from viewing the meeting. The use of flash photography, additional lighting or any non hand held devices, including tripods, will not be allowed unless this has been discussed with the Democratic Services Officer.

Note:-

Bold = Key decision

Non-Bold = Non-key decision

Cabinet Commercial Sub-Committee – Meeting held on Tuesday, 1st October, 2019.

Present:- Councillors Swindlehurst (Chair), Anderson and Nazir

Apologies for Absence:- Councillor Akram

PART 1

1. Declarations of Interest

Councillor Swindlehurst declared a personal interest in relation to item 6 – Chalvey ‘Extra Care’ Housing Scheme in that he had met a director of the Bharani Enterprises and received a small number of meals from him.

Councillor Nazir declared a personal interest in relation to item 6 – Chalvey ‘Extra Care’ Housing Scheme in that a director of Bharani Enterprises was known to him.

2. Commercial Sub-Committee Terms of Reference

The Sub-Committee received the terms of reference as had been agreed by Cabinet on 16th September 2019 which set out the remit and membership of the group.

The purpose was to maximise existing and future commercial and business development opportunities within the Council. The Sub-Committee would be chaired by the Leader of the Council and would comprise three additional Cabinet Members, which for 2019/20 would be the Lead Members for Governance & Customer Services; Sustainable Transport & Environmental Services; and Housing & Community Safety. The main officers supporting the Sub-Committee were listed in the membership section and it was agreed that deputies would be identified in the event that they would be required to attend future meetings.

Resolved – That the Terms of Reference as agreed by Cabinet be noted.

3. Housing Development Programme

A report was considered that updated Members on the progress on the delivery of the current housing development programme and to request support for the principles of a Housing Development Strategy to provide opportunities for residents to access a broad range of affordable housing. The report contained a number of specific proposals that the Sub-Committee was requested to approve as detailed in paragraphs 5.4 to 5.7 of the report.

The Sub-Committee noted the approach with regards to collaborative working to help alleviate significant budget and accommodation pressures in adult social care, youth provision and homeless families by providing a range of

specialist provision. Specific recommendations were made in the report including for Tower & Ashbourne Houses; the site at Weekes Drive and the financial and procurement strategy to delivery the programme. Members discussed the categorisation of sites listed in the appendix to the report. Each site would have a feasibility study and site assessment before being assigned a RAG status. The Lead Member for Housing & Community Safety would receive regular updates on the progress of this work. The programme would be aligned with the Council's Localities Strategy which would deliver hubs and community facilities and services across the borough.

At the conclusion of the discussion, the recommendations in section 2 of the report, including the detailed proposals in paragraphs 5.4 to 5.7 were agreed.

Resolved –

(a) That the principles of the Housing Development Housing Strategy as set out in section 3 and 5 of the report be accepted as the basis for strategic delivery of affordable housing and to be incorporated and adopted within the housing and regeneration strategies.

(b) That the key decisions as detailed in the report be approved as at:

- 5.4 (i) Tower & Ashbourne
- 5.4 (ii) Weekes Drive
- 5.4 (iii) General Programme and Specialist Housing Sites
- 5.5 Estate Development and Asset Review
- 5.6 Financial Planning and Procurement
- 5.7 Procurement

4. Exclusion of Press and Public

Resolved – That the press and public be excluded from the meeting during consideration of the items in Part II of the agenda as they involved the likely disclosure of exempt information relating to the financial and business affairs of any particular person (including the authority holding that information) as defined in Paragraph 3 of Part 1 the Schedule 12A the Local Government Act 1972.

Below is a summary of the matters considered during Part II of the agenda.

5. Herschel Homes Commercial Update

An update on the progress of Herschel Homes was received and a proposal was agreed in principle to make specified purchases and restructure the company board.

6. Future Operational Structure of DISH

A number of decisions were taken on the future operational structure of Development Initiative for Slough Housing Ltd to enable it to progress a number of strategically significant development schemes through the most advantageous funding and operational mechanism for the Council.

7. Chalvey 'Extra Care' Housing Scheme

Approval was given to proceed with the development of 60 'Extra Care' homes in Chalvey to help meet the acute need for such accommodation in Slough.

Chair

(Note: The Meeting opened at 5.00 pm and closed at 5.58 pm)

This page is intentionally left blank

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet Commercial Committee **DATE:** 16th December 2019

CONTACT OFFICER: *John Griffiths Service Lead Housing Development & Contracts*
(For all enquiries) (01753) 875436

WARD(S): *All.*

PORTFOLIO: Cabinet Member for Housing & Community Safety
- Cllr Mohammed Nazir

PART I
KEY DECISION**HOUSING DEVELOPMENT STRATEGY – DEVELOPMENT PROGRAMME UPDATE****1 Purpose of Report**

The Committee is requested to note the update and initiatives undertaken to deliver the 'Housing Development Strategy' approved by the Committee on the 1st October 2019.

