

Report title: Development of new homes at Alderman Moores, Ashton Vale

Wards affected: Bedminster

Strategic Director: Alison Comley

Report Author: Martyn Pursey, Development Manager HRA and Nicky Debbage,
Service Manager Business Planning & Service Development



Recommendation for the Mayor's approval:

- 1. To approve the principle of a new housing development at Alderman Moores site in Ashton Vale for approximately 140 new mixed tenure homes.**
- 2. To approve the procurement of a contractor to undertake initial work in preparation for the development of the Alderman Moores site**
- 3. To delegate authority to the Strategic Director for Neighbourhoods, in consultation with the Service Director Finance, to appoint a contractor to undertake the work required to submit a Planning application**
- 4. To bring back a further report for a key decision seeking approval to enter into a construction contract following the achievement of Planning consent for the site and agreement of the final financial commitments of the proposed scheme.**

Key background / detail:

a. Purpose of report:

To seek cabinet approval to the principle of a mixed tenure new housing development at the Alderman Moores site in Ashton Vale and the procurement of contractor to produce an updated feasibility study and undertake pre-construction work to achieve Planning Permission on the site. The decision to enter into a construction contract for development of the site will be the subject of a further report when a definitive plan with clear, fixed costs will be available.

b. Key details:

1. The proposal for the next phase of the New Build Council Housing programme is the development of the Alderman Moores site in Ashton Vale - the site is owned by the council and held within the control of the Housing Revenue Account (HRA). This HRA development is planned to be a mixed tenure development of around 140 new homes. The scheme will go beyond Planning compliant (30% affordable homes) to achieve a level of 40% affordable homes, which will all be social rented council homes. The remainder of the new homes constructed will be sold, with the proceeds being reinvested to support the funding of the construction of the new council homes.

2. The likely total gross costs of this development based on the detailed feasibility study that has been completed will be in the region of £25m. The net cost to the HRA is estimated to be £4m after receipt of proceeds from the sale of the private homes. The costs of the project can be met from the HRA, with the use of Additional Right to Buy receipts and HRA capital and revenue funding, and has been accounted for in the HRA Business Plan, which was considered and approved by Cabinet on 30th January 2017 and considered by Full Council on 21st February 2017.

