

**Council House Building Programme Phases 2&3
Progress Update August 2016****Report by Garry Sheret, Head of Property and Facilities Management****1 Purpose of Report**

Update report to provide the Cabinet with the progress being made on the Council House Building Programme.

2 Background**2.1 Council Housing Programme - Phase 1 Framework**

The first phase provided 864 additional homes within the Midlothian area over a period of 7 years with a total budget of £108,700,000 and is complete.

2.1.1 Residual Issue: Newbyres Crescent/Gore Avenue, Gorebridge

The re-development of this site is included in Phase 2. Structures have been demolished and the foundations removed. The Site Investigation tender has been completed and the Contractor is now due to be appointed.

2.1.2 Residual Issue: Solar Panels

There has been an investigation into latent defects of the solar panel installations on sites at New Park Gardens in Gorebridge, Salters Road in Dalkeith, Academy Lane in Loanhead and Cuiken Terrace in Penicuik. The report is currently being reviewed by legal advisers. The problems do not appear to have restricted the benefits to tenants but relate to prevention of water ingress.

2.1.3 Scottish Water Contributions

The Council is entitled to recover contributions from Scottish Water following the completion of residential developments. Further payments continue to be received by the Council.

2.2 Council Housing Programme - Phase 2 Framework

Phase 2 is providing a further 420 additional homes within the Midlothian area with a total budget of £63,663,000 which is funded from the Housing Revenue Account and Scottish Government grant funding. The General Services Account provided funding for the Young People's Homes and non-housing elements of Cowan Court Extra Care Housing. There remain approximately 90 homes yet to be completed. The Phase 2 Contractor Framework allows for an extension of one year beyond the expiry date of 31 July 2017. All the available sites previously approved for Phase 2 have now been used therefore further sites are currently being assessed in conjunction with those for the Phase 3 Housing and will be submitted for to Council for approval after consultation.

2.2.1 Completed Sites

Site 2; Woodburn Road; Dalkeith

Site consists of 14 mainstream homes and 1 Home for Young People. All completed homes were released for occupation in September 2013.

Site 9; Craigiefield Crescent; Penicuik

Site consists of 17 mainstream homes. All completed homes were released for occupation in July 2015. End of year defect inspections are currently underway.

Site 18; Eastfield Drive; Penicuik

Site consists of 17 mainstream homes. All completed homes were released for occupation in August 2015.

Site 37; Eastfield Drive; Penicuik

Site consists of 32 extra care flats, 30 mainstream homes and 1 Home for Young People. All completed homes were released for occupation between March and November 2013.

Site 42; Jackson Street; Penicuik

Site consists of 14 mainstream homes. All completed homes were released for occupation in June 2015. End of year defect inspections have been carried out and remedial works are underway.

2.2.2 Construction Stages

Site 60; Edgefield Road; Loanhead

The first handover has been completed with 10 homes being released to Housing. The second phase handover of 12 homes is scheduled for mid August. The final phase will be handed over early October 2016 in line with the contract programme.

Site 51a Stobhill Road; Gorebridge

Main contract works commenced November 2015 and are 60% complete. The works are due to complete April 2017.

Site 51b Stobhill Road, Gorebridge

Enabling works have commenced. Site works will follow on from site 51A. The completion date is being re-programmed due to a delay in the site start for environmental report reasons.

Site 108; Polton Street, Bonnyrigg

Main contract works commenced November 2015 and are 75% complete. The works are due to complete November 2016.

Complex Care, Eastfield Farm Road, Penicuik

Site consists of 12 new build one bed apartments and a management block created by refurbishing an existing semi-detached house. The main contractor (ESH Borders Construction) was appointed in February 2016 and commenced on site in March 2016.

The works are approximately 30% complete and are scheduled to complete in February 2017.

2.2.3 Pre-construction

No pre construction at present.

2.2.4 Site 32/34; Newbyres Crescent / Gore Avenue, Gorebridge

Demolition of the properties was carried out from February 2016 and completed June 2016 as per programme.

Ground Investigation works tendering is ongoing with commencement of onsite activities scheduled for later in 2016.

Mini comp tender for main contract works is scheduled to be issued in August with a return in November 2016.

Phase 3

On the Council meeting of 15 December 2015 it was agreed and recorded that a Phase 3 housing programme would follow on from Phase 2. Phase 3 will comprise up to 240 homes to be constructed from a budget of £36 million funded by the Housing Revenue Account.

Phase 3 will develop the immediately available sites that are surplus to the Phase 2 requirements in addition to further sites that have been identified as becoming available over the next few years.

3 Report Implications

3.1 Resource

All the costs of employing the necessary members of staff are included in the project budgets.

3.2 Risk

A programme-wide risk register is being maintained. Site specific Risk Logs are being maintained and reviewed on a regular basis.

3.3 Single Midlothian Plan and Business Transformation

Theme addressed in this report:-

- Adult Health Care
- Sustainable Growth

3.4 Impact on Performance and Outcomes

The proposed works support the Council's Local Housing Strategy and accord with Midlothian Council's Corporate Priority; Objective 1a.

3.5 Adopting a Preventative Approach

Whilst reprogramming of the milestone dates has taken place this has been developed in a manner that avoids an extension of the project timescale.

3.6 Involving Communities and Other Stakeholders

Consultations internally and externally were carried out with all appropriate stakeholders ensuring input/comment on the proposed layouts / house types and mix. This will be repeated for the additional sites.

3.7 Ensuring Equalities

This report is not proposing any new services, policies, strategies or plans (or significant changes to or review of them) and therefore has not been assessed for equalities implications.

3.8 Supporting Sustainable Development

The new build housing programme will comply with all current building regulations and follows best practice in line with the Council's policies on the environment.

3.9 IT Issues

The use of Building Information Modelling is being utilised to deliver the projects. Models exist for the generic house types and flat types. It is proposed that these models will be used for the completion of Phase 2 and the implementation of Phase 3.

4 Recommendations

Note the content of this report and the progress made on Phases 1, 2 and 3.

Attachments:
none

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