

# REPORT FOR DECISION



<b>DECISION OF:</b>	<b>Cabinet</b>
<b>DATE:</b>	<b>25/03/2020</b>
<b>SUBJECT:</b>	Progression of five Council owned sites for new housing development
<b>REPORT FROM:</b>	<b>Cllr O Brien Cabinet Member for Housing and Finance</b>
<b>CONTACT OFFICER:</b>	<b>Vicky Carroll Director of Housing</b>
<b>TYPE OF DECISION:</b>	<b>CABINET Part A</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	<b>FOR PUBLICATION</b>
<b>SUMMARY:</b>	The purpose of this report is to highlight progression of several Council owned sites for new build housing.
<b>RECOMMENDATION</b>	The Cabinet is asked to note the contents of this report
<b>IMPLICATIONS:</b>	Funding is available within the 2019/20 capital programme to support the feasibility works. Should these schemes not progress there is a risk that any costs incurred would fall to the revenue budget. The longer term costs are likely to be considerable and will be subject to a full financial appraisal and identification of funding streams at that point and subject to future decision making.
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework? Yes
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	A growth/Place Shaping scheme is contained within the 2019/20 capital programme. The purpose of the scheme is to support the development of borough wide sites to offer housing and business

	growth and develop a one public estate approach for the council and partner organisations. The cost of the proposals will be met from this budget.
<b>Equality/Diversity implications:</b>	The new housing provision is intended for general let or sale and will be designed to recognised and accredited standards.
<b>Considered by Monitoring Officer:</b>	The development works must be properly procured in line with the Council's Procurement Rules and EU requirements and legal advice sought throughout the process of procurement and development including any title investigations, assessment of any limitations/restrictions on the land that could impact on the proposed development and their resolution. Any identified risks should then be identified and considered alongside the financial appraisal.
<b>Wards Affected:</b>	Besses - Wheatfield's, Whitefield; North Manor – Summerseat House, Holcombe Brook Bury East - Townside Close, Redvales - William Kemp Redvales - Millwood School
<b>Scrutiny Interest:</b>	

**TRACKING/PROCESS**

**DIRECTOR: Vicky Carroll**

Joint Executive Team/CCMT	Cabinet Member/Chair Briefed	Ward Members (if necessary)	Partners
Scrutiny Committee	Other Committee	Council	Comms

**1.0 BACKGROUND**

- 1.1 Last year work was undertaken to identify suitable council owned sites for development of new housing. Work was also undertaken to consider and choose a procurement route, namely how to choose a contractor and consultants to progress sites from a concept scheme to contract signing, when contracts to build the new homes can be commissioned. This report seeks approval from Cabinet to progress these sites.
- 1.2 The housing development process consists of finding a site, developing a concept scheme, preliminary considerations; feasibility; preconstruction; **Contract signing**; construction; handover; post construction (defects). This year the Council want to progress identified sites from concept to contract signing and a start on site.
- 1.3 If approved in principle this first phase of projects will progress and come back to Cabinet (either as a group or individual sites) for further consideration before any contractual commitments with a developer contractor partner or agreements to draw down loan finance are finalised.

## **2.0 PHASE ONE**

- 2.1 In 2018 a review of council owned sites looked at priority sites for development for residential. Five sites were selected for first phase of land suitable to progress for housing development, these were Wheatfield's, (Victoria Ave, Whitefield, M45 6DP); Former New Summerseat House (Holcombe Brook, Ramsbottom, BL0 9UD); Land off Townfield Close, (Bury BL9 0SR); Former William Kemp Heaton site, (St Peters Road, Bury, BL9 6GQ) and Former Millwood School site, (off Fletcher Fold Road, Bury, BL9 9RX) (please see location plans at Appendix 1 attached with this report).
- 2.2 These sites were chosen because they were vacant, in predominantly residential areas and had been identified in the strategic land availability assessment for housing for several years.
- 2.3 All of the sites are suitable for a mix of tenures including affordable rent, shared ownership sale as well as market sale. In particular, three of these sites, Summerseat House, William Kemp and Millwood, are surrounded by high value homes and have the potential to develop homes for market sale for executive housing as well as for affordable rent and shared ownership.
- 2.4 A further report will be submitted to a future meeting of Cabinet, for a final approval before any contractual commitments are made

## **3.0 Procurement**

- 3.1 A number of specialist housing procurement frameworks to develop affordable housing have been established and are now in operation across the Country, including in the North West. These allow assurance for the Council that :-
  - Compliant process has been undertaken by the framework owner.
  - Assured standards – contractors are pre-qualified for suitability.
  - Contractors are keen to get places on frameworks so offer competitive rates

- Aggregation of spend – customers will receive the benefits of aggregated spend volume and increased leverage in the market.
- Reduced timeframe for appointment resulting in earlier contractor involvement
- Reduced customer resource input
- Support available from Framework provider to define and refine needs.

3.2 A further report, exempt from publication and to be considered within the closed section of the agenda, advises of the recommended procurement route.

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### **List of Background Papers:-**

Appendix 1 Site location plans

### **Contact Details:-**

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