

Major Housing Project

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Background on The Major Housing Project

1. When was the Major Housing project conceived
2. Why was the Project was started
3. How was the Project developed
4. What was the procurement route
5. How does the contract work
6. Who is the Developer
7. How is risk managed

Current Delivery

Site	Property Numbers	Completion Date	Notes	Contractor
NORA Phase 1		2015	JV with NCC	Carters
NORA Phase 2		2017	JV with NCC	Carters
NORA Phase 3		2019	JV with NCC	Lovell
Orchard Place		2019	Major Housing Contract	Lovell
Dewside		2020	Major Housing Contract	Lovell
Cowper Place		2021	Major Housing Contract	Lovell
NORA Phase 4		Ongoing	Major Housing Contract - Piling Starts April 2021	Lovell



Parkway

379 units over 12 phases



A development of 379 new homes together with associated roads and infrastructure, and a new vehicular bridge over the sand line rail line providing pedestrian, cycle and vehicular links from the Hardwick Industrial Estate

Parkway – funding the scheme

Project Cost	£88,771,000
Income	
Open Market Sales	£44,890,000
Private Rental Sector	£22,071,000
Affordable Units	£6,330,000
Grants	£10,113,000
Land Receipts	£5,937,000
Surplus	£570,000

Fund	Claim
Business Rates Pool - 035	£200,000
Business Rates Pool - 034	£1,878,000
Homes England - Accelerated Construction Programme	£3,035,000
Towns Investment Plan	£5,000,000

Parkway – partners

Lovell Partnerships

House and road build

Fielden & Maswon Architects

Scheme design

Mott MacDonald

Ecology

Bridge design

Air quality / noise surveys / traffic modelling

Ground conditions

Norfolk County Council

Bridge and road build

Royal Haskoning DHV

Estate Road engineering

Estate drainage and sewers design

IDB

Stantec modelling



Parkway – planning

Committee 31st March 2021

232 public comments and petition

The site measures approximately 19.5 hectares

Multi Use Games Area and play areas

Homes will have air source heat pumps and, where house type and plot orientation allow, will be fitted with solar panels. All garages will include electric charging 3 points

Tenure	1bed house	2bed house	3bed house	4bed house	1bed flat	2bed flat	Total
Affordable Rent	11	9	8	2	0	9	39
Open Market	0	56	88	45	0	0	189
Private Rent (PRS)	0	33	47	4	26	24	134
Shared Ownership	0	8	9	0	0	0	17
Total	11	106	152	51	26	33	379



