

SWT Strategic Tenants Board December 19

Housing Development Pipeline
SWT Housing Schemes

Contents

- Schemes in:
 - Completion/
Defects Liability
Period (DLP)
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Schemes in Completion (DLP) | 121-123 Outer Circle



Overview

- 121-123 Outer Circle aka The Link Centre
- Conversion to 4x1b2p flats
- Completed 25 October.
- Used for short term temporary accommodation.

Scheme in Construction – Laxton Road Garage Site



Overview

- Laxton Rd is currently a garage site
- Garages will be demolished
- 2 blocks of 4 1bx2p
- Due for completion late 2020

Scheme in Construction – Laxton Road Garage Site



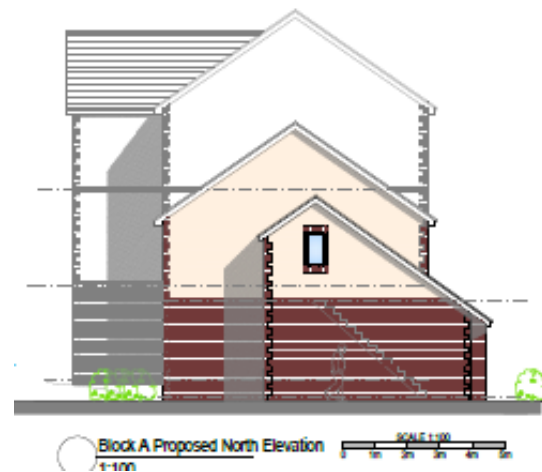
Scheme in Construction – Laxton Road Garage Site



Current progress:

- Setting up site boundary towards rear with neighbours which will act as acoustic barrier during construction..
- All other boundaries are in place and site setup is complete.
- Preparing to pile foundations. Piling matt has been laid out.

Scheme in Construction – Laxton Road Garage Site



Schemes in Development | North Taunton Woolaway



Overview

- Partnership with residents and stakeholders
- Nash & Taylor Lewis
- Detailed Planning Permission for Phase A and Outline Planning Permission for the whole development
- The replacement and refurbishment of 186 Woolaway Homes and the erection of additional dwellings to provide up to 230 dwellings

Schemes in Dev | NTWP Phase A



Dorchester Road Flats



Cambridge Terrace South

Overview

- Replacement of 26 Woolaway homes and erection of an additional 21 dwellings – including a community facility building.
- Includes the decant of 6 households into void properties within the project area.
- Allocations of Phase A New Builds

Schemes in Dev | NTWP Phase A



Dorchester Road Flats



Cambridge Terrace South

Current progress:

- In the process of gaining vacant possession of tenant and home owner properties in Phase A before end of year.
- Appointing demolition contract to commence early 2020.
- Procuring main contractor to carry out build. Due to appoint by March 2020.
- Programme estimated at 18 months.

Schemes in Dev | NTWP Phases B-E



3D Model of the Illustrative Masterplan

Remaining Phases

- Reviewing phasing options for B - E for early delivery of dwellings
- Reviewing indicative housing mix
- Full council approval for remaining home owner acquisition (to achieve vacant possession) achieved in Dec 19.
- Continuous engagement with all residents.