The advice provided by procurement is that the lead in time for the implementation of the small sites framework to commission developers and construction contractors may take 6 to 9 months. In view of the delay the Committee are asked for approval to tender and procure a number of identified sites that are suitable to deliver new affordable homes.

The Committee are requested to approve the report recommendation intended to enable the long term sustainability of affordable housing, achieve best consideration for council's value of the land, achieve viability of funding the development for new homes, approval is requested to the transfer of these sites to the council's approved subsidiary of the DISH.

2 Recommendation(s)/Proposed Action

Committee is requested to:

- i. Note the progress of delivering the 'Housing Development Strategy' and supporting development program update in Appendix A.
- ii. Approve the delegation of authority to the Director of Finance and Resources in consultation with the Cabinet Member for Housing and Community Safety the option to consent to the transfer of the following assets and conditional supporting loan to the relevant council housing company and approved 'DISH-RP' that can best develop the particular sites for affordable housing. The sites identified, subject to consent for potential transfer, are;
 - (i) Weekes Drive
 - (ii) Quantock Close Garage Site
 - (iii) The Mallards
 - (iv) Broom House Garage Site
 - (v) 548 Bath Road
 - (vi) 150-160 Bath Road

- (vii) Maria Cowland Hall site
- (viii) Hawkshill
- (ix) Monksfield Way
- (x) The Cherries
- (xi) Paget Road
- (xii) 101 – 135 Minster Way
- (xiii) 35 – 48 Maryside
- (xiv) 33 – 36 Borderside
- (xv) 10 – 21 Hampden Road
- (xvi) 266 – 281 Stile Road

iii. Approve the key decisions that, for the delivery of housing to; tender, procure for construction, in compliance with design standards, planning and building control requirements the following sites:

- a. The Mallards
- b. Broom House Garage Site
- c. 548 Bath Road
- d. 150-160 Bath Road
- e. Maria Cowland Hall site
- f. Greenside
- g. Hawkshill
- h. Monksfield Way
- i. The Cherries
- j. Paget Road
- k. 101 – 135 Minster Way
- l. 35 – 48 Maryside
- m. 33 – 36 Borderside
- n. 10 – 21 Hampden Road
- o. 266 – 281 Stile Road

3. **The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan**

The sites identified within the development program provide the opportunity for Slough residents to access a broad range of housing. The approach advised at Commercial Cabinet Committee on the 1st October was for housing development being delivered by tender and procurement of high quality affordable housing, investing in the neighbourhood, allowing increase in value of the areas and the council's asset base, increase council tax receipts and provide an income stream which could contribute to the provision of front line services. The Housing Development Strategy is providing Slough with the opportunities to create places that support and enable people of all abilities and in all stages of life to lead healthier lives.

3a. **Slough Joint Wellbeing Strategy Priorities**

The approach with working with developers and construction providers in delivering housing development is collaborative and contributes to wider strategies beyond housing, by respecting wider impact to regeneration, economic development, the local plan, leisure and wellbeing so that a coordinated approach, supported by significant sustainable investment can deliver within the community.

The supply chain for building materials, skilled and manual labour, procurement opportunity for small and local contractors to build houses, present opportunity over the next five years for local employment, local economy as well as increasing opportunities for range of apprenticeships, enabling local people to improve their learning, skills base and wellbeing.

Redeveloping in coordination, by simultaneously planning and delivering investment identified within the HRA Asset Strategy, establishing, following review of general fund sites, on asset rationalisation that may be transferred and present other opportunities for provision of new homes that offer a range of benefits of inclusion for whole communities. The use of vacant sites, engaging in design and improving the public realm to true quality amenity space, will improve the quality of the built environment within localities.

3b **Five Year Plan Outcomes**

The Council's Five Year Plan 2019-2024 sets out the aims and priorities of the Council for the five year period and addresses the challenges that the Borough faces. Its stated aim is "Growing a place of opportunity and ambition".

By providing a broad spectrum of new high quality, sustainable affordable housing, the development principles and consent to deliver the current program of development contribute significantly to 'Outcome 4 – Our residents will live in good quality homes'.

Outcome 3 - Slough will be an attractive place where people choose to live, work and stay. The principles of the housing development strategy will create design, range of choice and utilise sites of ASB and blight by transforming these into new housing.