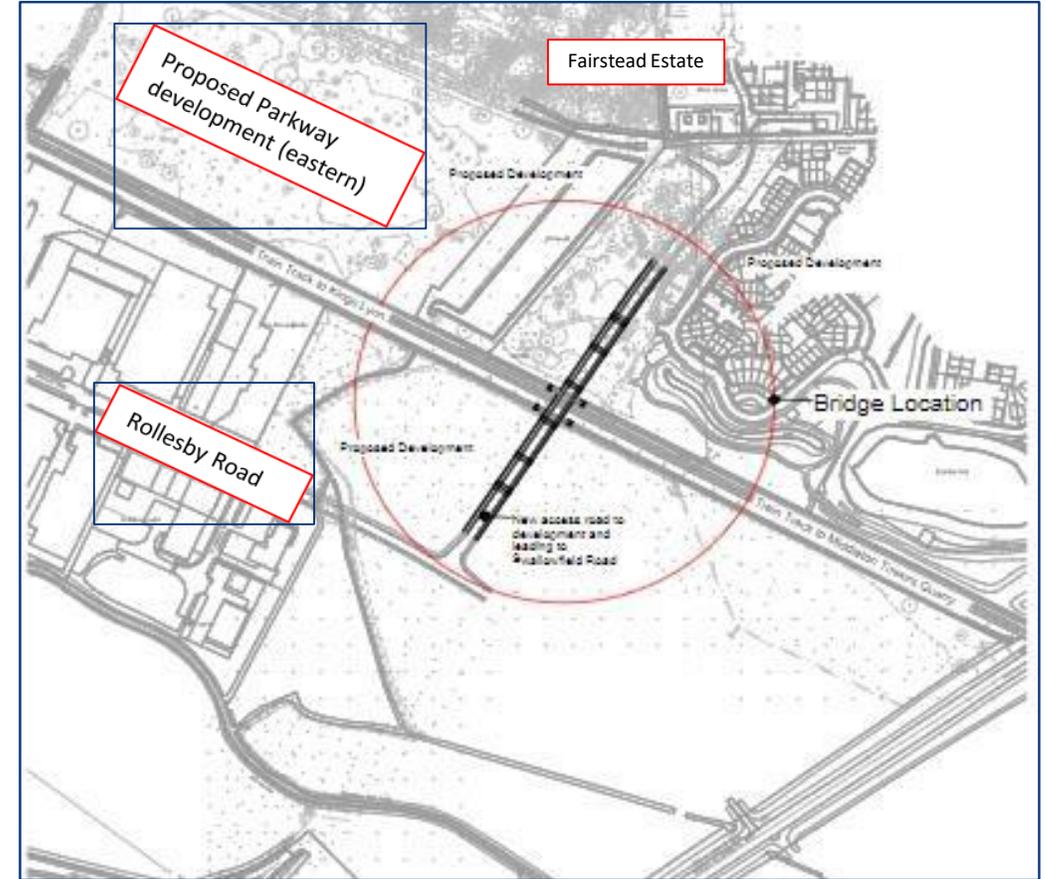
Parkway Development – Ecology

Ecology supporting statements undertaken by Mott MacDonald including:-

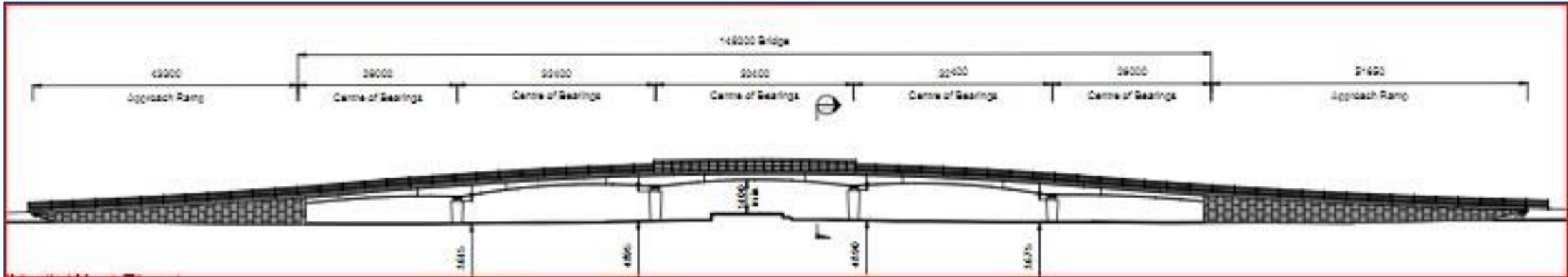
- Reptile Report
- Bat Report
- Breeding Bird Report
- Great Crested Newt Report
- Reptile Fencing Methodology
- Noise – impact from railway & industrial estate
- Traffic & air quality assessment
- Water Vole Report & Licence Application

Parkway Bridge Project

Road bridge over rail line linking Parkway development with Fairstead & Hardwick



Parkway Development - Bridge



- NCC to design and deliver bridge and infrastructure works in partnership with BCKL&WN
- Spans Network Rail line from Kings Lynn to Leziate sand pits (Sibelco UK)
- Provides traffic route from Parkway development south to Hardwick industrial area
- Provides emergency access & footway/cycle link north to Fairstead housing
- Five spans a total of 150m long excluding approach ramps
- 6.0m carriageway
- 3.0m combined footway/cycleway
- 2.0m footway

Salters Road

78 units, Freebridge

Homes England Accelerated Construction Programme funding - £2,000,000

Lovell Partnerships

House and road build

Saunders Boston Architect
Scheme design

Freebridge Community Housing

Purchase the whole site once build complete
Remaining plots over 15% policy will be affordable

Committee before April 2021

Policy CS09 – 15% affordable housing

12 units – 8 rent, 4 shared ownership

Electric Vehicle (‘EV’) charging points will be installed as part of the development to 29 of the 78 dwellings

Ground conditions - difficult

Milestone	GFA Date
Start Date	January 2019
Project Completion Date	31 st December 2022
Completion of the Development Works	30 th June 2021
Start on site of housing development	30 th April 2021
Start on site of first housing unit (foundations laid)	30 th June 2021
Practical completion (Building Control sign-off final housing unit).	31 st December 2022



