

NEW BUILD REPORT TO DERBY CITY COUNCIL

Report of the Director of Investment & Regeneration

1. SUMMARY OF REPORT

This report summarises the approach that is being taken in perusing with Derby City Council the ambition for Derby Homes to build ALMO homes in Derby.

2. RECOMMENDATION

The Board recommends to Derby City Council, the proposals as set out in Appendix 1, for the development of housing on two pilot schemes at St Clare's Close and Cornwall Road, subject to any comments from the Development and Regeneration Committee meeting of 29 March 2007.

3. MATTER FOR CONSIDERATION

- 3.1 Two sites have been identified at St Claire's Close and at Cowsley Road have been identified.
- 3.2 Derby Homes are looking at options for the sites and propose to use them as an integral part of the selection of developer partners. Shortlisted developer candidates are to be requested to design a scheme for the development of the site and the production of Derby Homes housing, bringing together their expertise in building and the use of innovative financing through cross subsidising Derby Homes building through surpluses from outright sale.
- 3.3 Under the new management contract from April 2007, permission to develop new housing will need to be granted to Derby Homes from Derby City Council.
- 3.4 A report has been drafted, attached at Appendix 1, which has the following recommendations:
 - the Council agrees the disposal of sites at St Clare's Close and Cornwall Road, Cowsley, to Derby Homes as pilots for the purpose of building new homes.
 - the Council agrees to the establishment of a subsidiary company of Derby Homes as the vehicle for new housing development.

- the Council agrees to Derby Homes entering into a partnership with private housing developers to build new homes for sale and affordable rent at St Clare's and Cornwall Road.
- the Council evaluates the pilots at St Clare's and Cornwall Road with a view to disposing of further sites to Derby Homes.

4. CONSULTATION IMPLICATIONS

As contained in Appendix 1.

5. FINANCIAL AND BUSINESS PLAN IMPLICATIONS

As contained in Appendix 1.

6. LEGAL AND CONFIDENTIALITY IMPLICATIONS

As contained in Appendix 1.

7. ENVIRONMENTAL IMPLICATIONS

As contained in Appendix 1.

8. EQUALITIES IMPACT ASSESSMENT

As contained in Appendix 1.

The areas listed below have no implications directly arising from this report

- Personnel
- Health & Safety

If Board members or others would like to discuss this report ahead of the meeting please contact the author, or the Chief Executive, phil.davies@derbyhomes.org - Tel 01332 711010

Author: Andrew McNeil, Regeneration & New Business Manager, Telephone 01332 711064, Email Andrew.mcneil@derbyhomes.org

Background Information: None

Supporting Information: None