

Housing & Major Projects
Policy, Development & Scrutiny report
20th November 2012

Development & Major Projects update- Derek Quilter
Housing Services Update – Graham Sabourn

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Sustainable Development Overview

- Work continues on Planning and Financing the Future programme (PaFF). This is being carried out to establish the viability of developments and the impact of development upon corporate financing.
- This work is set against a background of significant Government changes to funding and support, continuing macro-economic challenges and increasing pressure on housing; and the aspiration to progress the B&NES Development Agenda. The ability of the Council to deliver its priorities and aspirations in this area continues to depend on the alignment of policies in Planning, Transport and the ability of the Council to influence and encourage growth and development through its asset base and influence.
- There are significant challenges ahead in bringing forward development but there are also major opportunities through our Enterprise Area -Bath City of Ideas including, Bath Western Riverside and Bath Quays South. Also Norton Radstock Regeneration, MOD Sites, Keynsham, Somerdale and Temple Street. All of which could and should have significant ability to help the economic growth, development agenda and Housing delivery.
- We continue to review our capacity and organisation in order to respond to this agenda.
- We work to ensure that the agenda is rooted in the Administrations requirement to ensure local communities are involved in our work.

Part 1. Housing

1.2. Housing Services Update:

- Performance Update

- Housing Services has 27 performance indicators for 2012/13. Performance to date has generally been positive.

	<u>Performance Indicator</u>		<u>YTD Actual</u>	<u>YTD Previous</u>	<u>YE Target</u>
	Customer focus				
1.	Customer Service Standard: Overall satisfaction with the service % (Q)		Data not available	92.7%	90%
2.	Customer Service Standard: Complaints responded to within 20 working days % (Q)	↓	85.7%	100%	85%
3.	Customer Service Standard: Letters responded to within 20 working days % (Q)	→	100%	100%	85%
4.	Customer Service Standard: Telephone calls answered with 20 seconds % (Q)	↑	89.3%	87.7%	90%
5.	Undisputed invoices paid within 30 days % (Q)	↑	78.4%	75.9%	90%
6.	Equalities Impact Assessments - % of services covered by current (4yr) EIA (Q)	→	80%	80%	100%
7.	Housing Condition requests from private rented tenants investigated within 5 working days % (Q)	→	99%	99%	90%

8.	Average time for major adaptations to be completed from initial enquiry to B&NES Access Team (weeks) (M)	↓	33	32	46
9.	Housing Multiple Occupation licences issued within 12 weeks of valid application % (M)	↓	98.8%	100%	85%
10.	Homesearch applications entered on the system within 10 working days % (M)	↓	96.8%	97.2%	90.5%
11.	Medical priority decisions made within 30 working days (M)	↑	95.8%	94.8%	90.5%
	Access to affordable housing				
12.	Client nominations to Registered Providers within 20 working days of property advert deadline (M)	→	100%	100%	95%
13.	General needs properties secured by Group A and B clients (M)	↓	64.7%	64.9%	80%

	Preventing homelessness				
14.	Households in temporary accommodation (M)	↑	25	26	37
15.	Potential homeless cases where our intervention has prevented homelessness and/or the need to secure temporary accommodation (M)	↓	24.4%	24.5%	22%
16.	Homeless applications determined made within 33 working days (M)	↑	96.6%	96.2%	85%
17.	Supported Lodgings clients, whom when moved on, did so in a planned manner % (Q)	→	100%	100%	70%

18.	Homefinder tenancies that are successfully* sustained % (Q) (*Successful = in place for 1 year or more)	↓	76.9%	79.7%	60%
Delivering new affordable housing					
19.	NI 155 - Affordable homes delivered against the 4 year cumulative target % (Q)	↑	50.3%	46.7%	50%
Affordable Warmth					
20.	Number of properties in B&NES receiving one or more energy efficiency measures (Q)	↑	173	61	300
21.	Properties receiving one or more energy efficiency measure that are occupied by residents vulnerable to excess cold hazards % (Q)	↑	81.5%	80.3%	80%
Private sector renewal					
22.	Number of properties made safer and healthier - properties where a health and safety improvement has been made=Community safety measures, enforcement, adaptations, HIA, energy efficiency improvements (Q)	↑	455	173	700
23.	Properties made safer and healthier that are occupied by vulnerable residents (this estimate assumes properties improved by accreditation and enforcement are not vulnerable) % (Q)	↑	74.9%	74%	75%

24.	Private rented homes accredited with B&NES property accreditation scheme % (Q)	↓	8.4% ¹	13.3% ²	20%
25.	Empty properties brought back into use *Cumulative over financial year (No.) (Q)	↑	60	24	45
	Staff				
26.	Performance development reviews completed % (Q)	↑	42%	40%	100%
27.	Staff sickness (excluding long term) % (M)	↓	2.1%	2.0%	4%

Part 2.

