

Progress Update: Eastwood Development Sites

1. Purpose of report

The purpose of the report is to provide an update to Cabinet, on progress to date with 4 development sites.

- 52 Church Street, Eastwood NG16 3HS
- Lawerence Avenue, Eastwood NG16 3LD
- 84 Church Street, Eastwood NG16 3HS
- Cross Street Eastwood NG16 3GR (Armed Forces site)

2. Recommendation

Cabinet is asked to NOTE the contents of the report.

3. Detail

52 Church Street & Lawerence Avenue

Context

52 Church Street is the former Wollaton Nursery building, purchased September 2025, that will be demolished prior to planning submission. The site is secured by existing gates, with security alarms fitted and monitored by VPS Limited.

Lawerence Avenue is a garage site owned by Broxtowe Borough Council, surplus to requirements. Demolition of existing structures will form part of the construction contract. Nine of the fourteen garages are currently in use by residents. Notice will be served to achieve vacant possession prior to construction.

Both sites will be redeveloped for affordable housing, specifically for Social Rent purposes. The sites will be combined for construction procurement efficiencies, as they are in close proximity to each other.

Approvals

Approval to purchase the property at Church Street was granted by Cabinet March 2025 at a total price of £725,000. VAT is not applicable. Further approval to proceed will be sought from Cabinet for the redevelopment of the site (meeting date to be confirmed).

Similarly, full approval to proceed with Lawerence Avenue will be presented to Cabinet (meeting date to be confirmed)

Proposed Scheme

52 Church Street will deliver a total of 12 apartments, subject to final design and planning approval, a mix of 1-bed 2-person & 2-bed 4-person homes.

Lawrence Avenue will deliver a total of 2 two-storey houses, either 2-bed 4-person houses or 3-bed 5-person houses, subject to Housing Need confirmation.

Finance & Funding

A detailed financial assessment for both sites will be finalised week commencing 25th May, for approval by the Finance team, in order to work towards Cabinet approval.

It is envisaged that Homes England social housing grant funding will be allocated to both sites. A submission under Continuous Market Engagement (CME) will be made once planning has been submitted. The general timescale for approval for funding is 8 weeks.

Homes England has confirmed support to fund projects with Broxtowe Borough Council.

Consultant Team

Paul Gaughan Architects have been appointed as Architect on both sites.

3 quotes have been requested for Cost Consultancy / Employers Agent Services, Clerk of Works, Structural Engineer (drainage & foundation design). Returns are due 26th May, with formal appointments made by 29th May.

Housing Demand

Housing demand confirmation has been requested via the Housing Team, to finalise design in readiness for planning submission. We do not foresee any issues in relation to demand for the proposed affordable housing.

Planning

A S80 application for demolition will be made week commencing 25th May. Tender returns for a demolition contractor are due week commencing 25th May.

The planning team has confirmed local validation requirements to support a planning application. All surveys & reports required have been commissioned.

Lawrence Avenue is not considered a major application, in planning terms, therefore consent could be granted within 8 weeks under delegated powers.

52 Church Street is considered a major application, in planning terms, therefore it could be granted within 12 weeks to meet statutory periods and will go to planning committee. There is a risk the 12-week period will be exceeded. We are consulting with the Head of Planning to understand timescales.

We are aware there will be exemptions made under the NPPF in relation to BNG requirements, for sites under 0.2 hectares. Both sites will therefore fall within this threshold. We understand the exemption will come into effect by 31st July, therefore strategically a planning application will be submitted on or after 31st July.

The financial impact of BNG is in the region of £15,000 per dwelling.

Surveys & Reports

To date the following reports and surveys and reports have been commissioned.

- ✓ Red Book Valuation
- ✓ Topographical Survey
- ✓ Phase I Ground Investigation
- ✓ Phase I Habitat & Protected Species Survey (52 Church St only)
- ✓ Phase II Ground Investigation
- ✓ Coal Mining Risk Assessment (52 Church Street only)
- ✓ Tree Report (52 Church Street only)
- ✓ Building for Life (52 Church Street only)
- ✓ Flood Risk Assessment (52 Church Street only)
- ✓ Surface Water Drainage Strategy (52 Church Street only)

We are aware of past-mine workings near 52 Church Street, which cover a small portion of land at the entrance to the site. This is being mitigated by locating the proposed apartments to the rear of the site.

The Flood Risk for 52 Church is considered a low risk, in reference to the online flood risk map data.

Construction Procurement

To comply with the Procurement Act 2023, all projects will be subject to competitive tender. A tender notice will be published via Nottinghamshire County Council on the East Midlands Tender portal.

