

Strategic Tenants Board

December 2019

North Taunton Woolaway Project

Background

- In 1984 the Government designated the Woolaway house type as defective under the Housing Defects Act 1984
- Structural Engineering Report 2013 & Appended 2016



North Taunton Woolaway Project



Existing Properties

Table 1: Tenure of North Taunton Woolaway Project Area

	In TDBC Ownership	In private ownership	Total
Existing Woolaway Homes	167	45	212
(Acquire) & Demolish	140	22	162
Refurb	27	* See note	27
New builds	226		226
Total Proposed	253	23	276
Net Increase in SWT stock			86
*23 homes in private ownership excluded from planned works			

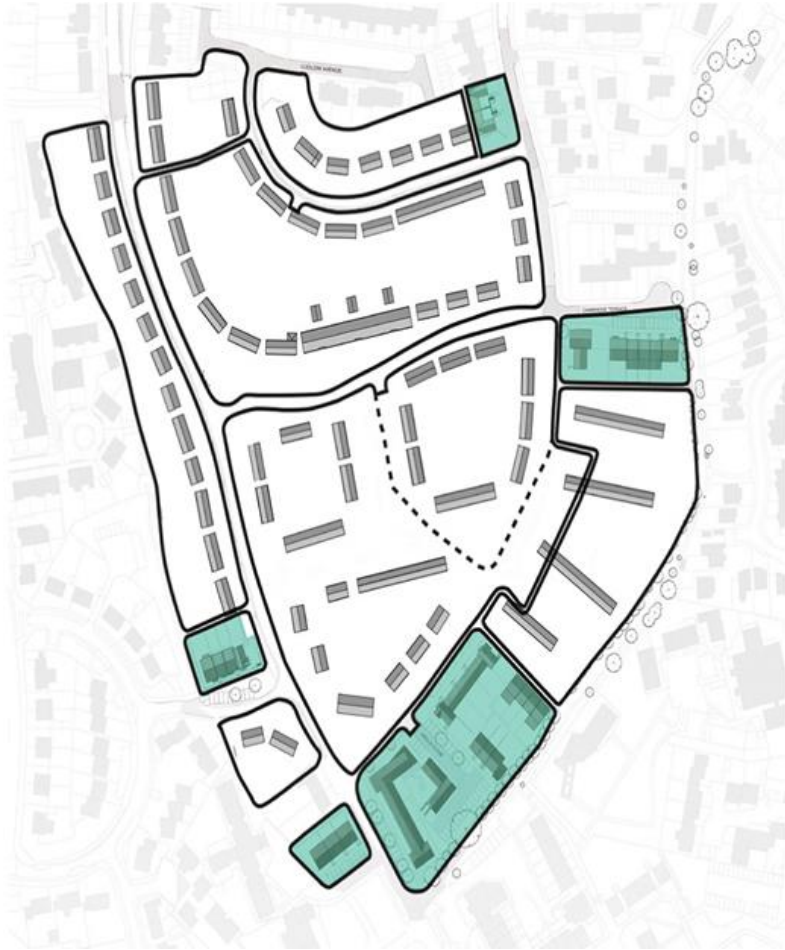
North Taunton Woolaway Project

Outline Application Illustrative Phasing



- Most substantial land led regeneration scheme of the Council's stock in many years.
- Tackles some of our worst performing stock in one of the most socially deprived areas in our County.
- Flagship housing project of our housing development programme.
- Shadow Council in Feb 19:
 - Approved the 5 phased regeneration scheme – estimated in region of £45 million over 10 – 12 year programme.
 - Phase A – estimated supplementary budget £7.2 million (marked in orange Phase 1)

