

**Report to** Cabinet  
14 November 2012  
**Report of** Head of city development services  
**Subject** The sale of six small HRA sites to a housing association partner for the development of affordable housing.

**Item**

**15**

## **KEY DECISION**

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### **Purpose**

To seek approval for the disposal by sale or transfer of six small housing sites to a housing association for the development of new, affordable housing

### **Recommendation**

That Cabinet approves the construction of six small HRA sites (at Bland Road, Bowers Avenue, Edward Street, Gamewell Close, Rosary Road and Watling Road) by Orwell Housing Association to enable at least 20 new, affordable homes in the city.

### **Corporate and service priorities**

The report helps to meet the corporate priority “Decent housing for all” and the service plan priority to enable new affordable homes, which achieve the highest standards in energy efficiency in places where people want to live.

### **Financial implications**

Ward/s: Bowthorpe, Crome, Lakenham, Mancroft, Mile Cross, Thorpe Hamlet

Cabinet member: Councillor MacDonald – housing

### **Contact officers**

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## **Background documents**

NRW-PSH-9157-B Procurement of services- selection of a Registered Provider of Affordable Housing to deliver 20 new affordable dwellings on council owned sites in Norwich

# Report

## Background

1. On 11 July 2012, Cabinet approved the disposal for affordable housing development of six small HRA sites in the city, at Bland Road, Bowers Avenue, Edward Street, Gamewell Close, Rosary Road and Watling Road.
2. On 14 March 2012, Cabinet approved the mechanism by which the sites would be allocated and this is the process which has been carried out over the past few months. Housing development officers, working with colleagues in procurement, drew up a tender pack to be sent to interested parties, following the sites being advertised. Registered Providers (RP) were invited to submit a bid for all of the six sites to be delivered as part of one package, with a required completion date of March 2015.

## Tender submissions

3. Two bids were received. Each was scored against three areas: cost benefit to the council; design quality; and tenure mix. The scores for the successful organisation are set out in Table 1.

Table1:

<b>Company</b>	<b>Cost benefit score</b>	<b>Tenure mix score</b>	<b>Design quality score</b>	<b>Total score</b>
Orwell	10/10	20/40	41/50	71/100

4. Overall, Orwell scored 71/100 for their bid submission. It scored 10/10 for submitting the bid with the best cost benefit to the council. It scored 20/40 for tenure mix, as the homes they build will be delivered at an affordable rent level; and it scored 41/50 for design quality, by giving evidence of good quality, sustainable, recent, affordable housing developments it had delivered; by presenting a good quality vision document of one of the sites; by committing to deliver of the new homes by March 2015; and by stating a commitment to the Building Futures in Norwich initiative.
5. The other submission received was disqualified because it did not comply with the tender requirements.
6. The recommendation is therefore, to proceed with Orwell as partner, as it has pledged: to deliver at least 20 new affordable homes; to deliver within the timeframes stipulated; and to deliver an acceptable tenure mix of properties.
7. The council's deputy chief executive and executive head of business relationship management have both signed off the procurement submission as being compliant.

## Integrated impact assessment



**NORWICH**  
City Council

### Report author to complete

<b>Committee:</b>	Cabinet
<b>Committee date:</b>	14/11/12
<b>Head of service:</b>	Andy Watt
<b>Report subject:</b>	Disposal of HRA land for affordable housing
<b>Date assessed:</b>	22/10/12
<b>Description:</b>	Disposal of six HRA sites to Orwell Housing Association

	Impact			
<b>Economic (please add an 'x' as appropriate)</b>	<b>Neutral</b>	<b>Positive</b>	<b>Negative</b>	<b>Comments</b>
<b>Finance (value for money)</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The council will lose approximately £15,441 per annum in loss of income for the garages at Bowers Avenue, Gamewell Close and Watling Road.
<b>Other departments and services e.g. office facilities, customer contact</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The disposal of these sites will relieve pressure on the £150k repairs budget, as well as the costs of cleaning up the sites that have been subjected to anti-social behaviour and fly-tipping. Since repairs are carried out on an ad hoc basis, there is no definitive savings figure identifiable.
<b>ICT services</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Economic development</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There will be new jobs created as a result of the building work.
<b>Financial inclusion</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In creating new, affordable housing, there will be a positive impact on financial inclusion within the city.
<b>Social (please add an 'x' as appropriate)</b>	<b>Neutral</b>	<b>Positive</b>	<b>Negative</b>	<b>Comments</b>
<b>Safeguarding children and adults</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b><u>S17 crime and disorder act 1998</u></b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Impact			
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"/>	Provision of high quality, affordable housing will have a positive impact on health and well being for people in housing need.
<b>Equality and diversity (please add an 'x' as appropriate)</b>	<b>Neutral</b>	<b>Positive</b>	<b>Negative</b>	<b>Comments</b>
Relations between groups (cohesion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eliminating discrimination & harassment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Advancing equality of opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Environmental (please add an 'x' as appropriate)</b>	<b>Neutral</b>	<b>Positive</b>	<b>Negative</b>	<b>Comments</b>
Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The sites are small and therefore any transport impact is likely to be limited. However there is potential for parking displacement which may add to existing problem on-street parking and access problems.
Natural and built environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Development of new affordable housing will provide improvements to the areas identified. In many cases, garages in poor condition will be replaced with new housing, parking and landscaped areas.

	Impact			
<b>Waste minimisation &amp; resource use</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Registered Provider contractors will have to recycle as much of the building materials as possible, during the demolition process.
<b>Pollution</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Sustainable procurement</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Energy and climate change</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>(Please add an 'x' as appropriate)</b>	<b>Neutral</b>	<b>Positive</b>	<b>Negative</b>	<b>Comments</b>
<b>Risk management</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reducing the council's liability in terms of car park and garage maintenance. Providing new. affordable housing to those in need.

### Recommendations from impact assessment

#### Positive

To dispose of the sites to Orwell to build new affordable homes

#### Negative

N/a

**Neutral**

N/a

**Issues**

The most significant issues raised across the programme of sites was that of parking and concerns over increased levels of vehicles needing to be parked on the streets surrounding the proposed development sites. Orwell will be required to carry out further pre-planning application consultation and where lack of parking and/ or other transportation issues are raised,