

New Homes for Neighbourhoods housing development schemes completed or on site

Completed

On site

Scheme/ site address	New Affordable Rented homes accessible or wheelchair	Procurement /delivery route (after initial design)	Total scheme budget £'000 incl. s106 contributions, fees etc.	Total scheme costs £'000 incl. s106 contributions, fees etc.	Site constraints, additional equipment to meet design standards and abnormal costs
The Bungalows Preston Road Brighton	2 x 3 bed Mobility 1 wheelchair accessible bungalows for full time wheelchair users Total 2	Corporate strategic construction partnership with in-house architects and constructor Westridge Construction	£444	£457	<ul style="list-style-type: none"> Rebuilding of derelict prefab units formerly used as temporary accommodation. Removal and replacement of contaminated earth and provision of wheelchair accessible gardens with raised beds. New access road alongside existing villa and provision of car parking spaces. Adjustable height hob and sink and lower height oven in kitchens and full wet room in bathrooms. Provision of solar pv units, clothes driers, compost bins to meet Code for Sustainable Homes Level 4 and secure sheds compliant with Secured by Design. £13,000 expenditure over approved budget due to ground contamination and additional works to communal grounds reported to Policy & Resources Committee. Otherwise contract came in under Agreed Maximum Price.
Robert Lodge South Whitehawk Road Brighton	9 x 1 bed flats with lift: 1 x Mobility 1 for full time wheelchair user; 2 x Mobility 2 with level access showers for part time wheelchair users; 6 x Mobility 3 for tenants able to manage 2-3 steps/stairs but unable to manage steep gradients Total 9	Corporate strategic construction partnership with in-house architects and constructor Westridge Construction	Joint budget with North block £3,100	Joint actual costs with North block £3,304	<ul style="list-style-type: none"> Demolition of former Housing Office. Diversion of sewer and public footpath. Development abuts tenanted block. Removal of asbestos and tarmac road found buried in communal grounds and replacement of contaminated earth, trees and raised beds. Concrete in situ frame construction and piled foundations due to ground conditions. Lift to all floors so all flats can be let to tenants with mobility issues. Video entry system to meet Secured by Design. Automatic door openers to block entrance door for disabled residents. Adjustable height hob and sink and lower height oven in kitchen and full wet room in bathroom of wheelchair unit. Provision of car park and traffic regulation order to stop pavement parking. Secure mobility scooter and cycle stores compliant with Secured by Design for new and existing residents. Solar pv units, clothes driers, compost bins and bird boxes to meet Code for Sustainable Homes Level 4. Fully funded overspend of £283k due to removal of asbestos and tarmac road found buried in communal grounds and replacement of contaminated earth etc. reported in 2015/16 capital outturn report approved by Policy & Resources Committee. Offset by underspend in 2014/15 and 2016/17.

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Darwell Court Cavendish Street Brighton	2 x 1 bed flats, 1 x 2 bed maisonette, 1 x 2 bed flat and 1 x ground floor 2 bed Mobility 1 flat for a full time wheelchair user Total 5	Corporate strategic construction partnership with in-house architects and constructor Westridge Construction	Budget £1,100	Actual £1,269	<ul style="list-style-type: none"> • Removal of tarmac from former Ardingly Street car parking site. Concrete pile foundations and frame construction due to ground conditions. Very tight site off St James's Street with party walls with adjacent pub and other buildings. Adjustable height hob and sink and lower height oven in kitchen and full wet room in bathroom of wheelchair unit. Provision of solar pv units, clothes driers, compost bins and bird boxes to meet Code for Sustainable Homes Level 4. Video entry system to meet Secured by Design. Automatic door opener to entrance door for disabled residents. Secure cycle storage compliant with Secured by Design. • Increased costs due to removal of old tramway infilling in of cellar and remedial works to adjacent property party walls. Fully funded overspend as reported in the 2016/17 capital outturn report.
Aldwick Mews Hangleton Hove	4 x 3 bed houses including 1 wheelchair accessible Mobility 1 house for full time wheel-chair users Total 4	Development agent The Guinness Partnership procured and appointed architects and constructor (PMC) itself	Joint budget with Flint Close and Pierre Close £2,698	Joint actual costs with Flint Close and Pierre Close £2,544	<ul style="list-style-type: none"> • Removal of tarmac/concrete from former Hardwick Road garage site. Timber frame construction with plastic piping. Provision of adjustable height hob and sink and lower height oven in kitchen and full wet room in bathroom of wheelchair unit. Lift to bedroom in wheelchair unit. Provision of solar pv units, clothes driers, secure sheds and cycle storage units compliant with Secured by Design, compost bins and bird boxes to meet Code for Sustainable Homes Level 4. • £154,000 underspend against budget reported to Policy & Resources Committee.
Flint Close Portslade	2 x 2 bed houses and 2 x 3 bed houses Total 4	Development agent The Guinness Partnership procured and appointed architects and constructor (PMC) itself	Joint budget with Aldwick Mews and Pierre Close £2,698	Joint actual costs with Aldwick Mews and Pierre Close £2,544	<ul style="list-style-type: none"> • Demolition of garages at one of two former Flint Close garage sites. Crossover realignment. Timber frame construction with plastic piping. Provision of solar pv units, clothes driers, secure sheds and cycle storage units compliant with Secured by Design, compost bins and bird boxes to meet Code for Sustainable Homes Level 4. • £154,000 underspend against budget due reported to Policy & Resources Committee.

