



STROUD DISTRICT COUNCIL

Council Offices • Ebley Mill • Ebley Wharf • Stroud • GL5 4UB
Telephone 01453 766321 • Facsimile 01453 750932
www.stroud.gov.uk

HOUSING COMMITTEE

MEMBER / OFFICER REPORT

NAME OF ORGANISATION/BODY	Stroud District Council
DATE OF LAST MEETING ATTENDED	6 th December 2022

BRIEF REPORT: NEW HOMES & REGENERATION PROGRAMME UPDATE

1 INTRODUCTION

- 1.1 The purpose of this report is to update members on the current position and progress with the New Homes & Regeneration Programme following the last report to Housing Committee on 6th December 2022.

2 CURRENT PROGRAMME

- 2.1 The remaining delivery in the current approved programme has been revised from 65 homes to 54 new homes by 2025 and is shown in the Table below. This follows the Committee approval to remove the sites in Ebley (5 units) and Stonehouse (9 units) and the inclusion of 3 additional s106 units at Symn Lane, Wotton-Under-Edge (see paragraph 2.7).

Site	No of Units	Total no of Persons
Glebelands, Cam	23	81
Cambridge House, Dursley	13	13
Gloucester Street/Bradley Street WUE	8	35
Queens Drive, Cashes Green, Stroud	7	27
Symn Lane s106	3	12

- 2.2 The schemes remaining in this programme are progressing well. Demolition works are now complete at Gloucester Street/Bradley Street in Wotton-under-Edge, Cambridge House in Dursley and Glebelands in Cam with the sites prepared and ready for construction.
- 2.3 New Contractor: A formal competitive tender was published earlier this year utilising the Westworks Procurement Portal and the detailed evaluation process has been completed. The tender period was extended to allow for clarifications to be undertaken to mitigate and reduce risk prior to awarding contract. A Scheme Approval Report has been issued to the Strategic Director of Resources and Head of Property Services recommending the award of contract to the contractor with the highest overall score.

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The successful contractor will be confirmed following award of contract which is due to take place this month.

- 2.4 A Section 73 planning application has been submitted for the site at Gloucester Street/Bradley Street. The original planning permission secured in 2019 did not reflect the current updated and adopted standards for the new homes programme. New homes are now built to achieve a higher energy efficiency and accessibility standard. The application seeks to increase the quality, accessibility and energy standards of these 8 new homes in line with the remaining homes in the programme. The determination date for the application by delegated powers was 4th August, however it has been 'called in' to Development Control Committee and will be considered on 12th September.
- 2.5 Subject to the outcome of the Gloucester Street/Bradley Street application, work on all 3 sites should commence in December this year with the first completions due later in 2024. The revised programme date for start on site at Cambridge House is likely to be January 2024 with start on site at Glebelands in April 2024. These key programme milestones will need to be firmed up with the successful contractor and will be updated in the next report to Housing Committee.
- 2.6 The other site in the current programme is Queens Drive in Cashes Green. The scheme for this site is due to be submitted to planning by the end of September to deliver 7 affordable rented homes. The progress of this site has been delayed due to legal issues regarding access to the site, which have now been resolved. The team have also encountered a number of issues in identifying an acceptable drainage solution for the site. A solution has now been identified and will be incorporated into the planning application over the coming weeks ready for submission.
- 2.7 SDC are also currently in the process of acquiring three Section 106 homes in Wotton-under-Edge. Contracts are due to exchange imminently with completion taking place 5 weeks later. It is therefore likely that these homes will form part of the housing stock by the end of this year. This acquisition will provide 2 affordable rented homes and 1 shared ownership property which will be marketed shortly.
- 2.8 Site Banners: At the request of the Chair and Vice-Chair of Committee for improved information on our sites, the team has recently undertaken some exciting work in partnership with Stroud College; providing them with an opportunity to undertake a work experience piece of course work over the summer term. The brief was to design some bold, colourful and eye-catching banners for our new sites. We had a fantastic response and some wonderful designs submitted which have now been printed onto mesh and installed onto the Heras fencing at Cambridge House and Glebelands. The signage is due to be put up at Gloucester Street/Bradley Street shortly, having been paused until the outcome of Planning Committee. It is hoped that this signage will inform local residents and visitors about the exciting plans for each of the sites, whilst promoting the council's priority and commitment to deliver affordable housing in the District. The banners also provide a key point of contact should there be any concerns or questions about the sites.

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3 FUTURE PROGRAMME

- 3.1 The New Homes team are currently reviewing and assessing a number of new opportunities to develop a future New Homes Programme.
- 3.2 The team have assessed a number of sites across the district including Painswick, Leonard Stanley, Paganhill, Stone, Chalford, Stonehouse, Dursley and Thrupp.
- 3.3 The council will be bidding for 2 sites owned by Gloucestershire County Council and currently on the market at Leonard Stanley and Paganhill with a view to securing them for delivery of affordable housing within the New Homes Programme. At the time of drafting one bid has been submitted in line with the deadline of the 14th September and the other bid will be finalised and submitted by the 26th September. The New Homes Programme currently has a £3m budget for acquiring sites and the Head of Property Service has authority to acquire sites in consultation with the S151 Officer, Chair of Committee, Ward Cllrs and the appropriate Strategic Director.
- 3.4 SDC are also looking at options appraisals for some non-traditional stock which is in poor condition and requires significant investment to bring it to the appropriate standard. The options appraisals consider refurbishment, redevelopment and disposal. These options are being considered by a cross-council project team to select the best option for each site. For sites where redevelopment is the most appropriate option, a report will be presented to Housing Committee seeking approval to the scheme proposals and requesting appropriate budget. It is likely that this will be done on a scheme-by-scheme basis.
- 3.5 Garage and small sites are currently being considered for the delivery of temporary accommodation in the form of modular units. This forms part of a project which will look at the development of a Temporary Accommodation Strategy. It is possible that the site at Orchard Road, Ebley could be used for this type of accommodation as well as a number of other garage sites. The Temporary Accommodation Strategy will inform the location and number of units required and the support needed to support this type of accommodation. A report will be presented to Housing Committee in the near future setting out further details of the proposals.
- 3.6 This is not an exhaustive list of sites which could be included in the future New Homes Programme but summarises the key areas of focus.
- 3.7 Consultation with stakeholders is undertaken at the relevant stages of a project. This includes regular consultation with the Chair and Vice Chair of Housing to keep them informed about the progress of the programme and initial and ongoing discussions with Ward Councillors and Town/Parish Councils.

REPORT SUBMITTED BY	Kimberley Read, New Homes & Regeneration Manager
DATE	6 th September 2023