

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	Hawkhill 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			