NORA 4



Tenure	2-bed house	3-bed house	Total
Affordable Rent	6	5	11
Open Market	18	19	37
Private Rent (PRS)	26	26	52
Shared Ownership	2	3	5
Total	52	53	105

NORA 4: cont. – Milestones and Project Profile

What	When	Status
Planning Submission	May 2020	Completed
Contract Signature	October 2020	Completed
Start on Site	October 2020	Completed
Planning Approval	November 2020	Completed
S106 Agreement	November 2020	Completed
Ground Stabilisation	October 2020 - April 2021	In Progress
Piling	April - July 2021	Scheduled
Plot Completion	November 2021 - May 2023	Scheduled

- Part of the Major Housing Project, with Lovell Partnerships Limited;
- Part of the Accelerated Delivery Programme;
 - Homes England's grant (£1,340,000) to be spent by 31st March 2021 (secured);
 - Pace of 7-8 units/ week;
- Part of the Millennium Communities Programme:
 - 31 units (c. 30%) to have Photovoltaic Panels;
 - Extra 29 units 'EV ready'.



NORA 4: cont. – Budget

Item	Original* Aug-2018	Contract Commencement Oct-2020
Revenue	14,503,000	18,966,000
Costs	14,090,000	18,512,000
Profit/ Loss	-37,000	454,000
Lovell's 10%	-	45,000
Land Value Adjustment	1,403,000	1,229,000
Net Surplus	1,365,000	1,728,000

*95 units originally (modular) – 105 units currently (traditional)

Lynnsport 1



Viability: March 2021
Planning: April 2021
Decision & Start on Site:
November 2021

Tenure	1-bed house	2-bed house	3-bed house	4-bed house	Total
Affordable Rent	6	4			10
Open Market		13	28	22	63
Private Rent (PRS)		10	9		19
Shared Ownership		2	2		4
Total	6	29	39	22	96

Bus Station / Library Site

- Redevelopment of Bus Station / Former NCC Library
- Delivery of new flats, retail unit, public toilets & library
- Erection of new high quality on-street bus shelters
- Refurbishment of Valentine Road office to house temporary library for duration of works



<u>Property Numbers</u>	
Private	38
Affordable	9
Total Units	47
<u>Revenue</u>	
Homes England Grant	799,680
Retail unit	96,750
Private	8,900,000
Affordable	963,000
Total Receipts	10,759,430
<u>Costs</u>	
Build Costs -	
Housing Units	8,791,853
Library	254,162
Retail Unit	20,505
Public Toilet	59,696
Shelters	75,000
Other Costs	77,912
Development Expenses	554,801
Sales & Marketing	116,875
Land Payment	283,910 Based on 3.19% of sales
CIL/S106	210,000
Finance costs	140,417
Total costs	10,585,131
<u>Profit / (Loss)</u>	174,299
Land value adjustment	371,600
	Line 18 plus Freehold value of site
Net Surplus	545,899
Rate of return	5.30%



Southend Road Carpark

- Redevelopment of Borough Council Carpark (100 spaces)
- Delivery of 32 x new flats
- Reconfiguration of adjacent carpark / coach park to mitigate parking impact.



Description	Appraisal	Notes
	£	
Property Numbers		
Private	26	
Affordable	6	
Total Units	32	
Revenue		
Homes England Grant	520,000	
Private	6,135,000	
Affordable	617,000	
Total Receipts	7,272,000	
Costs		
Build Costs -		
Housing Units	5,737,133	
Other Costs	51,650	
Development Expenses	386,845	
Sales & Marketing	80,438	
Land Payment	195,710	
		Based on 3.19% of sales
CIL/S106	206,216	
Finance costs	88,384	
Total costs	6,746,376	
Profit / (Loss)	525,624	
Land value adjustment	255,710	
		Line 18 plus Freehold value of site
Net Surplus	781,334	
Rate of return	11.93%	



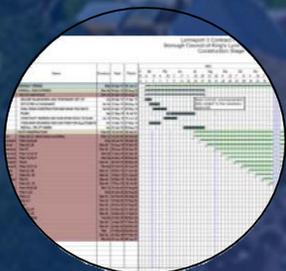
CLERK OF WORKS

“THE ROLE IS PRIMARILY TO REPRESENT THE INTERESTS OF THE CLIENT IN REGARD TO ENSURING THAT THE QUALITY OF BOTH MATERIALS AND WORKMANSHIP ARE IN ACCORDANCE WITH THE DESIGN INFORMATION SUCH AS SPECIFICATION AND ENGINEERING DRAWINGS, IN ADDITION TO RECOGNIZED QUALITY STANDARDS.”