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Robert Lodge North Manor Way Brighton	3 x 1 bed flats and 3 x 2 bed flats, including 2 x Mobility 2 ground floor flats with level access showers Total 6	Corporate strategic construction partnership with in-house architects and constructor Westridge	Joint budget with North block £3,100	Joint actual costs with South block £3,304	<ul style="list-style-type: none"> • Extensive retaining structures to construct on a very steeply sloping site. Removal and replacement of contaminated earth. Block and brickwork loadbearing construction with pre cast concrete floors. Level access showers to ground floor flats to enable letting to tenants with very limited mobility (Mobility 2). Video entry system to meet Secured by Design. Automatic door openers to block entrance door for disabled residents. Provision of solar pv units, clothes driers, compost bin and bird boxes to meet Code for Sustainable Homes Level 4. • Final cost under adjusted approved budget.
Pierre Close Portslade	4 x 3 bed houses Total 4	Development agent The Guinness Partnership procured and appointed architects & constructor (PMC) itself	Joint budget with Aldwick Mews and Flint Close £2,698	Joint actual costs with Aldwick Mews and Flint Close £2,544	<ul style="list-style-type: none"> • Protracted issues resolving cross over at entrance to site to protect roots of protected trees. Timber frame construction with plastic piping. Provision of solar pv units, clothes driers, secure sheds and cycle storage units compliant with Secured by Design, compost bins and bird boxes to meet Code for Sustainable Homes Level 4. • £154,000 underspend against budget reported to Policy & Resources Committee.
Brooke Mead Albion Street Brighton	45 x 1 bed extra care flats with community facilities: 6 x Mobility 1 flats for full time wheelchair users and 39 x Mobility 2 flats for those unable to manage steps/ stairs/ steep gradients and requiring a wheelchair for outdoor mobility Total 45	External architect (FCBS) took to planning consent then Willmott Dixon were procured through SCAPE framework for design and build contract	£12,000		<ul style="list-style-type: none"> • Extra care scheme includes two communal activity rooms, two lifts, automatic door openers throughout the ground floor for disabled residents, laundry room and café. Scheme also includes a courtyard garden, a community garden adjacent to the scheme and wider landscaping to areas of the Albion Hill Estate, required by planning condition. Demolition of derelict former sheltered scheme/temporary accommodation block. Diversion of utilities and removal of live cable found on site. Level access showers in all flats. Sprinkler system. Video entry system to meet Secured by Design. Provision of solar pv, green roof, compost bins and bird tables and boxes to meet Code for Sustainable Homes. • Currently expected to complete within budget.

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Kite Place Findon Road Brighton	10 x 1 bed flats, 33 x 2 bed flats and 14 x 3 bed flats with lifts. Includes 6 flats constructed to full wheelchair standard (Mobility 1), 16 flats with level access showers that can be let as Mobility 2 and 30 flats that can be let as Mobility 3 Total 57	Corporate strategic construction partnership with in-house architects and constructor Westridge Construction	£13,160 + £940 (cost of land) Total £14,100		<ul style="list-style-type: none"> • Scheme costs include £940K payment to General Fund for land. • First scheme working to larger Nationally Described Space Standards required in BHCC Affordable Housing Brief updated October 2015 Removal of tarmac/concrete from former Whitehawk Library site. Significant ground works due to site levels including planted retaining wall. Provision of adjustable height hob and sink and lower height oven in kitchens and full wet room in bathrooms of 6 wheelchair units. Level access showers to 10 additional flats to enable letting to tenants with very limited mobility (Mobility 2). Two lifts to each floor in one block and one lift to all floors in the other so that majority of flats suitable for tenants with mobility problems including those able to manage 2-3 steps/stairs but unable to manage steep gradients (Mobility 3). Showers as well as bathrooms in 3 bed flats for large families. Video entry system to meet Secured by Design. Automatic door openers to block entrance door for disabled residents. Provision of solar pv units, clothes driers and recycling bins to meet Code for Sustainable Homes Level 4. • Current forecast is for the total scheme cost to be c. £278,000 below budget.
Hobby Place Whitehawk Road Brighton	7 x 1 bed flats, 16 x 2 bed flats and 6 x 3 bed flats. Includes 3 wheelchair flats and 4 Mobility 2 flats with level access shower. Remaining flats can be let as Mobility 3 Total 29	Corporate strategic construction partnership with in-house architects and constructor Westridge Construction	£6,717 + £360 (cost of land) Total £7,077		<ul style="list-style-type: none"> • Scheme costs include £360K payment to General Fund for land. • Removal of tarmac/concrete from former school site. Larger Nationally Described Space Standards required in BHCC Affordable Housing Brief updated October 2015. Two lifts, one per block. Provision of adjustable height hob and sink and lower height oven in kitchens and full wet room in bathrooms of wheelchair units. Level access showers to 4 additional flats to enable letting to tenants with very limited mobility (Mobility 2). Automatic door openers to block entrance door for disabled residents. Video entry system to meet Secured by Design. Provision of solar pv units. • Current forecast is for the total scheme cost to be c. £194,000 below budget.

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Lynchet Close Holling- dean Brighton	6 x 4 bed 7 person houses and 2 x 2 bed 4 person flats Ground floor flat to be Mob 2 with level access shower. Total 8	Corporate strategic construction partnership with in-house architects and constructor Westridge	£2,532		<ul style="list-style-type: none"> • Larger Nationally Described Space Standards required in BHCC Affordable Housing Brief updated October 2015. Timber frame construction with repetitive terraced design for houses and plastic piping, no flooring to be provided in bedrooms or on staircase.. Provision of level access shower to ground floor flat to enable letting to tenants with very limited mobility (Mobility 2). Showers in ground floor wcs as well as family bathrooms in 4 bed houses for large families. Provision of solar pv units and secure cycle storage compliant with Secured by Design. Provision of new access road, car parking and services to previously undeveloped site. • Agreed Maximum Price for construction now set £450,000 below budgeted cost.