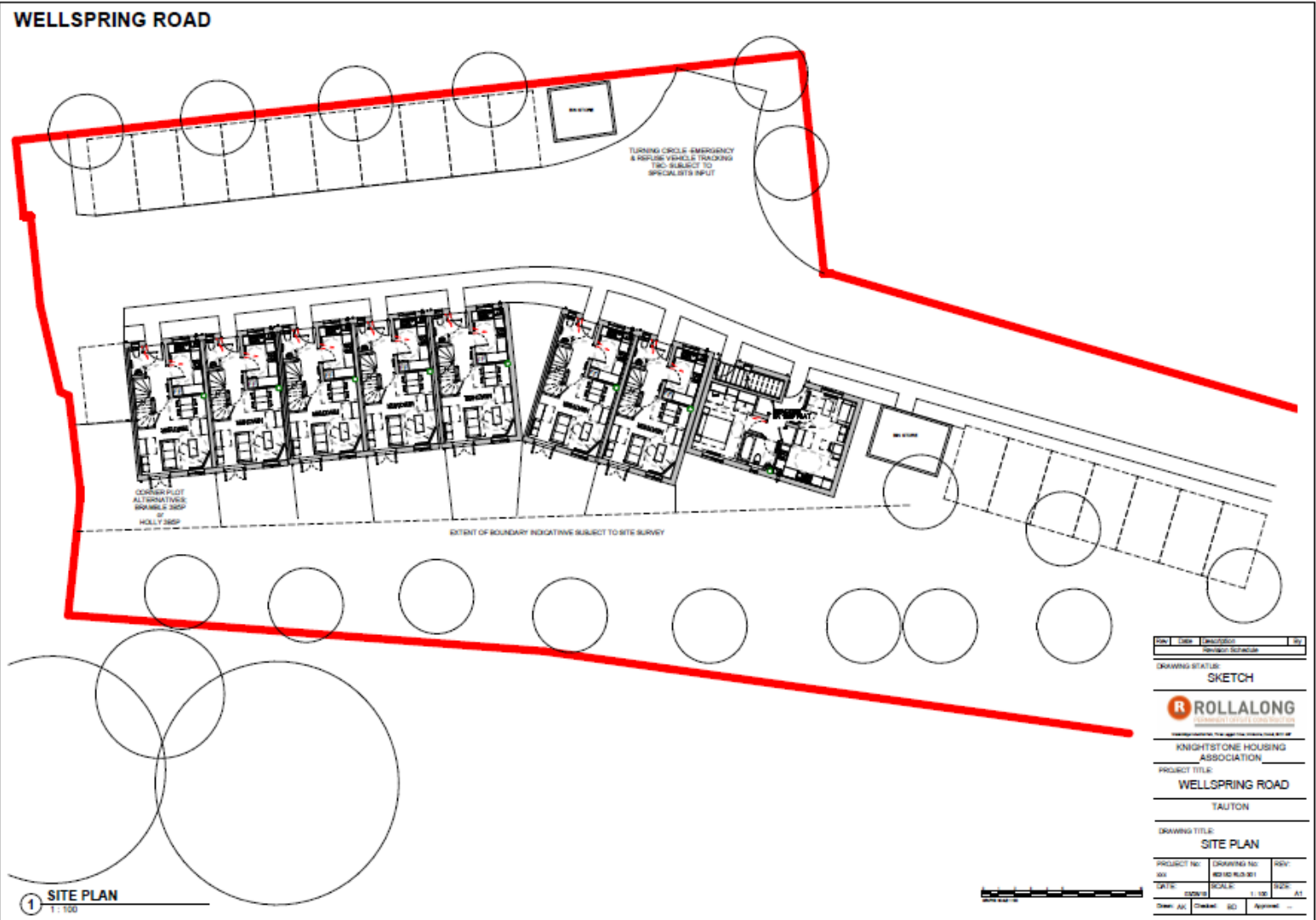
Schemes in Consideration : Wellsprings Close



Overview

- Council owned garage site, with garages still in private ownership.
- Sewer crossing under site.
- Good access allows potential for modular MMC.

Schemes in Consideration : Wellsprings Close



Somerset West
and Taunton

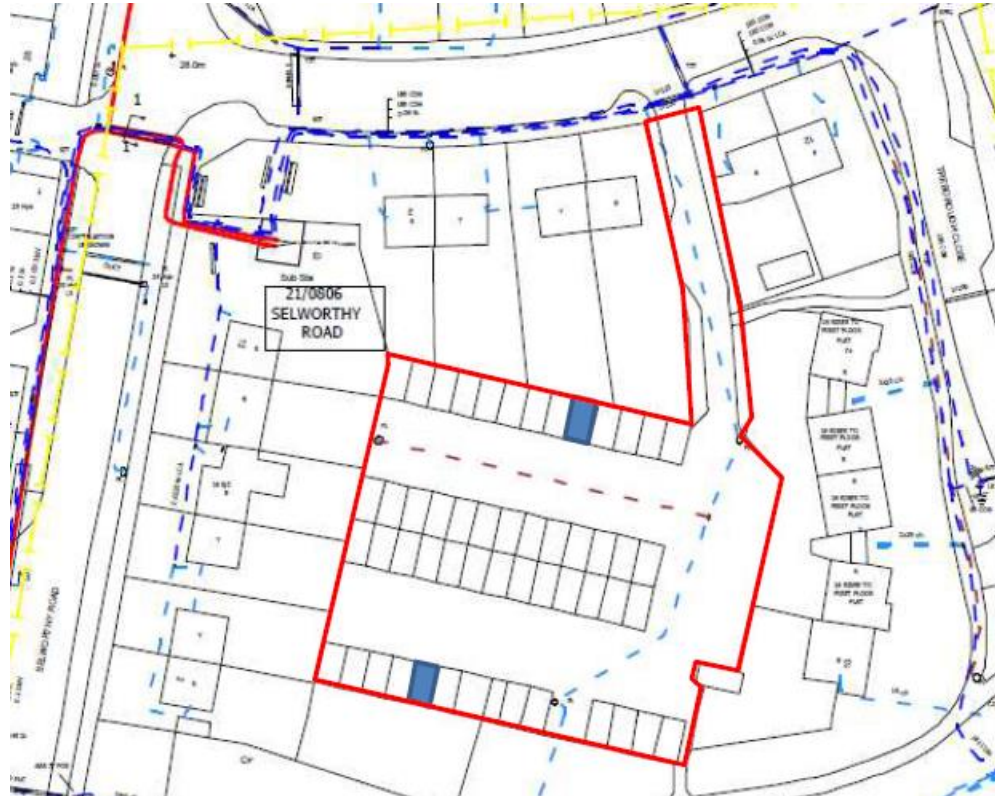
Schemes in Consideration : Milton Rd Garages



