

Report to	Cabinet 8 July 2015	Item
Report of	Executive head regeneration and development	5
Subject	Norwich and Homes and Communities Agency (HCA) Strategic Partnership business plan 2015-16	

KEY DECISION

Purpose

To consider the business plan for the Norwich and Homes and Communities Agency (HCA) Strategic Partnership for 2015-16

Recommendation

To approve the Business Plan for the Norwich and Homes and Communities Agency (HCA) Strategic Partnership 2015-16

Corporate and service priorities

The report helps to meet the corporate priorities of a prosperous city and decent housing for all.

Financial implications

The business plan allocates the majority of the balance (£1,494,522 of £1,542,022) of partnership funds in 2015-16.

Ward/s: All wards

Cabinet member: Leader- Cllr Waters

Contact officers

Gwyn Jones

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Background documents

None

Report

Background

1. The Norwich and Homes and Communities Agency Strategic Partnership was formed in September 2009 following signing of a Collaboration and Investment Agreement (CIA) between Norwich City Council and the Homes and Communities Agency (HCA). The partnership is based on over £8M investment from HCA and city council assets and was originally intended to create a self perpetuating finance arrangement through the reinvestment of the proceeds from development in future projects which meet the partnership objectives. The objectives are:
 - a) To accelerate the delivery of affordable homes
 - b) To increase the supply of private homes
 - c) To improve the quality of existing homes
 - d) To maximise the opportunities for local employment
 - e) To deliver early outputs
 - f) To create sustainable communities
 - g) To deliver strategic regeneration projects within Norwich such as eco- retrofit programme or estate renewal.
2. A major part of the HCA investment was set aside to pay for infrastructure to kick-start the development of the Three Score site at Bowthorpe.
3. Since the partnership was established some considerable achievements have been made:
 - a) Memorial gardens project;
 - b) 108 new affordable homes on small sites owned by the council;
 - c) The 'eco-retrofit' of over 800 council homes;
 - d) New skate park at Eaton Park;
 - e) Grants for the Open 24/7 Youth venue and the Narthex projects;
 - f) Establishment of the 'Building Futures in Norwich' project to help ensure that local people can take up job and training opportunities created through construction projects;
 - g) Completion of a *Vision and investment plan* for the South City Centre.
 - h) Ground investigation work on Mountergate West to enable this site to be brought forward as a mixed development involving housing, offices and car parking

- i) Securing outline planning permission for the Threescore site at Bowthorpe for 1000 homes, including a care home, open space and other community facilities;
 - j) Commencement of the construction of the road/ infrastructure to serve the whole development
 - k) Securing an agreement with UK Power Networks to secure the undergrounding of high voltage lines crossing the Three Score site by 2016 at no cost to the Council.
 - l) Transferring council land to Norsecare and supporting a further successful funding bid to HCA for the development of a new Housing with Care and Dementia Care facility at Threescore, (Phase 1) which is now under construction;
 - m) Securing reserved matters planning permission for 172 dwellings (Phase 2) at Three Score. 112 of these units will be built to passivhaus standards. This will make it the largest scheme of its kind anywhere in the UK
4. The CIA requires that an annual business plan is approved for the Partnership and the draft Business Plan (attached as Appendix 1) was approved by the Norwich and HCA Partnership Strategic Board at its meeting in March 2015. (Some of the figures may be subject to minor change once the 2014-5 financial out-turn is known.)

Priorities for the Business Plan for 2015-16

- 5. The main priorities for the partnership relate to the development of the Three Score site. This year, £1,433,391 of partnership funding will be used to complete the construction of the road and infrastructure to serve the whole of the Three Score development. The council has agreed to fund the remaining cost of the infrastructure and a loan for this is available as part of the City Deal through the Local Infrastructure Fund. The construction of the road/ infrastructure is on track to be completed by autumn 2015 although the infrastructure may take slightly longer due to coordination with the undergrounding of the overhead lines crossing the site. A fee of £47,500 is retained to be paid in 2016-17 to fund the consultant costs associated with negotiating the removal of the overhead lines.
- 6. The council has commenced procurement of a 'Fabric First' framework of contractors so that a contractor for Three Score (and other council developments) can be appointed. The intention is to appoint a design and build contractor for Phase 2 (the 172 dwellings) by September 2015. Following further detailed design phase, work is likely to start in early 2016. Phase 2 will take 2-3 years to build out.
- 7. Work on construction of the housing with care and dementia care scheme will continue and this is due to be completed by March 2016, with occupation likely by summer 2016.
- 8. During the course of the year, consideration will be given to future phases of development at Three Score.
- 9. Development of the Three Score site will be underpinned by the 'Building Futures in Norwich' project which guarantees employment and training opportunities for local people as part of the construction contracts.

10. In addition, £2,119 remaining from the Memorial gardens project has been allocated to kick-start a fund raising effort to secure the restoration and relocation of the Lutyens Roll of Honour.
11. The business plan proposes that a sum of £59,012 be allocated for programme management of the partnership. The majority of these funds will be fees related to the Three Score development with a small element of funding to manage the Partnership as a whole. This is the remaining element of these partnership funds. This formed part of an original £500K budget originally earmarked for early partnership projects completed by March 2011 but through careful management it has supported programme management for a longer period.
12. The nature of the partnership has changed slightly as phase 2 of Three Score will be developed by the council to generate an income stream for the council's general fund.

Conclusion.

13. During 2015-16, the original aims of the partnership will come to fruition. Partnership funding for infrastructure has helped to kick-start the development of the Three Score site and development of the site will ensure early delivery to high design and environmental standards.

Integrated impact assessment



NORWICH
City Council

Report author to complete

Committee:	Cabinet			
Committee date:	8 July 2015			
Head of service:	Andy Watt			
Report subject:	Norwich and HCA Strategic Partnership Business Plan 2015-16			
Date assessed:	11 June 2015			
Description:	To seek approval for the Norwich and HCA Strategic Partnership business Plan for 2015-16			
Economic (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Finance (value for money)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Other departments and services e.g. office facilities, customer contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ICT services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Economic development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Financial inclusion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Social (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Safeguarding children and adults	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

S17 crime and disorder act 1998	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human Rights Act 1998	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health and well being	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Equality and diversity (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Relations between groups (cohesion)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Eliminating discrimination & harassment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Advancing equality of opportunity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Environmental (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Natural and built environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Waste minimisation & resource use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The development of the Threescore site will involve development and therefore use of resources. New residents will generate waste- however the planning permission requires homes to be delivered to at least Code 4 (code 6 for water) with the majority to passivhaus standards and will aim to ensure sustainable construction and waste minimisation.
Pollution	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inevitably new development will result in some pollution
Sustainable procurement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy and climate change	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development will impact on energy use however the majority of housing will be passivhaus with the remainder to Code 4 (code 6 for water) and sustainable construction techniques will be used

(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Risk management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Recommendations from impact assessment				
Positive				
The Three Score development will deliver 1000 new homes and new jobs for local people. It will provide for new open space, and new community facilities as well as a housing with care facility				
Negative				
Inevitably new development will have some negative consequences however these matters have already been taken into account through the planning process and design process, with statutory environmental standards being exceeded.t				
Neutral				
Issues				