



STROUD DISTRICT COUNCIL

Council Offices • Ebley Mill • Ebley Wharf • Stroud • GL5 4UB

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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 19th September 2023.

2 CURRENT PROGRAMME

- 2.1 There are 54 homes remaining for delivery in the current approved programme by 2025 and the details are shown in the Table below.

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 New Contractor: A formal competitive tender was published earlier this year utilising the Westworks Procurement Portal. Unfortunately, following a significant amount of work, the tender process resulted in an unsuccessful award and subsequent abandonment of the process. The financial standing of the highest scoring contractor changed just prior to awarding the contract which left the council with an unacceptable level of risk. Legal advice was sought with a recommendation to abandon the tender process and re-tender utilising a different framework. Consultation was undertaken with the Strategic Director of Resources, and it was agreed that the best way to proceed was to follow the advice provided by One Legal to protect the council's interests.



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- 2.3 Programme: As a result of the inability to award the contract, the delivery of Gloucester Street/Bradley Street, Cambridge House and Glebelands will be impacted. As stated within the previous Officer Report to Housing Committee on 19th September, demolition works are complete at all three sites, therefore construction can commence following the successful appointment of a contractor. A programme is currently being set for the new tender and several different frameworks are being explored. The latest position will be presented to Housing Committee in a further Officer Report on 6th February 2024, however, it is likely that the delivery of a number of the homes will now fall into the 2025/26 financial year. The budget setting for 2024/25 and 5 year cashflow is reflective of the current position.
- 2.4 A planning application has been submitted for the proposed development of 7 new homes at Queens Drive, Cashes Green. The progress of this site had previously been delayed due to legal issues regarding access to the site, which have now been resolved. A planning determination is due in early 2024.
- 2.5 SDC are also currently in the process of acquiring 3 Section 106 homes in Wotton-under-Edge. The exchange of contracts has been delayed as a result of outstanding works due by the contractor. Following exchange of contracts completion will take place 5 weeks later. It is currently forecast that these homes will form part of the housing stock by the end of this financial year. This acquisition will provide 2 affordable rented homes and 1 shared ownership property which will be marketed upon exchange of contracts.

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 this year in Painswick, Leonard Stanley, Paganhill, Stone, Chalford, Stonehouse, Dursley and Thrupp.
- 3.3 The council bid for 2 sites owned by Gloucestershire County Council, one in Leonard Stanley and one in Paganhill. The bids were made with a view to securing them for delivery of affordable housing within the New Homes Programme. Unfortunately, SDC were unsuccessful in securing both sites.
- 3.4 Material and labour costs continue to remain high which is having a negative impact on the viability of new build sites when coupled with higher interest rates. This situation is not something the council is experiencing in isolation and officers have been in



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discussion with a number of other housing providers and RP's who are experiencing similar challenges.

- 3.5 SDC are also looking at options appraisals for some non-traditional stock (Swedish Timber properties) as set out in the officer report to this committee. These require significant investment to bring them up 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.
- 3.6 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.
- 3.7 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.
- 3.8 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

22nd November 2023