WE ARE THE EYES AND EARS OF THE DEPARTMENT ON SITE !



COMMUNICATION WITH OTHER CONSTRUCTION STAFF, SUCH AS CONTRACTORS, ENGINEERS AND SURVEYORS IS ESSENTIAL USING OUR TECHNICAL UNDERSTANDING



COORDINATE PROJECT TIMESCALES, INFORMATION, S106, BUDGETS TO ASSIST THE PROJECTS OFFICERS IN MEETING IMPORTANT DEADLINES.



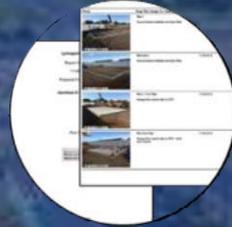
CLERK OF WORKS contd.



INSPECTION OF STAGES OF THE CONSTRUCTION, LOOKING AT MEASURING AND SAMPLING BUILDING MATERIALS TO CHECK THEIR QUALITY



KEEPING UP TO DATE WITH NHBC STANDARDS ALLOWS US TO MAINTAIN A GOOD QUALITY ON SITE



WE ENSURE AN AUDIT TRAIL OF REPORTING FROM ALL THE CONSTRUCTION PHASES, RECORDING ALL WORKS PROGRESS, ISSUES OR GOOD PRACTISE WITH OUR REPORTING SOFTWARE - SNAGBRICKS



WHEN ISSUES AND DEFECTS ARE IDENTIFIED WE WORK WITH THE CONTRACTOR AND DESIGNERS TO SUGGEST WAYS TO CORRECT THEM AND OVERCOME ANY ISSUES



TO ANSWER QUERIES FROM DEVELOPERS, INTERNAL DEPARTMENTS, MEMBERS OF THE PUBLIC AND ANY OTHER RELEVANT AGENCIES IN RELATION TO THE ONGOING PROJECTS



Project Support

The role covers various aspects, including but not limited to:

- Management of emails and calendar for Assistant Director
- Assistance to the Assistant Director and wider team with the production of reports, presentations etc
- Note-taking in meetings and distribution of said notes
- Oversight of the Corporate Projects filing system
- Responsibility for the payment of invoices and recording of the same
- Administration of the Help To Buy scheme (under Kiley's Management)
- Reconciliation of income – house sales monies, help to buy monies and deposits/inspirations
- Producing and updating the web pages for our projects
- Arranging for the signing/sealing of sales contracts
- Liaison with Gateley (our solicitors) and Lovell for house sales
- Checking the Land Registry for any ownership/boundary queries for our sites
- Dealing with queries from Members, members of the public and other Council departments



Help To Buy 2021 -2023

Help To Buy is a Government initiative first introduced in 2013 to assist home buyers with up to 20% of the purchase price of their home by way of an equity loan which is interest free for the first 5 years. From April 2021 there is a 'new' 2 year scheme (extension).

The main features of the 'new' scheme are:

That the buyer **MUST** be a first time buyer and never have owned property of any kind, anywhere in the world. (This was not the case prior to April 2021)

An equity loan price cap of £407,000 for the East of England.

To be eligible for the Help To Buy scheme the Borough Council has signed an agreement with Homes England and has stipulated Gateley Legal as our solicitors.

We have submitted an annual forecast to Homes England for Help To Buy funding for 2021-2022 and are required to complete 2 forecasts per month to confirm ongoing funding requirements. Additionally, the annual forecast can be updated to request more or less funding depending on changes to the market/Council strategy.

We have had the following H2B take up to March 2021:

NORA (1,2,3) – 59% = £3,158,600.20 funding
Marsh Lane – 69% = £3,327,405.00 funding
Lynnsport 4/5 – 81% = £2,433,400.00 funding
Lynnsport 3 – 96% = £1,003,480.00 funding

TOTAL = £9,922,885.20 across 242 house sales