Overview

- Council owned garage site in Taunton
- Issue which affect feasibility include one privately owned garage and the presence of a gas main on the site..
- Initial actions include; contacting the garage owner regarding purchase, appoint an architect to undertake initial sketch designs.

Schemes in Consideration : Blackdown Rd Garages



Overview

- Council owned garage site in Taunton
- Issue which affect feasibility include privately owned garages, neighbours access rights, utilities crossing the site and a narrow access which would need to be improved
- Initial actions include; contacting garage owners regarding purchase, consult with planning officers regarding the access lane and appoint a lead consultant to undertake a technical review.

Buybacks – Q1 completed

House Name / No	Street / Road	Town	Post Code	Date of Completion	Type of Purchase	Price
26	Inner Circle	Taunton	TA1 2BW	21/06/2019	Buyback	£ 135,000.00
31	Shakespeare Avenue	Taunton	TA1 2HZ	21/06/2019	Buyback	£ 187,500.00
33	Milton Road	Taunton	TA1 2JF	24/06/2019	Buyback	£ 200,000.00
6	Charles Crescent	Taunton	TA1 2XN	27/06/2019	Buyback	£ 185,000.00
10	Outer Circle	Taunton	TA1 2BU	10/06/2019	Buyback	£ 137,500.00

Buybacks – Q2 completed

House Name / No	Street / Road	Town	Post Code	Date of Completion	Type of Purchase	Price
1a	Slapes Close	Taunton	TA2 7RT	18/09/2019	Buyback	£ 100,000.00
400b	Cheddon Road	Taunton	TA2 7DR	27/09/2019	Buyback	£ 110,000.00
25	York Road	Taunton		27/09/2019	Buyback	£ 145,000.00
9a	Enmore Road	Taunton		30/09/2019	Buyback	£ 205,000.00
15	Longforth Road	Wellington	TA21 8RH		Buyback	£ 220,000.00
45	Bossington Drive	Taunton	TA2 8HF	04/09/2019	Buyback	£ 190,000.00

Buybacks – Q3 completed

Street / Road	Town	County	Post Code	Date of Completion	Type of Purchase	Price
Enmore Road	Taunton	Somerset		18/10/2019	Buyback	£ 195,000.00
Pickeridge Close	Taunton	Somerset		20/11/2019	Buyback	£ 115,000.00
Lisieux Way	Taunton		TA1 2LF	29/11/2019	Buyback	£ 195,000.00
Gay Close	Wellington		TA21 9EZ	22/11/2019	Buyback	£ 118,000.00

Buybacks – Q3 (forecast)

Street / Road	Town	County	Post Code	Date of Completion	Valuer	Type of Purchase	Price
Baldwin Road	Taunton	Somerset			Adrian James	Buyback	£ 165,000.00
Blackmoor Road	Taunton		TA2 8EL		Adrian James	Buyback	£ 230,000.00
Rochester Road	Taunton		TA2 7LD		Adrian James	Buyback	£ 185,000.00
Lime Crescent	Taunton		TA1 2QG		Adrian James	Buyback	£ 175,000.00
Buckland Road	Taunton		TA2 8EP		Adrian James	Buyback	£ 164,000.00
Farrant Close	Taunton		TA1 5EN		Adrian James	Buyback	£ 115,000.00
Juniper Road	Taunton		TA1 2QD		Adrian James	Buyback	£ 175,000.00
Holford Road	Taunton		TA2 7PD		Adrian James	Buyback	£ 200,000.00
Warwick Road	Taunton		TA2 7RQ		Adrian James	Buyback	£ 190,000.00
Wellsprings Road	Taunton		TA2 7LZ		Adrian James	Buyback	£ 164,000.00

Modern Methods of Construction (MMC)

Overview

- We continue to investigate MMC options
- Met with Rollalong in late August 19. Now received and indicative sketch.
- Met with OC Housing in October 19
- Site visit from Rollalong to Wellsprings Rd in October 19



Modern Methods of Construction (MMC)



Somerset West
and Taunton

Modern Methods of Construction (MMC)

