

## Report of the Deputy Chief Executive

**HOUSING DELIVERY PLAN – NEW BUILD HOUSING FEASIBILITY COSTS**1. Purpose of report

To seek approval to undertake feasibility work on sites being considered for new build housing funded by the Housing Revenue Account.

2. Background and detail

The Housing Delivery Plan was approved by Housing Committee on 5 June 2019. Providing new build housing on Council owned sites is a key component of the delivery plan to help ensure a minimum of 230 new social rented homes are provided over the next 10 years.

The new build housing programme requires external construction consultants to be appointed in order to progress the relevant feasibility work. A list of likely consultancy work required is provided in the appendix.

Due to a lack of internal resources and the specialist nature of these tasks, the Council will need to commission the work externally.

Work is already underway with the Interim Procurement and Contracts Officer to undertake the necessary procurement procedures for these contracts including the potential use of existing OJEU compliant Construction Frameworks. All appointments will be compliant with the Council's constitution and standing orders.

3. Financial Implications

It is proposed that an initial sum of £200,000 be allocated in the 2019/20 capital programme for feasibility costs to initiate new build housing schemes as set out in the Housing Delivery Plan. Once suitable schemes have been identified and the required preparatory work as set out in the appendix has been completed, these schemes will be presented to the Finance and Resources Committee for consideration of their formal incorporation within the capital programme.

The initial sum of £200,000 can be met from available receipts from the sale of Council houses which amounted to over £4,097,800 at 31 August 2019.

**Recommendation**

**The Committee is asked to RESOLVE that £200,000 be allocated in the 2019/20 Programme for new build housing feasibility costs to be funded from HRA capital receipts.**

Background papers

Nil

## APPENDIX

Feasibility consultancy work required

1) Architect/Principal Designer
2) Planning consultant
3) Employer's Agent/Project Manager
4) Quantity Surveyor/Cost Consultant
5) External Legal advice – due diligence
6) Legal Search fees
7) Utility Reports
8) Structural/Civil Engineering advice
9) Environmental consultants: Ground condition/site investigation work
10) Site Surveys – not all will be required on every site; <ul style="list-style-type: none"><li>• Asbestos survey,</li><li>• Tree survey,</li><li>• Ecology survey,</li><li>• Topographical survey,</li><li>• Utility CAT scans,</li><li>• f) Archaeological survey,</li></ul>