Major Projects & Development

2.1 Development & Regeneration

- **Keynsham** – Please see appendix 1 attached
- **Midsomer Norton**
 - Work is progressing on bringing forward a regeneration strategy in line with the draft Core Strategy and the Economic Regeneration Delivery Plan.
 - Particular attention is being given to the opportunity of South Road car park as it is identified as a key site that is central to the wider regeneration of the town. B&NES has been working with the MSN Town Council in developing and considering options for future development.
- **Welton Bibby Baron**
 - It is understood that this site will be fully vacated by the second quarter of 2013. Terrace Hill has signed up to a conditional (to planning) purchase of the whole site from Welton Bibby Baron. They are currently consulting with local Members to gauge views on their proposals to redevelop the site for a 50,000 sq ft (gross) supermarket and housing, the tenure and mix are as yet unknown. They propose to move forward on a pre-app stage early in 2013.
- **NRR**
 - NRR, Linden Homes and B&NES are committed to bringing this key site forward for development.
 - Work is underway to relocate the Oak Tree in the centre of Radstock to Writhlington School

2.2 Council Direct Projects

- **Southgate**

- Station works are nearing completion and due to open to the public Christmas 2012.
- Practical completion under the Development Agreement Act anticipated December 2012
- Land transfer registration is anticipated end of December 2012

- **Public Realm**

- **Preparatory Projects -City Info, Street Furniture & Pattern book**

- All elements are on programme
- Monoliths installation will be completed in 2012
- Printed artwork & maps are completed and have been distributed–talks are taking place with Bath Tourism & Future Bath Plus for leading going forward.
- Street Furniture – Contractor appointment due end November 2012 for furniture installation in High Street.
- Pattern Book aim to complete April 2013.

- **High Street**

- Construction works to Northumberland Place complete.
- Works to the High Street commenced 8th August 2012 and are due for completion in April 2013.
- Phases of paving works now completed in front of the Guildhall and adjacent to the Abbey.
- Communications with Traders are ongoing.
- Works to stop in mid November for Christmas embargo and recommence in early January.
- Works currently within budget.

- **Guildhall Tech Hub**

- Scheme agreed and does not require formal approval (planning and listed building) as it does not alter the original structure
- Due to commence works December 2012 dependant on Parking Services re-locating.
- Occupation scheduled for February 2012
- Procurement will utilise local construction companies
- Security access will be installed to separate the Hub from Council operations

Children's Services

- **Ralph Allen School Applied Learning Centre and all weather pitch**

- Project is on programme and within budget
- Construction started on site 28th August 2012
- All weather pitch to be completed February 2013
- Construction aim to complete Summer 2013

- **St Gregory's & St Mark's**

- National Planning Casework Unit has agreed that the formal planning decision notice can be issued
- Planning conditions have started to be discharged
- ER Hemmings has started re-working the design for a Cross Laminated Timber frame (with input from Eurban, White Design and Integral)
- Site clearance works has started

- **Wellsway Sports Centre**

- Project remains on budget
- The Sport hall was completed on 2nd October 2012 with Handover / occupation taking place on 15th October 2012
- The Main Contractor is scheduled to leave site in November following reinstatement of the temporary access road and remaining landscaping.

- **Bath Western Riverside**
 - **Residential occupations**
 - First 30 private residential units now occupied or sold.
 - First 100 affordable units now occupied
 - Shared ownership occupations increasing with strong market interest for the shared ownership product
 - Units are fully sold, strong demand remains.
 - **Phase 2**
 - Occupation due 2013
 - 2nd Phase infrastructure for replacement Destructor Bridge commenced November 2012
 - **BWR Main scheme**
 - Crest are progressing terms with Wales and West to decommission the gas holders subject to funding.

- **Victoria Bridge**
 - **Temporary works (Phase 2)**
 - Temporary crossing will need to be closed again when phase 3 works commence, (mid 2013).
 - Periodic monitoring of temporary works is ongoing.
 - **Permanent works (Phase 3)**
 - Design work by AECOM currently progressing through stage 2 of 4.
 - Planning application to be submitted March 2013.
 - Designer checker also now appointed.
 - Completion anticipated mid 2014.

- **Bath Transport Package**
 - **Park & Ride expansion**
 - **Odd Down**
 - Alun Griffiths contractors on programme and scheduled to complete Lot 1 end November 2012.
 - **Lansdown**
 - Construction progressing, Balfour Beatty currently working towards Christmas embargo period.
 - **Newbridge**
 - E R Hemmings have been appointed to deliver Lot 3 Newbridge.
 - Site has been cleared and temporary access has been completed.
 - Construction start date due January 2013.
 - **CCTV**
 - Installation of CCTV to all 3 Park and Ride sites to be carried out over the period of November 2012- April 2013.