4 **Other Implications**

(a) **Financial**

The Committee consent to the creation of a framework for developers and construction contractors to tender and be able to engage with the council to deliver new homes, is in the process of being procured. Whilst this may take 6-9 months the opportunity presents itself to proceed with a number of identified sites. Each of the sites is below the OJEU level and in working collaboratively with planning, with building control and the engagement of the procurement team we may proceed with tendering for a provider to build new homes.

The soft market testing event held by the Housing Development & Contract (HD&C) service on the 7th November was attended by over 35 developers, local builders and national construction companies. The event generated positive response and anticipation of working with the council to deliver the development program. The tender of the identified sites presents an opportunity to demonstrate the resolve of the council to work with contractors and developers; it also presents the opportunity for local builders, national contractors and developers to demonstrate their resolve to work with the council.

The objective is to achieve best consideration and value for money for the sites identified, but also offer the opportunity to learn from the procurement process that will establish a market test for small sites developments. The range of sites and dwellings create a basis of competition that will allow the tender to act as a pilot that will offer a benchmark for the intended considerably larger development program that will form the 'small sites framework' open to local builders and other councils.

Focusing on the identified sites recommended for tender the Committee may be reassured there are sufficient options available for capital investment estimated at £20 million which will allow the delivery of in excess of 70 new homes. Whilst the sites are small for some major developers as they are compromised of former garage

compounds, compulsory purchased property and vacant general fund assets, the opportunity presents itself for local builders and suppliers to work with the council.

The tender will demonstrate the expectation for value for money and identify the potential of working collaboratively. Local builders and suppliers will be encouraged to identify in their tenders the range of services they offer, their limitations and clear expectations of the council. This will offer the option for local builders to demonstrate how they can offer exceptional value for money. We hope to tender on the basis that local builders and suppliers are confident in being clear as to how they will reduce costs of construction if they can work collaboratively with the council. The intent is that the tender will seek those that bid to demonstrate their limitations and how it will be in the financial interests of the council to commission architects, planners and development resources.

The recommendation to delegate the option to transfer the sites to relevant council housing company and approved 'DISH-RP', is based on achieving best consideration of return on investment. The committee are asked to note that conditional supporting loan from the Council at public works loan plus a minimum of 2% for the purposes of project delivery, the provision of the available retained 1-4-1 Right-to-Buy Receipts is to ensure the affordable housing development program is resourced and has the capacity to deliver and offer the GF the option of a reassurance of guaranteed revenue return.

(b) Risk Management

Recommendation from section 2 above	Risks/Threats/ Opportunities	Current Controls	Score	Future Controls
Economic/ Financial	Normal major construction cost & development risks	Scheme approval on a tender evaluation of project by project basis	12 Marginal impact. Very High probability	Fully funded Collaborative working with dedicated procurement resource so that tenders evaluated demonstrate capacity, technical & financial viability.
Political	Reputational risk to council owing to exercise of tendering across communities to market test	Independence & transparency of planning process for consultation, ongoing community engagement	18 Critical impact. Very High probability	HD&C to enter into a pre-application protocol to take on board policy constraints
Health & Safety	Normal construction risk	Application of Construction Design & Management Regulations 2015	18 Catastrophic impact. Significant probability	The design process and requirements for development through planning process and commission council building control

Environment	Existing policies given lip service only.	SBC Environmental & Sustainability policy	15 Critical impact. High probability	Introduce the opportunity to meet The Code for Sustainable Homes assessment process
Legal/Regulatory	Uneconomical to meet necessary construction standards.	Construction 'Employer Standards' setting out design, material, supplier and compliance requirements	12 Critical impact. Significant probability	Rule out un-economic developments at appraisal stage
Management inc. Contractual	Balance of risk sharing between SBC & Builder will be considered	Competitive tendering process with option for core design & planning to be SBC controlled.	15 Critical impact. High probability	Carefully consider contract & procurement strategy so best value achieved

(c) Human Rights Act and Other Legal Implications

There are no new Human Rights implications as a direct consequence of this report.

Other legal implications are associated with normal design and development consideration under Town & Country Planning Acts, Health & Safety at Work Act, the Building Acts and regulations and orders thereunder; the Housing Acts and the Law of Property Act 1925 and regulations and orders thereunder related to title and leasehold management issues including service charges. The power the Council uses in section 1 general powers of consent as set out in the Localism Act 2011, section 95 power to trade in the local government act 2003.

(d) Equalities Impact Assessment

It is anticipated that the outputs and outcomes delivered via the Housing Development Strategy will have a positive impact in relation to creating new affordable homes for Slough residents. The principle of developing a broad range of options of affordable housing is intended to widen the access for residents for new homes. The council's allocation scheme, adult social care and youth services will determine access to rental schemes allowing priorities and those with established greatest need to be met.

