

**Council House Building Programme Phases 1 and 2
Progress Report July 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 Housing Programmes.

2 Background**2.1 Housing Phase 1**

Phase 1 of the Housing Programme 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 took the decision to demolish these properties and relocate affected tenants elsewhere within the Midlothian area.

The services disconnections work and demolishing of the existing development has been tendered and works scheduled to commence in September 2015 following the re-housing of all tenants.

Re-development is programmed to commence as part of Phase 2 housing following demolition and redesign.

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 recovered 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

Site consists of 32 extra care flats, 30 mainstream 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.

Site 9 Craigiefield Crescent, Penicuik

Site consists of 17 mainstream homes. All completed units were released to the client for occupation in July 2015.

Site 42 Jackson Street, Penicuik

Site consists of 14 mainstream homes. All completed units were released to the client for occupation in June 2015.

2.2.2 Construction Stage

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 August 2015.

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

Main contract works commenced in June 2015 with the completion of 41 homes programmed for October 2016.

2.2.3 Pre Construction Stage

The following development contract awards are imminent.

Site 51a Stobhill Road, Gorebridge - Planning approval granted in May 2015.

Main contract works are due to commence in August 2015, subject to the agreement with Environmental Health on the treatment of abnormal ground conditions encountered onsite. To facilitate earliest possible tenant occupation this site will be handed over to Housing colleagues on a phased basis.

Completion of all 37 homes is currently programmed for November 2016.

Site 108 Polton Street, Bonnyrigg - Main contract works to commence in August 2015. Completion of 18 homes programmed August 2016.

2.2.4 Mini Competition Stage

Site 32/34 Newbyres Crescent, Gorebridge – Following Housing specification changes this tender was issued for design and pricing under the Phase 2 framework in July 2015. Tender returns are scheduled for October 2015 with acceptance notification expected in November 2015.

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

Demolition work is programmed to commence November 2015 following service disconnections which will start in September 2015. Main contract works envisaged as commencing May 2016.

The development has been reappraised and has an increased capacity of 66 homes.

Completion of all homes is anticipated late 2017.

Site 51b Stobhill Road, Gorebridge – issued for design and pricing under the Phase 2 framework. Tender returns are programmed for August 2015.

This development adjoins the 51a Stobhill Road, Gorebridge site. Enabling works have been carried out alongside Site 51a which were completed 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 has now received a Category C listing by Historic Scotland. The Council are in the process of creating a new title boundary and look to market the listed property for private re-development.

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. Work is underway to review the revised site plan following the listing of the former YMCA building.

As a result issue to mini competition under the Phase 2 framework is scheduled for August 2015. The revised target number of homes for this site is 25 however this is now 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 was completed 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 housing.

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 Craigiefield 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.

27 July 2015

Report Contact:

Garry Sheret, Tel No 0131 561 5249
garry.sheret@midlothian.gov.uk