



Exeter City Council



New Build Council Housing

Steve Warran – Head of Housing Services
ARCH Executive Member



Background

- Budget – 22 April 2009 - £100million
- Raised “four-fold” on the 30 June 2009
- Changes to capital financing rules
- Money split 50% grant – 50% borrowing
- Council’s to build approx 3000 units
- Two bid rounds – 31 July & 31 October 2009
- High environmental standards
- Use of local labour and apprenticeships
- All units completed by March 2011
- Pre-qualification with HCA must be achieved



Key Drivers for Exeter

- Political priority – we are positive stock retainers
- Council's strategic role drives innovation
- In-fill sites already identified (2006)
- Phase One sites progressing with RSL Partner
- Phase Two and beyond – share of sites
- Links to Asset Management Strategy
 - Regeneration, non traditional constructed units
 - Sheltered/low demand units, etc



Innovative Design

- Wish to show leadership to others – “exemplar” schemes
- Use of local architects – specialising in eco-designs
- Resident focus groups and surveys undertaken
- Reducing fuel poverty a key issue
- Links with our downsizing scheme
- Lifetime Homes standard
- Disabled units
- Secure by design
- Minimum CSH 4 but have also supplied costs for Code 5



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Innovative Design





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Innovative Design





Exeter' new build sites

- 5 'in-fill' sites and one disused church
- Approx 75 units in total (Round 1 bid = 21 units)
- Includes some old garage sites and green space
- Feasibility studies and detailed designs complete
- Planners consulted throughout
- Build costs and professional fees calculated
- Management and maintenance costs apportioned
- Formula Rents and service charges applied



South Elevation



East Elevation (Section through Site Access)

Key

- Existing Tree
- Proposed feature trees
- Proposed indigenous trees
- Line indicating 20m distance to adjacent building
- Line distance to full boundary
- Land in owner's (ECC) ownership
- Original site boundary (W/enclosure A/B)
- Extended site boundary
- Block paving type 1
- Block paving type 2
- Gravel 60mm maximum size
- Public area (ECC/owner) Material Use on paving slabs in reserved public space
- Grassed areas
- Mixed used blocks planted with suggested varieties (Beech, Spruce, Conifers, Sycamore, Holly, Oak, Magnolia, Spirea, Yew, Camellia, Juniper, Box, Lavender, Rosemary, Boxwood, etc.)



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About this drawing
 This drawing has been prepared at Design Development stage (RIBA Work Stage D).

This drawing is available at a larger scale and format if required. For details please contact our office on 01392 279220

Revision Information
 The site context has provided the location of overhead services. Underground services have been located where possible based on utility companies information. Any services that require confirmation of the location of these services should be checked on the completion of surveying of the information. This drawing is not proposed to illustrate underground services.
 Site Survey Information Reproduced from 'Carta Line Survey' Drawing No: 80/1207/01/01/01

PLANNING ISSUE
Workstage D

GALE & SNOWDEN
 ARCHITECTS & MECHANICAL ENGINEERS

MERLIN CRESCENT
ECC Infill Sites
 Proposed Site Plan / Site Elevations

DATE	TC	DATE	1:200
06/09	LM	06/09	Mar 09
06/09	ES	06/09	Apr 09
			PC

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Revisions
 P1 16/07/09 Amendments to technical notes as per client's request and update of site plan boundaries
 P2 16/07/09 General update of annotations

Site Plan



North Elevation



How does it stack up?

Scheme 1 – Merlin Crescent - Code 4

6 x 1 bed & 12 x 2 bed flats

Rents: 1 beds - £69.60, 2 beds - £77.33. (48 weeks)

Lift access to all floors; communal gardens

Total build costs - £2,364,000 (£131k per unit)

Includes fees and contingency @ 10%

Total borrowing - £870,000

Total LA grant - £144,000 (£8k per unit)

Total HCA grant requirement - ££1,350,000 (£75k per unit)



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How does it stack up?