(e) Property

Whilst the financial wellbeing of SBC is on a solid foundation, the council must continually re-examine its approaches to gaining investments so as to borrow and pay for new homes, the opportunity for income generation and taking a commercial approach to housing development. The Committee is asked to accept the transfer of the identified site(s) to an approved subsidiary of the DISH that will provide a revenue return for the council.

5 Supporting Information

- 5.1 **Background:** On the 1st October the Committee were presented with the development program for the next five years, Appendix 1 is an updated development program. The intention is to provide the Committee with an update of key initiatives and deliverables since the last meeting.

The Committee are advised that the HD&C team are respecting the wishes that the Lead Member for Housing & Community Safety is receiving regular updates on the progress of the development program. On 7th November the Lead Member offered the closing remarks to a 'Developers, Contractors & Builders' soft market testing seminar where in excess of 35 commercial developers, architects and local builders attended.

The closing comments and presentations offered insight as to the council's ambitions to deliver, the aspiration to ensure opportunity, and credibility of intent, by outlining the intention to tender individually for major sites of Tower & Ashborne, Weekes Drive, and that opportunity is given to local builders & suppliers in the affordable housing program.

- 5.2 **Principles of a Housing Development Strategy:** the proposed approach of delivering opportunity for residents to access options of a broad range of affordable housing.

The basis of sustaining future delivery is through innovation and a socio-intuitive commercial approach to developing homes. The principle is that affordable housing is intended to be the delivery of the following range of housing options;

- Social Rent
- Slough Living Rent
- Homes where rent is set so as to receive funding from 'Homes England'
- Key Workers Accommodation
- Economic Worker Private Rented Sector
- Slough Shared Ownership
- Starter Homes and Development for Sale.

The objective in tendering the sites and transfer if appropriate is to deliver affordable rented accommodation on the identified sites within 18 months.

The adopted strategy is clear in being realistic in that the principle is to first look at delivering traditional forms of construction; but where this is not feasible, or commercial opportunity beckons, we will create a modular offer for a site. The committee are however asked to note that 'atlas residential' have offered to build a modular factory in the borough and are in the process of establishing the basis of the offer by way of a joint venture.

- 5.3 **Collaborative working to achieve Principles & Priorities:** The HD&C team have prioritised the development programme so as to offer support at alleviating significant pressures for accommodation, and substantive budget savings for Adult Social Care Services (ASC), youth provision and homeless families in temporary accommodation.

Collaborative working groups of ASC and youth provision, Housing (People) Services (HPS) and H&DC have met frequently. Through discussion and workshops with architects, a number of design principles have enabled schemes to be developed for planning and procurement.

Registered Providers (RP) workshop was attended by 11 local housing providers alongside the Director, Place & Development and service leads for H&DC and HPS. The opportunity presented itself for constructive dialogue and goodwill in understanding that RPs can share their suggestions as to how process, procedures and policies of the Council may be reviewed to facilitate RPs to build more affordable homes. The HD&C have had discussion with RPs and are scheduling individual follow up meetings.

The following offers a brief development program update on an activity by activity basis to deliver the program since the previous Committee:-

- (a) The designs are progressing on the 54 bed extra care scheme in Langley and sensitive relocation and consultation initiative is underway so as to enable the remodelling of demolition of an existing ASC scheme and surrounding buildings and assemble of adjoining land for phased development.

We have a 'Joint Venture' near finalisation as contracts have been exchanged, contractor appointed to proceed with final design, fully costed and construction program to be approved by building control, planners and HD&C team.

- (b) The Committee are requested to acknowledge Birchden Developments have consented to work on a potential joint venture at Upton and seek a letter of intent establishing the principle where council land and developer land are combined so as to deliver affordable housing.
- (c) The original planning consent for Rochford Gardens had a design that was not fit for purpose and not building control compliant. Redesign has been presented to planning for comments and planning application is intended to be submitted in January, and the tender and procurement of construction provider will be undertaken simultaneously.
- (d) The collaborative approach in the provision of specialist accommodation for youth has been a part of dialogue in the redesign of the police station in Langley, alongside potential former garage sites locally. The planning application is intended to be submitted in January and the tender and procurement of construction provider will be undertaken simultaneously.
- (e) Tower & Ashborne demolition contract is in the process of tender with intent to evaluate and select the contractor in January. The main design and procurement plan is to be completed by March with full tender process during the summer.
- (f) The major general needs housing development at Weekes Drive is in the process of dialogue with planners and the consensus is that a full planning application will be submitted in March.
- (g) That a private developer is working collaboratively with HD&C and approaches as to potential joint ventures are underway. The most recent since the previous Committee is the opportunity of an exclusive offer of 350 new build rented properties.

