



CABINET MEMBER DECISION

Decision:

- (1) To accept the lowest tender of £91,190.00 submitted by Monksview Demolition Ltd of Spalding for the demolition, site clearance and erection of security fencing at the Aire Road site.
- (2) To confirm agreement to the final design layout and proposed two and four bedroom house style design as illustrated on the attached drawings nos.

HGE0291/02		Site Layout
05		2 Bed 4 Person House
03		2 Bed 4 Person House
06		4 Bed 6 Person House
04		2 Bed 4 Person House

- (3) To confirm SKDC financing of £2.25m for the construction of twenty properties with a Housing Association financing the remaining fourteen properties using a mix of rented and shared ownership. SKDC to have nomination rights.
- (4) To proceed with the invitation of formal tenders including options for "system built prefabricated" and "traditional" construction of individual houses.

(1) Details of decision:

This decision relates to the consultation and design work carried out to date for the proposed Aire Road redevelopment, and gives approval to proceed with demolition works, a formal Planning Application and invitation of tenders for the reconstruction.

(2) Considerations/Evidence and Reasons for Decision:

Reports Nos. CEX212 (5 September 2003) and PRO.267 (29 October 2003) previously submitted and approved by Cabinet and reports to the Social & Recreation PDC on 23 October 2003 and 5 December 2003 confirmed the

District Council's decision to vacate and demolish the existing sixty flats at Aire Road and to redevelop the site with individual housing units.

Considerable consultation and development work has since been carried out and is summarised below.

DESIGN DEVELOPMENT

Initial sketch design options presented to Cabinet in 2003 included for a redevelopment of thirty houses or a mix of twenty houses with a Surestart Centre occupying the remaining land.

The Surestart manager subsequently withdrew the request for land at the site and designs were therefore developed based upon housing demand for two and four bedoomed houses.

Three alternative designs were ultimately produced, each with thirty-four properties, four more than originally planned, with alternative arrangements for parking space, separate or attached/integral parking. Nine house styles were also produced for discussion. The drawings as attached represent the outcome of consultations as detailed and in section 3.2 below and include recent further refinements and improvements to individual house layouts.

CONSULTATION

Given the problems experienced on the Earlesfield Estate, and particularly at Aire Road, it was seen as essential to seek the views of all residents and community representatives.

Meetings were, therefore, held in March 2004 attended by Ward Members, Tenant leaders, Estates officers, Community Police officers and Housing officers to discuss the various draft plans and determine preferences, particularly with regard to future security and maintenance of properties.

Draft plans showing three different site layouts and nine house styles were also presented to the Tenant Compact meeting in April 2004 and views obtained from both tenants and private owners in the immediate vicinity of the site.

Finally, plans were tabled at the meeting of the Housing Performance Management Group in March 2004 and agreement confirmed for the proposed layout and design. The outcome of all consultations clearly indicated preferences for the following essential site features which have been incorporated into the latest plans as attached.

1. All properties to have a garage (joined or integral wherever possible) plus one off road parking bay.
2. Use of communal parking areas and garage blocks to be kept to an absolute minimum.
3. Individual plots to be bounded by 1.5m high close boarded fencing to avoid future tenant conflict and increase security.

4. House styles to be restricted to two-storey only - a three-storey option had been offered but was discounted by tenants.
5. Entire site to be constructed to "Secured by Design" standards as approved by the Association of Chief Police Officers. This is a normal requirement of all SKDC and Housing Association developments.

PROGRESS TOWARDS COMPLETION

a) Vacating the Existing Flats

Throughout the consultation and design development process, Housing officers have been working continuously to relocate existing tenants and vacate each of the five blocks of flats. This has proved somewhat difficult but the exercise is almost complete and all flats are expected to be empty by the end of August.

Property Services have liaised with Housing officers throughout and have arranged security screens to seal off flats as tenants have left.

b) Demolition

Following the completion of a full asbestos survey in April 2004, demolition tenders were invited from five specialist contractors.

The lowest received from **Monksview Demolition Ltd of Spalding in the sum of £91,190.00** has been arithmetically checked and is now recommended for acceptance.

The demolition tender price includes for substantial steel palisade fencing and gates to be erected and left in place to secure the site following completion of demolition work and for the duration of subsequent reconstruction.

c) Involvement of a Housing Association

Negotiations are underway with a Housing Association over the financing of fourteen properties on the basis of 50/50 rented and shared ownership. The Housing Association have expressed their support for the scheme and details are currently being considered for the procurement and financing arrangements which will be reported for approval in due course.

FURTHER WORK

Assuming all flats are vacated by the end of August it is anticipated that service supplies to the site can be severed ready for demolition to take place during September and October 2004.

Subject to approval of the design layout, it is proposed to apply immediately for Planning Permission and to prepare tender documents for construction work to follow demolition and site clearance. Tenders are to include for alternative

prices for both traditional construction and for a partially prefabricated system build which can offer significant savings in site works and provide vastly improved insulation and economies in future service costs. Specific details and analysis of costs will be included as part of the future tender report.

Conflicts of Interest

(Any conflict of interest declared by any other Cabinet Member consulted in relation to the decision to be recorded).

None declared.

Dispensation

(Any dispensation granted by the Standards Committee on respect of any declared conflict of interest to be noted).

N/A

Decision taken by:

Name: Councillor Peter Martin-Mayhew

Portfolio: HOUSING

Date of Decision: 31st AUGUST 2004

Date of Publication of Record of Decision: 1st SEPTEMBER 2004

Date decision effective (i.e. 5 days after the date of publication of record of decision unless subject to call-in by a Chairman or 3 members of the Community Development & Scrutiny Panel):

9th SEPTEMBER 2004