

THURSDAY, 11 DECEMBER 2014

REPORT OF THE LEADER OF THE COUNCIL**HOUSING REGENERATION UPDATE****PURPOSE**

To update members regarding the current position of the Tinkers Green and Kerria regeneration project. To agree the appointment of GVA to complete the next stage of preparatory work. To make changes to the current years budget structure to ensure continued delivery of the project.

RECOMMENDATIONS

- **That the contents of the report are noted**
- **That £421,750 is vired in 2014/2105 from the Kerria budget to the Tinkers Green budget**
- **That GVA are appointed to undertake Stage Three preparation**

EXECUTIVE SUMMARY

On 13th March 2014 members received a report updating on plans for the delivery of Housing based regeneration in the Tinkers Green and Kerria areas of Tamworth. Since this date the projects has progressed considerably. In particular:

- 14 bungalows at Cottage Walk/Leisure Walk have been demolished following the decanting of residents to more suitable dwellings.
- Residents of Hastings Close have been successfully re-housed in line with the Council's decant plan.
- A contract has been let with Ad-hoc solutions to provide 'property guardians' for the vacant dwellings. This scheme will help to reduce anti social behaviour.
- Wide community consultation has been undertaken based on options for the development of the two sites. These consultations have provided vital information to help inform the development of the master plan for the site
- Site investigations have been undertaken including environmental reports.
- A study of the potential and requirement for retail provision on both sites has been undertaken to inform the development of the master plan
- The Council has procured appropriate consultancy support for the progression of CPO proceedings

To date, despite some delays in achieving demolition of specific properties the Council remains on target to deliver the project within the original project programme with completion of all works by 2018/2019.

Following the consultation with residents the Council's architects have develop detailed proposals to comprise the Master Plan for the sites. Community feedback has helped inform these proposals along with technical and other data and information. It is intended that a final proposal will be submitted to Cabinet in February to agree the submission of the proposals for planning approval. Prior to this a further opportunity for residents to comment will be provided during January with an open event in each area. An all members seminar

regarding the proposals is also planned.

Work is also underway based to complete the Master Plan and update the financial appraisal. The report to Cabinet in February will include an updated financial appraisal including construction and other cost estimates and an evaluation of the impact on the HRA business plan.

Once the Council has submitted planning permission it will be important to start work to procure a development solution via the procurement of a developer. There are a number of options in relation to how this commissioning exercise may proceed. At the time of the appointment of the Council's lead consultants GVA the project was broken down into four constituent parts with the initial appointment being for the first two stages only. The first two stages are nearing completion and it is proposed that the Council now confirm the commission of GVA for the third stage. This will comprise work in preparation for the commissioning of a development contract for the project including a market evaluation and assessment of the best commissioning option for the Council. This stage attracts a fee of £12,000 for which budgetary provision has been made. In order to ensure continued momentum of the project it is considered that this work should commence. Stage Four includes the commissioning exercise to secure a developer and this will be subject to a further Cabinet decision in February 2015. To date GVA have performed well and have delivered all objectives in a timely and effective manner. The company are responsive to the requirements of the Council and have been agreeable to approaches to work which support the Council's objectives including closely supporting the approach to engaging with local people. Robust contract management on the part of the Council will ensure continued delivery to the standards specified.

Overall the project is progressing well and in line with the previously agreed overall programme.

OPTIONS CONSIDERED

In relation to the appointment of GVA to complete Stage Three work the following options are relevant:

Option	Risks	Benefits
Do not appoint GVA and re-tender the work	This will present an unnecessary delay which will put back the overall timescale for delivering the project.	None material
Wait until the Cabinet report in February to agree the Master Plan before commissioning the work	This could delay due progress and will mean that the Council cannot start preparations for the commissioning of a developer in a timely fashion	None material
Appoint GVA to undertake both Stage Three and Stage Four of the original tender	The development of a master plan and completion of stage three work will impact on the nature of the Stage Four work. It is therefore sensible to reserve the appointment for the fourth stage until this has been completed	None Material
Appoint GVA to complete Stage Three of the original tender	Should the project not progress then this work will be abortive	Given what is known at present it is unlikely that the project will not progress and

		therefore completion of the work will result in timely completion of necessary preparations.
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RESOURCE IMPLICATIONS

The Stage Three activities identified above can be met from within existing budgets.

The table below shows a summary of the budgets and spend for each scheme since the start of the project. The profiling of the 2014/15 capital budgets for each scheme does not reflect where the cost of the work is currently being undertaken. It is proposed to vire £421,750 from the Kerria scheme budgets to Tinkers Green budgets to ensure that the funds are available to meet all the current year costs.

	Total Budget	Allocated to Tinkers Green	Allocated to Kerria
2012/13	650,000	0	650,000
2013/14	500,000	500,000	0
2014/15	500,000	0	500,000
Total Budget	1,650,000	500,000	1,150,000
Proposed Virement	0	421,750	(421,750)
Revised Budget	1,650,000	921,750	728,250
	Total Spend	Tinkers Green	Kerria
2012/13	0	0	0
2013/14	541,714	387,558	154,156
2014/15 - Estimated	1,104,780	530,690	574,090
Total Spend	1,646,494	918,248	728,246
Budget Remaining	3,506	3,502	4

The HRA Regeneration report to Cabinet in February 2015 will include an updated financial appraisal including construction and other cost estimates and an evaluation of the impact on the HRA business plan. This information will be used to calculate the future year's budgets to be included the 2015/16 Capital Programme reported to Cabinet and Council in February 2015.

LEGAL/RISK IMPLICATIONS BACKGROUND

None arising from his report

SUSTAINABILITY IMPLICATIONS

As included in previous reports the regeneration of the Tinkers Green and Kerria areas contributes directly and substantially towards the Council's objectives.

REPORT AUTHOR

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LIST OF BACKGROUND PAPERS

APPENDICES