To ensure there will be a range of contractors submitting tender, the Housing Delivery Team has been networking with a number of SME contractors active across the region.

Delivery Timetable

Financial Viability Assessment	w/c 25 th May 2026
Approval by Finance Team	w/c 25 th May 2026
Appointing Consultancy Team	w/c 25 th May 2026
S80 Demolition Application & Approval	May / June 2026
Survey returns and review*	May / June 2026
Cabinet Approval	End June 2026
Construction Tender Pack	June / July 2026

Construction Tender Issue	July 2026
Demolition (52 Church Street)	July / August
Construction Tender Return	August 2026
Planning Application	31 st July 2026
Planning Determination	30 th September – Lawrence Avenue 52 Church Street - TBC
Contract Award / Start on-site	TBC subject to 52 Church Street planning determination

Key Risks to Delivery

- A. Planning Permission – there is a risk 52 Church Street may not be determined within the 12-week statutory period.
- B. Construction Tender Returns – there is a risk the construction prices received via the tender process will be in excess of amounts budgeted.

4. 84 Church Street

Context

84 Church Street is the former Nottinghamshire County Council daycare centre, which is now obsolete as a specialist care facility that had been empty for some months. The land and property were purchased in April 2026, with the intention to remodel as affordable housing specifically for social rent purposes.

The site is secured by herras fencing, with security alarms fitted and monitored by VPS Limited.

Approvals

Approval has been granted by Cabinet November 2025 to purchase the existing building, for £325,000.

Approval has been granted by Cabinet December 2025 to design an appropriate scheme, submit planning, and carry out works as per the following budget.

	£
Purchase Base (<i>Open market valuation at £325k</i>)	325,000
Uplift for conversion work to the specification	700,000
Other costs (legal fees, surveyors' fees, stamp duty)	161,000
Contingency	114,000
Total Scheme Costs (HRA)	1,300,000

Proposed Scheme

The scheme will provide 4 apartments: 2 no. M4(1) 1-bed 2-person & 2 no. M4(3) 1-bed 2-person) and one M4(3) 2-bed 3-person bungalow.

Finance & Funding

The financial appraisal for the scheme is based upon the five-unit scheme, with Social Rents, being funded by a mixture of Homes England grant, applicable Section 106 contributions, an element of Housing capital receipts (for the acquisition) and prudential borrowing and is summarised in the table below. The output from the modelling appraisal has been reviewed in detail and is deemed acceptable within the guideline 40-year payback period.

No further approvals are required.

Criteria	Social Rents
Total Scheme Cost (Estimated)	£1,300,000
Net Present Value Year 1	(£329,400)
Internal Rate of Return (Yield)	10.1%
Payback Period	12 years
Asset Value at 40 Years (Net Income to HRA)	£3,159,700

Consultant Team

SS-A Architects have been formally appointed.

3 quotes have been requested for Cost Consultancy / Employers Agent Services, Clerk of Works, Structural Engineer (foundation design – newbuild stair-core). Returns are due 26th May, with formal appointments made by 29th May.

Housing Need

Housing Demand has been confirmed for the project.

- ✓ 1 bed x 2 person - 126 applicants for General Needs
- ✓ 2 bed bungalow - 92 applicants require a 2 bed however only one applicant is showing as a wheelchair user (which would be preferable for a bungalow)

Planning

84 Church Street is not considered a major application, in planning terms, therefore consent could be granted within 8 weeks under delegated powers.

We are aware there will be exemptions made under the NPPF in relation to BNG requirements, for sites under 0.2 hectares. Both sites will therefore fall within this threshold. We understand the exemption will come into effect by 31st July,

therefore strategically a planning application will be submitted on or after 31st July.

The financial impact of BNG is in the region of £15,000 per dwelling.

Surveys & Reports

To date the following surveys and reports have been commissioned.

- ✓ Phase I Ground Investigation
- ✓ Building Survey
- ✓ Asbestos Survey
- ✓ Noise Assessment

The following surveys and reports will be commissioned week commencing 25th May.

- ✓ Energy Efficiency / Sustainability
- ✓ Landscape Plan

Construction Procurement

To comply with the Procurement Act 2023, the project will be subject to competitive tender. A tender notice will be published via Nottinghamshire County Council on the East Midlands Tender portal.

To ensure there will be a range of contractors submitting tender, the Housing Delivery Team has been networking with a number of SME contractors active across the region.