5.7 Procurement

The report requests the approval for the Procurement Team in conjunction with Service Lead for Housing Development and Contracts to tender and subject to value

for money, have the option to appoint a construction provider that can offer the delivery of affordable housing for the following

- a. The Mallards
- b. Broom House Garage Site
- c. 548 Bath Road
- d. 150-160 Bath Road
- e. Maria Cowland Hall site
- f. Greenside
- g. Hawkshill
- h. Monksfield Way
- i. The Cherries
- j. Paget Road
- k. 101 – 135 Minster Way
- l. 35 – 48 Maryside
- m. 33 – 36 Borderside
- n. 10 – 21 Hampden Road
- o. 266 – 281 Stile Road

6 **Comments of Other Committees**

None

7 **Conclusion**

The report sets out an update on the progress in delivering the affordable housing program, the recommendation to transfer assets so as to enable and ensure sustainability of affordable housing and Committee approval to proceed with tendering sites for development pending the creation of 'small sites framework'.

8 **Appendices Attached :** 'A'- Housing Development Programme

9 **Background Papers:** None

Appendix 1 Housing Development Programme 03.12.2019

Stage	Key	Estimated		Overview of Stage	Total Number at Each Stage	
		Working Days	Weeks		Projects	Units
Stage 0	Initial Scoping	20 days	4 weeks	Identification and Initial Scoping of Potential Development Site	18	0
Stage 1	Site Assessment	25 Days	5 Weeks	Identifying the Best Use for the Site; Financial Evaluation	33	17
Stage 2	Design & Dialogue	30 Days	6 Weeks	Detailed Plans; Preparation for Planning Application; Pre-Application if Required	8	28
Stage 3	Planning & Consultation	80 Days	16 Weeks	SBC Pre-Application submission or full Planning Application & Building Control	20	272
Stage 4	Commissioning	120 Days	24 Weeks	Detailed Design; Approval to Proceed; Procurement of Contractor (OJEU / Non OJEU);	5	263
Stage 5	Construction	425 Days	85 Weeks	Handover to Contractor; Construction of Scheme	7	50
Stage 6	Handover	20 Days	4 Weeks	Formal Handback of Completed Scheme by Contractor (Phased in Larger Schemes)	5	20
		720 Days	144 Weeks	Total	96	650

Affordable Housing	General Housing Need	© 451 units
Specialist	Specialist provision for Adult Social Care Services, Young Persons, Moving On, Key Workers	Adult Social Care – © 145 units Young People – © 54 units

Baylis & Stoke

Rag Rating	Current Status	Street	Our Ref	Development Category	Estimated Number of units	Estimated Completion Date	Weeks to Completion	Comments
	Site Assessment	1-13 Hawthorne Crescent (Garage Site)	HDC035	Affordable Housing	TBC	May-22	127	With architect waiting for proposals
	Site Assessment	30-33 Hawthorne Crescent (Garage Site)	HDC041	Affordable Housing	TBC	May-22	127	With architect waiting for proposals
			Total		TBC			

Britwell & Northborough

Rag Rating	Current Status	Street	Our Ref	Development Category	Estimated Number of units	Estimated Completion Date	Weeks to Completion	Comments
	Construction	Wentworth Avenue (Troy Gardens)	HDC087	Affordable Housing	12	Apr-20	18	Onsite since January 2019 progressing well
	Planning & Consultation	Hawkshill Road & 155 to 174 Monksfield Way	HDC013	Specialist	2	Dec-21	105	Proposals received from architect, options being appraised
	Planning & Consultation	Pemberton Road (Site 1)	HDC018	Affordable Housing	2	Dec-21	105	Meeting with planners to be held prior to Christmas
	Site Assessment	Fairview Road	HDC031	Affordable Housing	1	May-22	127	3 proposals received from architect which are being appraised
	Site Assessment	Goodwin Road	HDC033	Affordable Housing	1	May-22	127	3 proposals received from architect which are being appraised
	Site Assessment	Long Furlong Drive	HDC036	Affordable Housing	2	May-22	127	3 proposals received from architect which are being appraised
	Site Assessment	Long Readings Lane	HDC037	Affordable Housing	1	May-22	127	3 proposals received from architect which are being appraised
	Site Assessment	Lower Lees Road	HDC038	Affordable Housing	1	May-22	127	3 proposals received from architect which are being appraised
	Site Assessment	Pemberton Road	HDC044	Affordable Housing	2	May-22	127	3 proposals received from architect which are being appraised
	Site Assessment	Rokesby Road (Site 1)	HDC078	Affordable Housing	TBC	Jun-22	131	Sent to architect awaiting proposals
	Site Assessment	Garrard Road	HDC052	Affordable Housing	TBC	Jun-22	131	Sent to architect awaiting proposals
	Site Assessment	Garrard Road	HDC053	Affordable Housing	TBC	Jun-22	131	Sent to architect awaiting proposals
	Site Assessment	Northborough Road (Site 1)	HDC074	Affordable Housing	TBC	Jun-22	131	Sent to architect awaiting proposals
	Site Assessment	Northborough Road (Site 2)	HDC075	Affordable Housing	TBC	Jun-22	131	Sent to architect awaiting proposals
	Site Assessment	Pemberton Road (Site 2)	HDC077	Affordable Housing	TBC	Jun-22	131	Sent to architect awaiting proposals
	Site Assessment	Rokesby Road (Site 2)	HDC079	Affordable Housing	TBC	Jun-22	131	Sent to architect awaiting proposals
	Site Assessment	Odencroft Road	HDC076	Affordable Housing	TBC	Jun-22	131	Sent to architect awaiting proposals
			Total		24			

