

**Council House Building Programme Phases 1 and 2  
Progress Report April 2015****Report by Garry Sheret, Head of Property and Facilities Management****1 Purpose of Report**

To provide an update to Cabinet on the progress made on the Council Housing New Build Programmes.

**2 Background****2.1 Housing Phase 1**

Phase 1 of the New Build Housing Programme has provided 864 additional Council Homes within the Midlothian area over a period of 7 years and within the total budget of £108,684,000.

**2.1.1 Residual Issues****Newbyres Crescent, Gorebridge**

Following the discovery of unacceptable levels of gas emissions within properties the Council authorised the demolition these properties and to relocate affected tenants elsewhere within the Midlothian area.

The demolishing of the existing development is currently being tendered with works schedule to commence in summer 2015 following the re-housing of all tenants.

Re-development is programmed to commence as part of Phase 2 housing following demolition and redesign. Further updates are set out in the Housing Phase 2 programme later in this report.

**Scottish Water Contributions**

The Council is entitled to recover contributions from Scottish Water following the completion of developments. This is progressing with a current approximate estimate of £500,000 expected to be covered by the Council by the end of 2015.

**2.2 Housing Phase 2**

The Phase 2 Housing Programme currently plans to deliver a further 420 Council homes by the end of 2017 within the approved total development budget of £63,663,000 which is funded from the Council's Capital Plan.

### 2.2.1 Completed Sites

#### **Site 37 Eastfield Drive, Penicuik**

This Site consists of 30 care flats, 30 mainstream housing homes and 1 Home for Young People. All completed units were released to the client for occupation in November 2013.

#### **Site 2 Woodburn Road, Dalkeith**

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

### 2.2.2 Construction Stage

**Site 9 Craigiefield Crescent, Penicuik** - Main contract works awarded to Hart Builder (Edinburgh) Ltd. Contract commenced August 2014 with the completion of 17 homes expected in July 2015.

**Site 18 Eastfield Drive, Penicuik** - Main contract works awarded to Hart Builder (Edinburgh) Ltd. Contract commenced July 2014 with the completion of 17 homes expected in July 2015.

**Site 42 Jackson Street, Penicuik** - Main contract works awarded to CCG Scotland Ltd. Contract commenced October 2014 with completion of 14 homes expected in June 2015.

### 2.2.3 Pre Construction Stage

The following development contract awards are imminent.

**Site 51a Stobhill Road, Gorebridge** – this site has been escalated within the Phase 2 delivery programme due to site being preferred for re-housing tenants displaced by the gas emissions identified at Newbyres Crescent. Planning application submitted in February 2015.

Main contract works to commence in August 2015 with the completion of the 37 homes programmed for October 2016.

**Site 60 Edgefield Road, Loanhead** - Grouting and service diversion works completed in April 2015.

Main contract works to commence in May 2015 (subject to all statutory consents being obtained) with the completion of 41 homes programmed for August 2016.

**Site 108 Polton Street, Bonnyrigg** - Main contract works to commence in October 2015 (subject to all statutory consents being obtained) with completion of 18 homes programmed for late 2016.

## 2.2.4 Mini Competition Stage

**Site 32/34 Newbyres Crescent, Gorebridge** – issued to contractor for design and pricing under the Phase 2 framework. Is currently being programmed for early May 2015.

8 residents remain in properties within the development. Colleagues within the Council's Housing Section anticipate that the remaining tenants will be relocated by June 2015.

Pending utility services disconnections, demolition work is programmed to commence September 2015 with main contract works being envisaged as commencing May 2016.

The development is yet to be redesigned but has a target mix and the intention is to at least match the 64 homes being demolished.

Completion is anticipated late 2017.

**Site 51b Stobhill Road, Gorebridge** – issued to contractor for design and pricing under the Phase 2 framework. Is currently programmed for May 2015.

This development adjoins the 51a Stobhill Road, Gorebridge site. Enabling works are being carried out alongside Site 51a which are programmed for completion in June 2015.

Main works to commence January 2016 with completion anticipated early 2017.

The development design is yet to be approved but has a target mix agreed by Housing colleagues for 28 homes.

## 2.2.5 Sites at pre-tender stage

**Site 47 Kirkhill Road, Penicuik** - the existing YMCA building is currently under review by Historic Scotland regarding potential listing status. Initial response from Historic Scotland indicates that the building is intended to be listed category C.

A revised solution to accommodate this building being listed and remaining on site is now being developed.

This development was selected as the preferred site for Houses for Heroes. The design brief for the site therefore incorporates five 2 bed homes suitable for Houses for Heroes. The preferred conceptual layout required demolition of the YMCA building. This will now have to be revised and changed.

As a result the issue of the mini competition under the Phase 2 framework tendering for price and design is now likely to be in June 2015. The target number of homes for this site is 30 however this is now also subject to review.

### **2.2.6 Future Sites**

**Site 6/24/25 D'arcy Road, Mayfield** - Once accurate housing unit numbers from all other Phase 2 sites are established, this site will be tendered to maximise the number of houses which can be built from the available Phase 2 budget.

### **2.2.7 Complex Care**

Site 41 (Eastfield Farm Road, Penicuik) has been identified by Health and Social Care as the preferred location for a 12 person housing cluster unit.

A Cabinet Report submitted in February 2014 by Joint Director Health and Social Care outlined this project.

Demolition of the John Chant Centre building commenced April 2015 and is due to complete end of May 2015. Main works are envisaged to commence in September 2015 and the completion of 12 care units plus minor refurbishment of adjacent Council buildings is anticipated in autumn 2016.

## **3 Report Implications**

### **3.1 Resource**

All the costs of employing the necessary members of staff are included in the budgets for the two phases of new build housing programme.

### **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 and Care.
- Sustainable Growth and Housing.

### **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 which avoids delays to the overall project timescale.

### **3.6 Involving Communities and Other Stakeholders**

Consultations internally and externally continue to be carried out with relevant stakeholders ensuring input/comment on the proposed Layouts/House Types and mixes.

### **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 and Flat Types and also Site 9 Craigiebiel Crescent, Penicuik, Site 18 Eastfield Drive, Penicuik and Site 42 Jackson Street, Penicuik and this process will follow on for the remaining developments.

The Phase 2 project through the use of Building Information Modelling is in line with Government initiatives.

## **4 Recommendations**

Cabinet is asked to note the content of this Report and the progress made on Phases 1 and 2.

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