

# **Report to the Council Housebuilding Cabinet Committee**



**Report reference:** CHB-017-2014/15  
**Date of meeting:** 5 March 2015

**Epping Forest District Council**

**Portfolio:** Housing

**Subject:** Progress Report – Marden Close & Faversham Hall Conversions, Phase 1 of the Council House-building Programme.

**Responsible Officer:** P Pledger – Assistant Director (Housing Property & Development) (01992 564248)

**Democratic Services:** Jackie Leither (01992 564756)

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## **Recommendations/Decisions Required:**

**That the current progress with regard to Marden Close and Faversham Hall, as well as Phases 1 of the Council house-building programme be noted;**

## **Executive Summary:**

This report provides Members with an update on both progress to date and budget position for the redevelopment at Marden Close / Faversham Hall and at Phase 1.

## **Reasons for Proposed Decision:**

It is a requirement that the House-Building Cabinet Committee receives regular updates on progress and monitors expenditure against the House-building budget as delegated by the Cabinet.

## **Other Options for Action:**

This report is for noting only.

## **Report:**

### Marden Close and Faversham Hall Conversion

1. A summary of progress at both Marden Close and Faversham Hall can be found at appendix 1 of this report. From that, it can be seen that the Contractor, P A Finlay & Co, commenced works on site on 15 September 2014 and are due to complete on 18 September 2015. The agreed tender sum for the works is £819,861 (excluding fees), with payment to date of £159,742.70. The scheme is currently on programme and on budget.

### Phase 1

2. A summary of progress all 4 sites making up Phase 1 can be found at appendix 2 of this report. From that, it can be seen that the Contractor, Broadway Construction Ltd, commenced works on site on 27 October 2014 and are due to complete on 13 November 2015. The agreed tender sum for the works is £3,245,143.62 (excluding fees), with payment to date of

£164,020.00. The scheme is currently on programme and on budget.

**Resource Implications:**

- Around £890,000 – Marden Close and Faversham Hall conversion (Works and Fees). This is funded from the Service Enhancement Fund. However, 1-4-1 RTB Receipts can be used to part fund the conversion of Faversham Hall, but not Marden Close.
- Around £3,469,000 – Phase 1 of the Council House-building Programme (Works and Fees) funded from 1-4-1 RTB Receipts, other grants, S.106 contributions and existing Capital budgets for Council House-building.

**Legal and Governance Implications:**

Within its Terms of Reference, the House-Building Cabinet Committee is expected to monitor both progress and budgets for the House-building programme.

**Safer, Cleaner and Greener Implications:**

Redeveloping under-utilised garages adds value to and enhances the local environment and streetscape.

**Consultation Undertaken:**

Local Ward Councillors and Residents associated with each of the sites have been consulted, either at the Cabinet Committee meeting or through the Town and County Planning Act consultation process.

**Background Papers:**

The Development Strategy, as well as feasibility studies and investment reports for Marden Close & Faversham Hall, Phase 1, together with the Housing Portfolio Holder report on the outcome of the tender exercise for Marden Close and Faversham Hall and the Cabinet report on the acceptance of tender for Phase 1.

**Risk Management:**

Within the financial viability assessments, the greatest risk is that the assumptions prove to be incorrect resulting in each phase being un-viable. Now that the tenders for Marden Close & Faversham Hall as well as Phase 1 of the Council House-building Programme have now been received, these risks are significantly reduced.

In other cases where tenders have not yet been received, these risks are mitigated by the Council being able to either add more subsidy or not to progress the works beyond the planning stage.

In addition, a project wide risk register has been compiled and are monitored by the Cabinet Committee, with site specific risk assessments monitored by the Project Team.

# Due Regard Record

This page shows **which groups of people are affected** by the subject of this report. It sets out **how they are affected** and how any **unlawful discrimination** they experience can be eliminated. It also includes information about how **access to the service(s)** subject to this report can be improved for the different groups of people; and how they can be assisted to **understand each other better** as a result of the subject of this report.

S149 Equality Act 2010 requires that due regard must be paid to this information when considering the subject of this report.

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Within the Housing Service Strategy, it has been identified that the target groups that are affected by the Council's house building programme are people in need of:

- affordable housing,
- homelessness assistance,
- supported housing for special needs groups,
- owners and occupiers of poor condition housing
- council and housing association tenants.

From that, it was identified that generally, there is an under provision of suitable accommodation for nearly all target groups. This has been reaffirmed in the most recent Strategic Housing Market Assessment.

Decision making is affected by funding and other factors, such as the availability of building land suitable for particular groups e.g. the elderly or young families.

There is no evidence of unlawful discrimination in relation to the provision of affordable housing.