

New Builds Progress Update April - May 2023

Site	Potential	Planning	Contractor	Anticipated Start on Site	Average cost per home	Anticipated Completion Date	Comments
Berwick Close	1 x 3 b OL bungalow	Yes	CWT	Start on site 13/9/2021	£180,000	Mar-23	Practical Completion on 07.03.23. EPC issued and being let. MAC020523
Chesapeake Road	6 x 2b houses & 2 x 4b houses	Yes	CWT	Start on site 21/2/2022	£150,000	Quarter 3- 2023/24	The Capital works Team is making good progress on the super structures of the units, with bricks up to the first floor on all units although the site has had to have extra security measures introduced as vandalism and trespassing has got worse. The design for the jitty lighting has been finalised with Balfour Beatty and City Council's approval. MAC 020523
Cummings St	4 x 2b houses	Yes	CWT	Start on site 16/05/2022	£212,000 incl development costs	July 2023 Q2	Progress is fine, the City Council have just started on the works to the hammerhead and streetscene that complements the development and is a requirement of planning permission. The units are watertight. Second fix on the internals is anticipated in May/June and PC is currently expected to be mid July. MAC020523
Whittaker Street	2 x 4b houses	Yes	CWT	Start on site 20/03/2023	£150,000	Q4 2023 January/February	A new soil survey has to be done because of a recent change in regulations; tree protection is now established as per the the planning permission; a construction management statement has been issued to DCC Planning to be signed off. MAC020523
Monyash Close	1 x 4b bungalow	Yes	CWT	Quarter 4 - 2022/23	£444,871	Quarter 4 - 2023/24	Boundaries have been relinquished. Construction to commence on imminently . ST 03052023
Crompton Street	6 x 1 b flats	Yes	EXT	Quarter 1 - 2023/24	£144,500 as of 21.07.22	Quarter 4 - 2023/24	Due to a change in building regs this scheme will need to be redrawn to new regs by our architects. Anticipated start to be confirmed but expeced to be Q1 2024/2025 as part of package with oaklands with external contractor. ST03052023
Paterson Ave	6 x 1b flats	Yes	EXT	Quarter 1 - 2024/25	£137,086	Quarter 4 - 2024/25	New fencing installed to boundary to secure site. Subject to a redraw due to change in building regs. Will be packaged up with Barlow to go to external contractor. Will take priority with Barlow St ST030523
OakTree Ave	2 x 4b M4(3) Enhanced houses potential to adapt to 5 M4(3)	Yes	CWT	Quarter 2 - 2023/24	£312,000	Quarter 2 - 2024/25	Revised Enhanced M4(3) design planning approved. Engineers working on drainage & civils. Planning conditions partially discharged. Application ready to submit to Building Control. The Developemnt Team has asked the Complex Needs Team to identify Clients for these properties so the design work can continue Housing Allocations team meeting to discuss if this property should be general needs. VL 03/05/23.
Barlow Street	12 x 3 bed flats (temporary accommodation)	Yes	EXT	Quarter 2 - 2023/24	£182,464	Quarter 2 - 2024/25	As with Crompton Street, Paterson Avenue and Oaklands Avenue, Barlow Street has to be redesigned to the new building regs because were were let down by the Derby Building Control Partnership (DBCP) who did not sign off the design in time for us to start on site before the change in regulations this June. Re-design work is underway and we are also still addressing the land adoption issue with DCC Traffic and our civil engineering designer. We have discussed our position with DBCP and have opted for an enhanced service to avoid this happening again. MAC020523
Cricklewood Ave	5 x 2b houses	Yes	CWT	Quarter 3 - 2023/24	212,000	Quarter 3- 2024/25	The Cricklewood site is now demolished, the Capital Board has approved the scheme and it now has to go to DCC Cabinet for final approval. We are managing the site and our designers are detailing the working drawings. MAC020523

Falcon News	4 x 2 bed houses	Yes	CWT	Quarter 1 - 2023/24	£176,564	Quarter 1 - 2024/25	The Falcon News site is now demolished, the Capital Board has approved the scheme and it now has to go to DCC Cabinet for final approval. We are managing the site and our designers are detailing the working drawings. MAC020523
Grange Ave	36 Bungalows	Yes	EXT	Quarter 1 - 2023/24	£165,000 incl Development Costs	Quarter 1 - 2025/26	The drainage design for this scheme has been rejected by DCC Drainage department and our civil engineering provider is redesigning it based on comments in the rejection. This might result in a number of scenarios such as having to revert to tanking some of the units in order to provide passage ways around the units, as well as affecting the levels on the site. We will know where we stand by end of May/early June depending on how quickly the new design is appraised by DCC. And then we can finalise the design of the Northern boundaries as well as the others. MAC020523
Oaklands Ave	1 x block of 6 x 1 bed flats	Yes	EXT	TBC	£130,500 as of 21.07.22	TBC	We have had the ransom strip externally valued by an independent source and are awaiting the ransomer's response. We cannot proceed with this project until this has been addressed but the design work goes on in the background. MAC020523
Beaufort/Somerset St	2 x2b houses	No	TBC	TBC	TBC	TBC	This site is being appraised by DCC as to whether or not it should be included in their Beaufort Street project which they are now developing.
Spring Street	4 x 4 bed /5 x 2b houses	Submitted 26.08.22	EXT	Quarter 2 - 2024/25	165,000	Quarter 4 - 2025/26	DH Attended Planning Committee Meeting 6th April 2023 as this scheme was on the agenda and the Committee agreed to allow the development. Planning permission was granted by letter on 12th April with 15 planning conditions attached. The scheme now has to go to the Capital Board for formal approval and then to Cabinet for approval. The scheme is being worked up now by architectural and engineering contractors. MAC020523
	6 x 1b flats for Young People	Yes	CWT	TBC			