



Housing Delivery Plan Update Phase 1 New Build Sites (2019 – 2020)

New Build Delivery Phase 1

The following sites have been identified for initial development in phase 1:

1. Willoughby Street, Beeston,
2. 51 Ilkeston Road, Bramcote (known as Fishpond Cottage),
3. Oakfield Road Garage site, Stapleford.

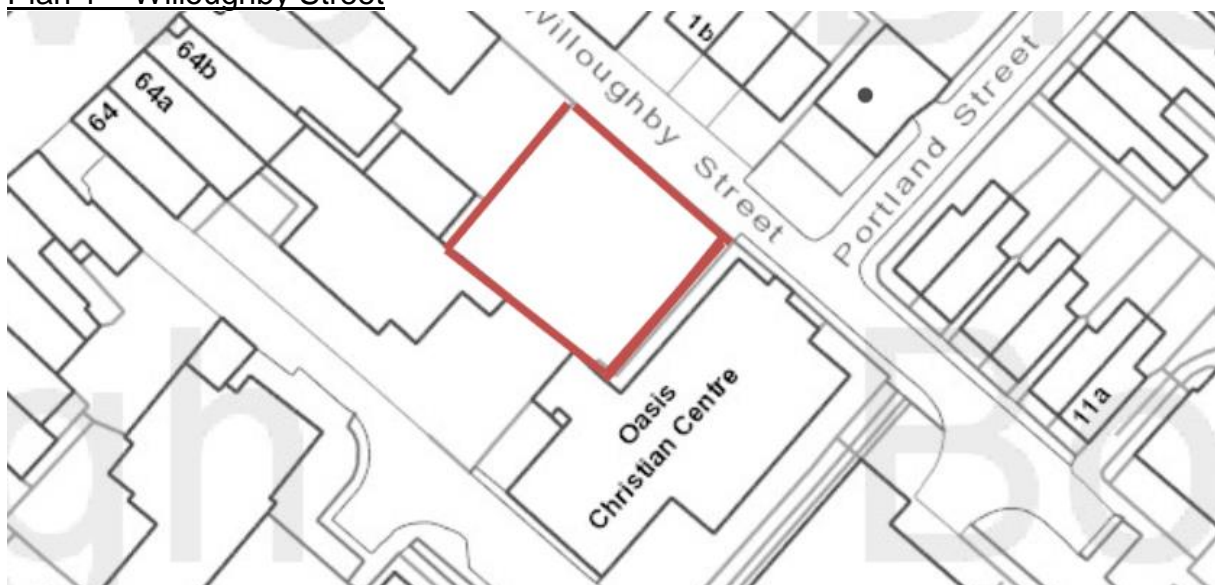
1) Willoughby Street, Beeston

A development of two dementia friendly bungalows for rent will begin in early 2020 at Willoughby Street, Beeston. The scheme has been funded by the Nottinghamshire Better Care Fund. The two bungalows will form part of the Council's stock.

Projected Development Programme

Building regulation approval	November/December 2019
Tender building contract	December 2019
Let building contract	February 2020
Construction work begins	March 2020

Plan 1 – Willoughby Street



2) 51 Ilkeston Road, Bramcote (known as Fishpond Cottage)

51 Ilkeston Road is a Council owned detached property that is currently vacant. It is on a large plot adjacent to Ilkeston Road that is not allocated as open space in the local plan. The site is also next to a large area of open space surrounding a pond that would all be retained. The residents of the neighbouring independent living scheme have been written to and advised that the Council is looking to redevelop the site. The Council would like to build houses on the land as family housing remains the most pressing housing need across the district.

Projected Development Programme

Consultants appointed (architects, employers agent, engineers)	November 2019
Surveys undertaken	November 2019
Resident consultation exercise	January 2020
Planning application to be submitted	February 2020

Plan 2 - 51 Ilkeston Road



3) Oakfield Road, Stapleford

The Council owns circa 838 garages, located throughout the borough with 312 in Stapleford. The site at Oakfield Road currently comprises of 16 garages of which 3 are currently void. The garages are not in good condition and require maintenance and modernisation work.

The Council would like to build flats on the site for rent to ex-service personnel. A low % of Council garages are used to house cars with most acting as storage units. However, a full parking survey will be undertaken before a planning application is submitted to ensure that the proposal does not have a significant impact on existing street parking. The garage tenants and immediate neighbours have been written to and advised that the Council is looking to redevelop the site. The housing department will work with the garage tenants affected to try and find them alternative garages over the coming months.

Projected Development Programme

Consultants appointed (architects, employers agent, engineers)	November 2019
Surveys undertaken	November 2019
Resident consultation exercise	January 2020
Planning application to be submitted	January 2020

Plan 3 - Oakfield Road

