

Report of:	Head of Housing and Waste Management
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Portfolio Leader:	Housing
Key Decision:	No
Report Track:	Cabinet: 16/03/17

CABINET

16 MARCH 2017

**MOSS ROAD ESTATE REEMA FLATS REDEVELOPMENT SCHEME
AND ENVIRONMENTAL WORKS****1 Purpose of Report**

- 1.1 To provide an update for the Moss Road Estate Reema Flats Redevelopment Scheme and to seek approval to spend for the associated environmental improvement works.

2 Recommendations

- 2.1 That permission to spend is granted for the associated Environmental Improvement Works on the Moss Road Estate Reema Flats Redevelopment Scheme.

3 Key Issues and Reasons for Recommendation

- 3.1 Cabinet on 17 July 2014 gave scheme approval and permission to spend for the Moss Road Reema Flats Redevelopment Scheme.
- 3.2 The Council has since entered into contract with Keepmoat Homes Limited to build a mixed tenure scheme of 141 houses of which 65 are Council houses for rent.
- 3.3 As part of the 17 July 2014 report on the Moss Road Reema Flats Redevelopment Scheme, Item 5.11 included for environmental improvements to driveways and retaining walls around the Council's existing properties as part of this contract with the cost of these works able to be accommodated within the agreed budget.

- 3.4 These environmental improvement works have now been tendered and permission to spend is requested.
- 3.5 The works will be completed within the same timescales of the redevelopment scheme, by March 2018.

4 Relationship to Corporate Priorities

- 4.1 This report supports the Council's Corporate Priorities as follows:
- (i) The progression of the Moss Road Estate Redevelopment Scheme is a specific action within the More and Better Housing PDP for 2016/17.

5 Report Detail

- 5.1 Cabinet on 17 July 2014 gave approval to enter into a contract with Keepmoat Homes Limited for the Moss Road Redevelopment Scheme, Chadsmoor along with permission to spend on the contract.
- 5.2 Previously, Cabinet on 20 March 2014 were informed that Keepmoat Homes Limited had been selected as the Council's partner for the scheme and the original development brief for the proposed scheme was previously agreed by Cabinet on 20 March 2013.

Update on Scheme Progress

- 5.3 Work on the contract is progressing well with overall completion of all dwellings and associated environmental works anticipated ahead of the original March 2018 forecast and completion of the Council-owned properties being currently forecast in autumn 2017.
- 5.4 The first handovers for the Council owned properties occurred November 2015 and to date 35 of the 65 Council owned properties have already been completed. The private sales are also going well with 48 of the 76 private properties having been completed and sold.

Environmental Improvement Works

- 5.5 Item 5.11 of the Moss Road Development Cabinet Report, dated 17 July 2014, advised, "*Environmental improvements would also be undertaken around the Council's traditional flat blocks to enhance the external works and communal entrance hall improvements which have already been undertaken. Three defective retaining walls adjacent to the parking areas off Moss Street also require reconstruction and it is proposed that this work is undertaken as part of the redevelopment scheme. The cost of this can be accommodated within the agreed budget.*"
- 5.6 A review of the existing retaining walls and parking areas around the Moss Road Estate has been undertaken and the Council has arranged for a tender exercise to be undertaken by Townsend and Renaudon, Chartered Quantity Surveyors. It

is intended the successful contractor will enter into an agreement with and become a domestic subcontractor of Keepmoat Homes Limited.

- 5.7 Tenders were sent out to six contractors in December with four tenders being returned on 17 January 2017. Following an arithmetical check and technical scrutiny of the two lowest tenders, both of which were competitively priced, ESB Groundwork Contractors Limited had submitted the most competitively priced tender.

6 Implications

6.1 Financial

The agreed HRA Capital Programme for 2016-17 and 2017-18 includes a total budgetary provision of £231,000 for works to driveways and the other environmental improvement works to existing retaining walls on the Moss Road Estate.

It is anticipated the total financial commitment for these Moss Road Estate environmental works is £251,000. This cost includes for both ESB Groundwork Contractors Limited costs and Keepmoat Homes Limited attendances on the contract.

Budget provision for the cost of Moss Road Environmental Improvement Works (£251,000) is to be funded from the Re-surfacing of Driveways budgets 2016-17 and 2017-18 (£231,000). However the balance of funding is not available from within this "Re-surfacing of Driveways" budget although provision is available within the "Future Enhancements" budget (£20,000) which could be utilised to undertake this work.

6.2 Legal

The proposed changes to the scheme fall within the parameters of the existing contract with Keepmoat Homes Limited and will be instructed as a contract variation.

6.3 Human Resources

None

6.4 Section 17 (Crime Prevention)

None

6.5 Human Rights Act

None

6.6 Data Protection

None

6.7 Risk Management

There are a number of risks associated with not carrying out these improvement works. The existing retaining walls require essential maintenance in order to protect their integrity and some are showing signs of potential failure.

Not undertaking this work could pose a serious risk to property and to the health and safety of any persons in the vicinity of one of the walls should it fail. This work is required to be carried out whether through the supervision of Keepmoat Homes Limited or via a separate contract. Practically it would be more beneficial to undertake the work under the existing contract arrangements.

The works have been tendered by independent quantity surveyors who will also manage the cost control of this variation.

6.8 Equality & Diversity

None

6.9 Best Value

The environmental improvement works were procured by competitive tender overseen by the external quantity surveyors.

7 Appendices to the Report

None.

Previous Consideration

Moss Road Estate Reema Flats Redevelopment Scheme	Cabinet	20 February 2013
Moss Road Estate Reema Flats Redevelopment Scheme – Portfolio Leader Update	Council	20 March 2014
Moss Road Estate Reema Flats Redevelopment Scheme	Cabinet	17 July 2014

Background Papers