Phase A

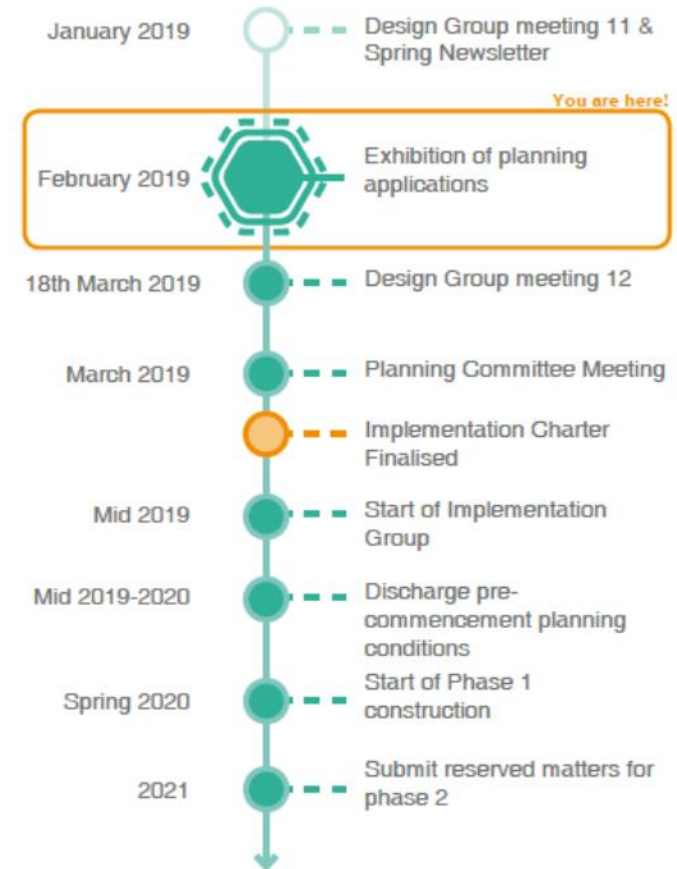


- Decant of 26 properties:
 - 23 SWT tenants
 - 3 Home Owners
- Provision of 47 new homes plus Community Facility
 - All Council Homes
 - 17 x 1 bed
 - 14 x 2 bed
 - 11 x 3 bed Chalets
 - 5 x 4 bed Houses
 - Includes 6 Wheelchair adapted properties (CAT 4)

Key Achievements

North Taunton Woolaway Project Masterplan Update

- Outline planning permission granted unanimously by Planning Committee on 27th March 2019.
- Design Group consisting of 20 residents (home owners and tenants) reviewed design of the scheme and house types. Now evolved into the Implementation Working Group to provide feedback to help to shape the way the Project is delivered and maximising the positive impact upon the community.
- Commended by the Royal Town Planning Institute - Regional Award in Planning Excellence for Community Involvement.
- Skip days arranged for residents to be able to prepare for their decant and assist vulnerable tenants who are unable to remove their rubbish by themselves.



Key Achievements

Phase A

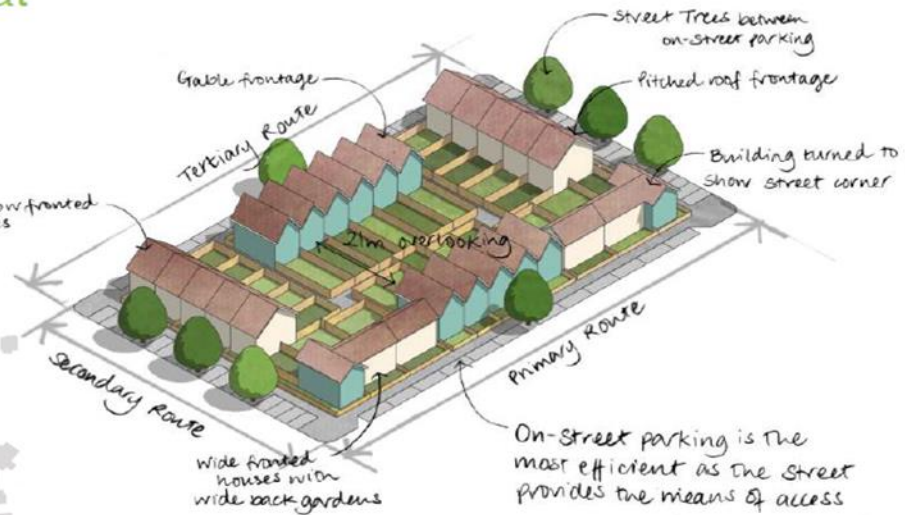
- Planning permission was granted for Phase A unanimously by Planning Committee on 27th March 2019. Design Review Panel considered the design and community consultation process undertaken was extremely rigorous and considered to be outstanding and the design has the full potential to be exceptional.
- Vacant possession of Phase A has almost 100% secured.
- As part of the decant process, 10 tenants have downsized and 2 tenants to have moved to more accessible accommodation
- Procurement for the demolition and construction of Phase A is well advanced.



Sustainability / Climate Change

Urban design principles

Enclosed perimeter block with houses that address the street corner



Somerset West
and Taunton

Sustainability / Climate Change



Somerset West
and Taunton

Report :

- Acquire the remaining private owned homes in the Project area to achieve vacant possession of the scheme, thus alleviating the requirement for timely and costly Compulsory Purchase Orders;
- Progress the enabling works and Reserved Matters planning submission for the remaining phases to decrease the time in which it takes to complete the regeneration;
- Discretionary Homeloss Payment to tenants and
- To fund the additional costs in Phase A.

Table 2: Number of Private Home requiring Acquisition within each Phase of the North Taunton Woolaway Project

Phase	No of Private Homes
Phase A	3
Phase B	1
Phase C	7
Phase D	11
Phase E (Refurbishment Phase)	0

Any Questions ?