Delivery Timetable

Updated Financial Appraisal	w/c 25 th May 2026
Appointing Consultancy Team	w/c 25 th May 2026
Survey returns and review*	May / June 2026
Construction Tender Pack	June / July 2026
Construction Tender Issue	July 2026
Construction Tender Return	August 2026
Planning Application	31 st July 2026
Planning Determination	30 th September
Contract Award / Start on-site	October 2026

Key Risks to Delivery

- A. Planning Permission – there is a risk 52 Church Street may not be determined within the 12-week statutory period.
- B. Construction Tender Returns – there is a risk the construction prices received via the tender process will be in excess of amounts budgeted.

5. Cross Street

Context

Cross Street is a small area of land that also fronts Nottingham Road in Eastwood. The site was subject to a now extant planning consent for supported living accommodation.

The project started as a speculative investment by a local developer, who hoped to sell the completed scheme to a Registered Provider of Social Housing (RP). Due to increased cost of construction and lack of interest from buyers, the developer approached Broxtowe Borough Council.

Approvals

Approval was granted by Cabinet July 2024 to acquire the site for £315,000, work up design, submit planning and commence construction. The purchase completed October 2024.

No further approval is required.

	£
Purchase Price	315,000
Construction	1,135,000
Other costs (legal fees, surveyors' fees, stamp duty)	141,875
Total Scheme Costs	1,591,875

Proposed Scheme

Subject to finalizing demand, for ex-military personnel, we have 2 scheme options.

- ✓ Option A: 6 no. 1-bed 2-person flats
- ✓ Option B: 4 no. 1-bed 2person flats, 2 no. 2-bed 3-person flats

Finance & Funding

It is envisaged that Homes England social housing grant funding will be allocated to both sites. A submission under Continuous Market Engagement (CME) will be made once planning has been submitted. The general timescale for approval for funding is 8 weeks.

Homes England has confirmed support to fund projects with Broxtowe Borough Council.

Consultant Team

SS-A Ltd have been formally appointed as Architect.

3 quotes have been requested for Cost Consultancy / Employers Agent Services, Clerk of Works, Structural Engineer (drainage & foundation design). Returns are due 26th May, with formal appointments made by 29th May.

Housing Need

Discussions are on-going with Housing Services to ascertain demand from ex-military personnel, to determine which design option will be taken forward for planning permission.

Planning

Cross Street is not considered a major application, in planning terms, therefore consent could be granted within 8 weeks under delegated powers.

The planning team has reviewed the proposed scheme, indicating initial support. The only area of concern to date has been the proposed height of the building in context to the surrounding area.

The planning team has confirmed local validation requirements to support a planning application. All surveys & reports required have been commissioned.

We are aware there will be exemptions made under the NPPF in relation to BNG requirements, for sites under 0.2 hectares. Both sites will therefore fall within this threshold. We understand the exemption will come into effect by 31st July, therefore strategically a planning application will be submitted on or after 31st July.

The financial impact of BNG is in the region of £15,000 per dwelling.

Surveys

A topographical survey has been conducted.

The following surveys will be commissioned week commencing 26th May to ensure planning submissions timescales can be met.

- ✓ Ecology Walkover
- ✓ Phase 1 Ground Investigation

Construction Procurement

To comply with the Procurement Act 2023, the project will be subject to competitive tender. A tender notice will be published via Nottinghamshire County Council on the East Midlands Tender portal.

To ensure there will be a range of contractors submitting tender, the Housing Delivery Team has been networking with a number of SME contractors active across the region.

Delivery Timetable

Updated Financial Appraisal	w/c 25 th May 2026
Appointing Consultancy Team	w/c 25 th May 2026
Survey returns and review*	June 2026
Construction Tender Pack	June / July 2026
Construction Tender Issue	July 2026
Construction Tender Return	August 2026
Planning Application	31 st July 2026
Planning Determination	30 th September
Contract Award / Start on-site	October 2026

Key Risks to Delivery

- A. Planning Permission – there is a risk 52 Church Street may not be determined within the 12-week statutory period.
- B. Construction Tender Returns – there is a risk the construction prices received via the tender process will be in excess of amounts budgeted.

6. Key decision

This report is not a key decision as defined under Regulation 8 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

7. Updates from Scrutiny

Not applicable.

8. Financial Implications:

Not applicable.

9. Legal Implications

Not applicable.

10. Human Resources Implications

Not applicable.

11. Union Comments

Not applicable.

12. Climate Change Implications

The climate change implications are contained within the report.

13. Data Protection Compliance Implications

This report does not contain any OFFICIAL(SENSITIVE) information and there are no Data Protection issues in relation to this report.

14. Equality Impact Assessment

No Equality Impact Assessment is included in this report.

15. Background Papers

Nil.