Scheme 1 – Merlin Crescent - Code 5

6 x 1 bed & 12 x 2 bed flats

Rents: 1 beds - £69.60, 2 beds - £77.33. (48 weeks)

Lift access to all floors; communal gardens

Total build costs - £2,545,000 (£141k per unit) – 10k more

Includes fees and contingency @ 10%

Total borrowing - £897,000

Total LA grant - £226,800 (£12.6k per unit)

Total HCA grant requirement - ££1,422,000 (£79k per unit)

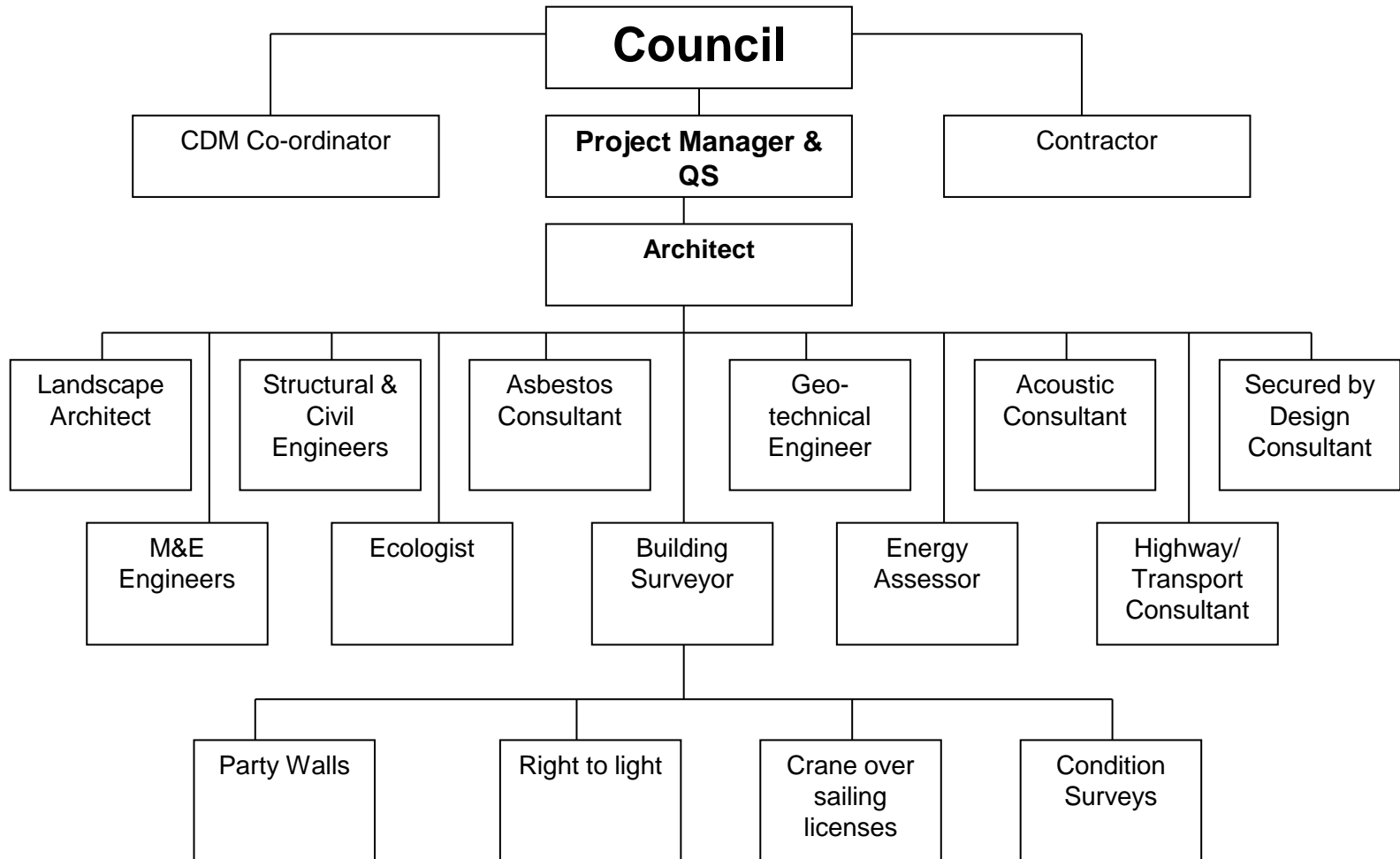


Project Management

- Options:
 - Use Existing RSL as a ‘development agent’
 - Project manage ‘in-house’ with external consultants
- In-house team created (enabling staff, housing management reps, QS, Architect, Procurement etc)
- Employ professional project manager ‘in-house’
- Direct contract with building contractor
- Appoint external CDM co-ordinator
- Architect responsible for range of other consultants and building issues
- Value for money monitored throughout and lessons learnt to be used on future projects



Project Management





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Any Questions?

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