Central

Rag Rating	Current Status	Street	Our Ref	Development Category	Estimated Number of units	Estimated Completion Date	Weeks to Completion	Comments
	Construction	Alpha Street South	HDC086	Affordable Housing	14	Apr-21	70	Not part of HRA phase 4. JEH to purchase these s106 homes, development managed by SUR (SA).
	Site Assessment	Kenilworth Close	HDC060	Affordable Housing	tbc	Jun-22	131	Sent to architect awaiting proposals
			Total		14			

Chalvey

Rag Rating	Current Status	Street	Our ref	Development Category	Estimated Number of units	Estimated Completion Date	Weeks to Completion	Comments
	Construction	Turton Way (Site 1)	HDC088	Affordable Housing	4	May-20	22	Delays due to resident protest/ legal action. New road layout implemented in Jun 19 to allow 12 on-street car park space. Onsite since May 19 and progressing well. Dealing with recent party wall issue to adjoining site landlord
	Commissioning	Chalvey Extra Care Housing	HDC001	Specialist	60	Apr-21	70	Currently in statutory standstill period
	Commissioning	Tower & Ashborne	HDC003	Affordable Housing	193	Apr-21	70	Osborne have been instructed to erect hoarding. documents and statements have been prepared with solicitors for legal proceedings to remove phonemast.
	Design & Dialogue	Stour Close	HDC040	Affordable Housing	3	May-22	127	3 proposals received from architect which are being appraised
	Site Assessment	Church Street	HDC049	Affordable Housing	TBC	Jun-22	131	Architect and structural designs under assessment
	Site Assessment	Darvills Lane	HDC050	Affordable Housing	TBC	Jun-22	131	Hold for the future as not currently viable
	Initial Scoping	Turton Way (Site 2)	HDC084	Affordable Housing	TBC	Jun-22	131	Site details being prepared for appraisal
Total					260			

Cippenham Green

Rag Rating	Current Status	Street	Our Ref	Development Category	Estimated Number of units	Estimated Completion Date	Weeks to Completion	Comments
	Handover	Moreton Way	HDC099	Affordable Housing	4	Jun-19	n/a	Complete
	Handover	Brook Path	HDC097	Affordable Housing	3	Aug-19	n/a	Complete
	Construction	Bowyer Drive	HDC090	Affordable Housing	3	Jan-20	5	Onsite since January 2019 progressing well. On-going resident complaint being managed. Road resurfacing due early Dec'19.
	Design & Dialogue	Kennedy House	HDC061	Affordable Housing	TBC	Jun-22	131	3 proposals received from architect which are being appraised
	Design & Dialogue	Maria Cowland Hall	HDC067	Affordable Housing	9	Jun-22	131	2 proposals received from architect which are being appraised
	Design & Dialogue	546 Bath Road	HDC026	Affordable Housing	2	Apr-22	122	Awaiting 3 quotes for surveys
	Site Assessment	Mercian Way	HDC071	To be categorised	TBC	Jun-22	131	Site assemble required of adjoining land to enable development
Total					21			

Cippenham Meadows

Rag Rating	Current Status	Street	Our Ref	Development Category	Estimated Number of units	Estimated Completion Date	Weeks to Completion	Comments
	Planning & Consultation	Weekes Drive	HDC016	Affordable Housing	114	Dec-21	105	Revised plans agreed, being prepared for pre-app no.2 to be submitted 09/12/2019
	Planning & Consultation	Keel Drive	HDC014	Specialist	1	Dec-21	105	Meeting with planners to be held prior to Christmas
	Site Assessment	150-160 Bath Road	HDC046	To be categorised	TBC	Jun-22	131	Recommend for tender
Total					115			

