

Report to Safer Neighbourhoods and Active Communities Scrutiny Board

30 August 2022

Subject:	Council House New Builds Programme
Director:	Director of Housing - Gillian Douglas Director of Regeneration and Growth – Tony McGovern
Contact Officer:	Democratic Services Officer John Swann John_swann@sandwell.gov.uk

1 Recommendations





- 1.1 That the Safer Neighbourhoods and Active Communities Scrutiny Board considers and comments upon the information presented to the meeting on the Council House New Builds Programme.

2 Reasons for Recommendations

- 2.1 On 2 August 2022 the Safer Neighbourhoods and Active Communities Scrutiny Board requested further information on the Council House New Builds Programme, in particular the Garratts Lane scheme which would be the subject of a Cabinet decision in due course.



3 How does this deliver objectives of the Corporate Plan?

	<p>Best start in life for children and young people - These new build properties will provide accommodation which better meets the needs of young families allowing / enabling for a better home educational environment</p>
	<p>People live well and age well - The new properties will be built to the Building Regulations standard M4(2) "Accessible and Adaptable" which allows for easy adaptations of the properties and takes into consideration ease of access to the dwellings. The schemes will also if possible, include some M (4)3 full wheelchair compliant standard for people with specific needs.</p>
	<p>Quality homes in thriving neighbourhoods - The redevelopment of under-utilised sites with modern residential accommodation will improve the asset base of the borough by providing much needed affordable housing. The provision of these proposed schemes will provide Homes that meet people's needs. Sandwell's population is growing, and people need quality housing that fits their individual requirements. The development of these sites will be guided by the Local Planning Authority in accordance with approved planning and development guidance. This will seek to achieve quality developments that set the highest architectural standards, and which provides energy efficient buildings, in furtherance of the aims of the Environmental Policy for Sandwell.</p>
	<p>A strong and inclusive economy - The development of these schemes will support investing in businesses, people and jobs that will create wealth and tackle poverty. It will also actively promote Think Sandwell with the inclusion of apprenticeships and training opportunities within the contractual arrangements.</p>

4 Context and Key Issues

4.1 Officers will present to the meeting an update on the Council House New Builds Programme.



- 4.2 Attached as Appendix 1 is the report to Cabinet on 22 June 2022 - 'Council House New Build Programme – Approval of sites and amendment to funding sources'.
- 4.3 In relation to the report to Cabinet on 22 June 2022 the following was resolved:-
- That Cabinet approve the allocation of sites contained within Appendix 1 for the Council New Build programme for the provision of new Council affordable rent housing accommodation in order to meet the external funding requirements for Homes England grant and Right to Buy 1-4-1 replacement generated from the sale of HRA dwellings under Right to Buy.
 - That Cabinet approve the proposed or amended funding sources and delivery sequence of the remaining development opportunities within the council's new build programme for the schemes funded utilising Homes England grant and Right to Buy 1-4-1 replacement. Future reports will be presented to Cabinet for those individual schemes where the detailed costs are yet to be established.
 - That the Director Regeneration and Growth in consultation with the Director of Housing and Director of Finance be authorised to amend funding sources available from the balance of 1-4-1 replacement receipts or Homes England to ensure the most appropriate use of funding for the schemes to ensure expenditure of Homes England funded within the contracted timescales and ensure the use the time limited receipts generated from the sale of properties.
 - That the Director Regeneration and Growth in consultation with the Director of Housing and Director of Finance be authorised to substitute alternative sites to achieve the required housing/funding outcomes should the schemes contained within Appendix 1 prove not to be viable in terms of value for money or deliverable within the prescribed funding timescales.
 - That the Director Regeneration and Growth in consultation with the Director of Housing and Director of Finance be authorised to continue to develop a future Council house build pipeline and ascertain



feasibility of available sites to ensure availability of sites for future Right to Buy 1-4-1 receipts and other funding opportunities.

5 Alternative Options

- 5.1 If the Scrutiny Board doesn't consider the information at the meeting on this matter then the opportunity to identify any recommendations would be lost.

6 Implications

- 6.1 The implications of the Council House New Build Programme are included in the report to Cabinet attached as Appendix 1.

7. Appendices

Report to Cabinet (22 June 2022): Council House Build Programme - approval of sites and amendment to funding sources – Appendix 1
Council House Build Re- profiling document - Appendix 2

8. Background Papers

None

