

Report to Cabinet
12 September 2012
Report of Head of city development services
Subject Goldsmith Street Redevelopment

Item

14

Purpose

To seek approval of the redevelopment proposals for Goldsmith Street.

Recommendation

That Cabinet members approve:

- (1) The disposal of the site at Goldsmith Street to Orbit Housing Association for redevelopment as a 100% affordable housing scheme; and
- (2) Delegate to the deputy chief executive, in consultation with the relevant portfolio holder, authority to deal with all matters relating to the final tenure split between 'affordable rent' and low cost home ownership to enable the development to proceed.

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

The increase in proportion of affordable homes to 100% from the 80% agreed by cabinet in February 2012 will increase the new homes bonus by an estimated £40,000.

Ward/s: Mancroft

Cabinet member: Councillor McDonald – Housing

Contact officers

Andrew Turnbull 01603 212778

Paul Swanborough 01603 212388

Background documents

None

Report

1. In March 2007 the Executive approved the decommissioning of 19 sheltered flats / bungalows, garages and industrial units in the vicinity of Goldsmith Street to enable a new development of approximately 100 new homes.
2. On 1 June 2011 Cabinet approved the use of affordable rent at up to 80% of market rent, and low cost home ownership on this site.
3. On 15 February 2012 following a viability assessment Cabinet approved a mixed tenure development to be undertaken by Orbit housing association with 60% of the dwellings to be let at 'affordable rent' levels, 20% to be low cost home ownership and 20% to be let at open market rent.
4. Orbit has been working with their architects to design the new development. Initial indications are that 93 dwellings can be achieved with a proposed property mix of 24 x 1-bed flats, 30 x 2-bed flats, 9 x 2-bed houses, 23 x 3-bed houses and 7 x 4-bed houses. The final number of dwellings will be determined by the design, which will be subject to a public consultation prior to submission of any planning application.
5. Following further negotiations regarding the design and viability of the site Orbit has now been able to offer a 100% affordable housing scheme. In order to achieve the most viable tenure mix they would like the flexibility to deliver the dwellings for 'affordable rent' with an option that up to 15% may convert to low cost home ownership in line with the Joint Core Strategy targets.
6. 100% affordable housing on the site provides a better offer to the council that is more in keeping with the housing need for the city. The council would also benefit from an increase in new homes bonus from an additional 20% receiving the affordable housing rate estimated at approximately £6,650 per year for 6 years.
7. This site will constitute an investment of between £9m and £10m in the area along with opportunities for construction jobs.
8. The revised anticipated delivery timetable for the site is:-
 - Initial Design work – September 2012
 - Public Consultation – October 2012
 - Final Design Work – November / December 2012
 - Planning Application submission – December 2012
 - Planning Decision – Spring 2013
 - Start on Site – Summer 2013 (subject to planning)
 - Completion – Spring 2015
9. Cabinet are asked to approve the proposal from Orbit Housing Association for a 100% affordable housing scheme and to delegate the decision over the final tenure split between affordable rent and low cost home ownership to the deputy chief executive within the guidelines in this report.

Integrated impact assessment



NORWICH
City Council

The IIA should assess **the impact of the recommendation** being made by the report

Detailed guidance to help with completing the assessment can be found [here](#). Delete this row after completion

Report author to complete

Committee:	Cabinet
Committee date:	12 September 2012
Head of service:	Andy Watt
Report subject:	Goldsmith Street Redevelopment
Date assessed:	17 August 2012
Description:	To seek approval for the redevelopment proposals for the Goldsmith Street site.

	Impact			
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"/>	Enhanced new homes bonus to the council
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"/>	Construction job opportunities
Financial inclusion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In creating new, affordable housing, there will be a positive impact upon financial inclusion in the city
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"/>	
<u>S17 crime and disorder act 1998</u>	<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"/>	Provision of high quality, affordable housing will have a positive impact upon the health and well being of people in housing need
Equality and diversity (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Relations between groups (cohesion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Impact			
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"/>	
Environmental (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	An increase of almost 100 new dwellings in this area will lead to an increase in traffic movements.
Natural and built environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	New affordable housing will enhance the built environment in this area. in addition money will be received from the development to improve the park area adjacent to the site.
Waste minimisation & resource use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material from the demolition of the existing buildings was recycled.
Pollution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sustainable procurement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy and climate change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The dwellings will be designed to achieve code for sustainable homes level 4.
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Risk management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Providing new affordable homes and improvements to the area whilst removing the liability for a development site will have an overall positive impact.

Recommendations from impact assessment

Positive

Negative

The negative impact upon transport will be mitigated through the design of the new development being worked up with the council's transport officer and through a payment towards transport being made as a planning obligation.

Neutral

Issues