Colbrook & Poyle

Rag Rating	Current Status	Street	Our Ref	Development Category	Estimated Number of units	Estimated Completion Date	Weeks to Completion	Comments
	Initial Scoping	Layburn Crescent (Site 1)	HDC062	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
	Initial Scoping	Layburn Crescent (Site 2)	HDC063	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
Total					TBC			

Elliman

Rag Rating	Current Status	Street	Our Ref	Development Category	Estimated Number of units	Estimated Completion Date	Weeks to Completion	Comments
	Planning & Consultation	Borderside	HDC006	Specialist	1	Dec-21	105	Planning meeting to be held prior to Christmas
	Planning & Consultation	Borderside	HDC007	Specialist	2	Dec-21	105	Planning meeting to be held prior to Christmas
	Site Assessment	Kendal Close (Grasmere Avenue Garages 1-10)	HDC059	Affordable Housing	TBC	Jun-22	131	Sent to architect awaiting proposals
	Initial Scoping	Elliman Avenue	HDC051	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
	Initial Scoping	Shackleton Road	HDC080	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
Total					3			

Farnham

Rag Rating	Current Status	Street	Our Ref	Development Category	Estimated Number of units	Estimated Completion Date	Weeks to Completion	Comments
	Construction	Belfast Avenue	HDC092	Affordable Housing	12	Aug-20	35	Delays due to Sos consent to transfer Education site to HRA. Started onsite Sept 2019- tree remediation works and large amount of asbestos contamination removal being undertaken (above contingency allowances)
	Construction	Warwick Avenue	HDC004	Affordable Housing	1	Nov-19	1	CPO refurbished by Osborne to be purchased by JEH. Pending HPS to review.
	Planning & Consultation	Greenside	HDC017	Affordable Housing	2	Dec-21	105	Planning pre-app submitted, awaiting meeting date
	Initial Scoping	Southcroft	HDC081	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
Total					15			

Foxborough

Rag Rating	Current Status	Street	Our Ref	Development Category	Estimated Number of units	Estimated Completion Date	Weeks to Completion	Comments
	Construction	Cheviot Road (off Grampian Way)	HDC091	Affordable Housing	3	Aug-20	35	Onsite since Aug 2019 following delays due to relocation of protected slow-worms.
	Commissioning	Quantock Close	HDC002	Affordable Housing	8	Apr-21	70	Draft expressions of interest received from solicitors
	Planning & Consultation	Garrick House	HDC011	Specialist	60	Dec-21	105	Cabinet approval to proceed working with ASC and HPS to consult with residents. Key risk area is that the site is non compliant and requires tenants to be vacated due to H&S Regulatory Standards.
	Initial Scoping	Grampian Way (Site 1)	HDC055	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
	Initial Scoping	Grampian Way (Site 2)	HDC056	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
	Initial Scoping	Grampian Way (Site 3)	HDC057	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
	Initial Scoping	Grampian Way (Site 4)	HDC058	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
	Initial Scoping	Mendip Close	HDC070	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
Total					71			

Haymill & Lynch Hill

Rag Rating	Current Status	Street	Our Ref	Development Category	Estimated Number of units	Estimated Completion Date	Weeks to Completion	Comments
	Construction	Newport Road (Site 1)	HDC089	Affordable Housing	2	Jan-20	7	Onsite since Jan 2019 progressing well. Due for completion 2nd week in Jan'20 (delayed due to Christmas period and trailing snagging/ handover process with SBC)
	Site Assessment	Lynch Hill Lane	HDC065	Affordable Housing	TBC	Jun-22	131	Sent to architect awaiting proposals
	Site Assessment	Marescroft Road	HDC066	Affordable Housing	TBC	Jun-22	131	Sent to architect awaiting proposals
	Site Assessment	Newport Road (Site 2)	HDC073	Affordable Housing	TBC	Jun-22	131	Sent to architect awaiting proposals
	Initial Scoping	Wordsworth Road	HDC085	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
Total					2			

Langley Kedermister

Rag Rating	Current Status	Street	Our Ref	Development Category	Estimated Number of units	Estimated Completion Date	Weeks to Completion	Comments
	Handover	Denhigh Close	HDC098	Affordable Housing	6	Jul-19	n/a	Complete
	Handover	Trelawney Avenue (Site 1)	HDC100	Affordable Housing	3	Jun-19	n/a	Complete
	Planning & Consultation	Paget Road	HDC008	Specialist	2	Dec-21	105	Pre-app meeting held on 21/11/2019, positive feedback received, minor amendments to be made to plans
	Planning & Consultation	Stile Road	HDC009	Specialist	1	Dec-21	105	Meeting held with planners on 21/11/2019 positive feedback received, minor amendments to be made to plans
	Planning & Consultation	Trelawney Avenue (Site 2)	HDC019	Affordable Housing	3	Dec-21	105	Constraints plan has been produced. Awaiting proposals from Architect
	Planning & Consultation	High Street Langley - Poplar House	HDC020	Specialist	8	Dec-21	105	Meeting held with planners on 21/11/2019, positive feedback received, minor amendments to be made to plans.
	Planning & Consultation	Langley Police Station	HDC021	Specialist	19	Dec-21	105	Majors meeting was delayed until 27/11/2019, currently awaiting feedback from the meeting
	Planning & Consultation	Hampden Road	HDC023	Specialist	6	Dec-21	105	Pre-App meeting 21/11/19. No major issues identified. Proceeding to full planning
	Planning & Consultation	Broom House. Churchill Road	HDC024	Specialist	4	Dec-21	105	Draft expression of interest received from solicitors
	Planning & Consultation	Churchill Road	HDC025	Specialist	2	Dec-21	105	Feedback received from planners, plans being reviewed
	Site Assessment	Fox Road	HDC032	Affordable Housing	TBC	May-22	127	Discussing with local architects
	Site Assessment	Gosling Road (Site 1)	HDC034	Affordable Housing	TBC	May-22	127	Discussing with local architects
	Site Assessment	Randall Close	HDC039	Affordable Housing	4	May-22	127	Discussing with local architects
	Site Assessment	Swabey Road (Site 1)	HDC042	Affordable Housing	1	May-22	127	Discussing with local architects
	Site Assessment	Trelawney Avenue (Site 3)	HDC043	Affordable Housing	4	May-22	127	Pre-app meeting with planners , positive feedback received, minor amendments to be made to plans
	Site Assessment	Blandford Close	HDC045	Affordable Housing	TBC	May-22	127	Discussing with local architects
	Initial Scoping	Meadow Road (Site 1)	HDC068	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
	Initial Scoping	Meadow Road (Site 2)	HDC069	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
	Initial Scoping	Gosling Road (Site 2)	HDC054	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
	Initial Scoping	Swabey Road (Site 2)	HDC082	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
				Total	63			

Langley St Mary's

Rag Rating	Current Status	Street	Our Ref	Development Category	Estimated Number of units	Estimated Completion Date	Weeks to Completion	Comments
	Planning & Consultation	Minster Way (Site 1)	HDC015	Affordable Housing	12	Dec-21	105	Meeting to be held with planners prior to Christmas
	Planning & Consultation	Maryside	HDC022	Specialist	15	Dec-21	105	Concerns raised regarding the designs of the scheme and its relationship and proximity to other buildings, quality of communal gardens, location of the upper storey window and roof design. Designs to be amended
	Site Assessment	Minster Way (Site 2)	HDC072	Affordable Housing	TBC	Jun-22	131	Sent to architect awaiting proposals
	Site Assessment	London Road	HDC064	Affordable Housing	TBC	Jun-22	131	Sent to architect awaiting proposals
				Total	27			

Upton

Rag Rating	Current Status	Street	Our Ref	Development Category	Estimated Number of units	Estimated Completion Date	Weeks to Completion	Comments
	Design & Dialogue	Chichester Court	HDC027	Affordable Housing	3	May-22	127	2 options received which are being appraised
				Total	3			

Wexham Lea

Rag Rating	Current Status	Street	Our Ref	Development Category	Estimated Number of units	Estimated Completion Date	Weeks to Completion	Comments
	Handover	Marlow Mews	HDC096	Affordable Housing	4	Jul-19	n/a	Complete.
	Commissioning	Dawes Moor Close (Site 3)	HDC005	Affordable Housing	1	Apr-21	70	Awaiting details from architect
	Planning & Consultation	The Cherries	HDC010	Specialist	2	Dec-21	105	Pre-app submitted, awaiting meeting date
	Planning & Consultation	Rochfords Gardens	HDC012	Specialist	14	Dec-21	105	Pre-app submitted, awaiting meeting date
	Design & Dialogue	Coftards	HDC028	Affordable Housing	6	May-22	127	3 options received from architect which are being appraised
	Design & Dialogue	Dawes Moor Close (Site 1)	HDC029	Affordable Housing	3	May-22	127	3 options received from architect which are being appraised
	Design & Dialogue	Dawes Moor Close (Site 2)	HDC030	Affordable Housing	2	May-22	127	3 options received from architect which are being appraised
	Initial Scoping	The Normans	HDC083	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
	Initial Scoping	Carlton Road	HDC048	To be categorised	TBC	Jun-22	131	Site details being prepared for appraisal
Total					32			

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

AGENDA ITEM 5

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

AGENDA ITEM 7

Document is Restricted

This page is intentionally left blank