

Item No.	Classification : Open	Date: November 30, 2010	Meeting Name: Scrutiny Panel
Report title:		Aylesbury Regeneration Programme Update	
Ward(s) or groups affected:		Faraday	

Background

1. The Aylesbury Area Action Plan (AAP) was approved in January 2010 and will see 2,700 homes on the Aylesbury Estate replaced with around 4,200 new homes. Half of the new homes will be for social rent and intermediate tenures. The AAP disaggregates the regeneration of the Aylesbury Estate into four phases. There, is a fifth phase, however, Phase 1a which has already started. A summary of phases and their respective timescales are set out below:
 - Phase 1a (2009/13)
 - Phase 1 (2009/16)
 - Phase 2 (2013/18)
 - Phase 3 (2017/20)
 - Phase 4 (2020/27).

2. Phase 1a is being developed by L&Q is and will deliver a new Adult Day Centre and 261 new homes comprising:
 - fifty-two in 2011 (37 homes for social rent and 15 for intermediate uses)
 - one hundred and forty-nine in 2012 (51 homes for social rent and 15 for intermediate uses, 83 for sale)
 - sixty in 2013 (13 homes for social rent, 3 for intermediate uses and 44 homes for sale)

3. The Aylesbury PFI Housing Project was amended in July 2010 to include several sites taken from Phases 1 & 3 in order to:
 - allow the council to stay within the HCA's £181m affordability budget
 - reduce the council's cost of acquiring relevant leaseholder interests
 - improve the development potential of the estate by developing it toward the south-east

4. The outline business case (OBC) for the Aylesbury PFI Housing Project is due to be considered by the council's Cabinet on December 14, 2010. The recommendations within this report include requests for the Cabinet approval to:
 - submit the OBC to the HCA for approval
 - start the PFI procurement, subject to the HCA approving the OBC
 - agree starting CPO and NOSP process for delivering 'vacant possession'.

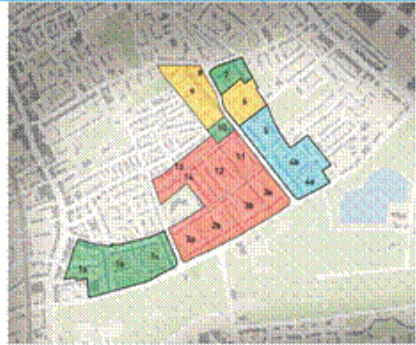
Current Position

5. Work is progressing on Phase 1a, which comprises a Resource Centre and four development sites (Sites A, B, C & D). The current position with regard to each of these activities is summarised below:
 - **New Resource Centre** is due to be handed over to the council for use in early 2011. However, minor improvement works may be required due the council altering its service requirements (The existing Day Centre is due to be cleared by April 2011)
 - **Site A** – comprises 37 social rent, 15 for intermediate homes available in early 2011 with **£880k in council income**
 - **Site B** - comprises 36 social rent, 12 shared ownership, 83 sale, new homes in 2012 with **£920k in council income**
 - **Site C** - comprises 15 social rent, 3 shared ownership new homes available in 2012 with **£372k in council income**
 - **Site D** - comprises 13 social rent, 3 shared ownership, 44 sale new homes available in 2013 **£1,154k in council income**
6. **Phase 1** currently comprises the redevelopment North Wolverton (site 7) & Amersham (site 10) sites. Unlike the sites comprising Phase 1a, these sites are not expected to deliver any council income. The current development proposals for these sites are as follows:
 - The project will be executed as a land transaction (disposal)
 - The sites will be marketed in early 2011
 - Site 7 should delivery 165 homes
 - Site 10 should deliver 112 homes, community space and the possibility of a medical facility.
7. The **Aylesbury PFI Housing Project**, comprising Bradenham, Arklow House, Chartridge, Chiltern, Taplow, Northchurch & 184-218 East Street, should deliver a minimum of:
 - 360 social homes for rent
 - 131 intermediate homes
 - 452 homes for sale
8. The council may be able to deliver even more housing on these sites (approximately 80) if it can work with the Probation Service Agency to relocate Ellison House (currently adjacent to Bradenham). If the HCA approves the council's OBC then the procurement process will start in Spring 2011.
9. **Phase 2 & 3** comprises Wendover, Wolverton, Raventone, Foxcote, Padbury, Winslow, 140 Albany Road & Brockley House). The business case for the regeneration f these sites will be further developed during 2010/11

Rehousing Plans

10. Overleaf is a progress summary on rehousing resident on the Aylesbury Estate.

Summary Position (Real time assessment - excludes households with moving dates)

SITE MAP				SEPTEMBER 2005 (Constant Baseline Data)			20 SEPTEMBER 2010 UPDATE (Previous Report)			01 OCTOBER 2010 UPDATE (Current Position)		
				Total Units:	639	Total Units:	639	Total Units:	639			
				Secure Tenants:	475	Secure Tenants:	388	Secure Tenants:	368			
				Band 1 Active:	0	Band 1 Active:	175	Band 1 Active:	160			
				Temp Accom:	0	Temp Accom:	98	Temp Accom:	99			
				Leaseholders:	85	Leaseholders:	70	Leaseholders:	69			
				L/H Assistance:	0	L/H Assistance:	15	L/H Assistance:	15			
				L/H Bidding:	0	L/H Bidding:	2	L/H Bidding:	2			
Welded Properties:	0	Welded Properties:	83	Welded Properties:	94							
Site	Block Name	Block Numbers	Total Units	Deadline for Vacant Possession (VP)	Secure Tenants	Active on Homeseach (Band 1)	Temporary Accommodation (TA)	Leaseholders	Leaseholder Assistance Applications	Leaseholders Bidding on Homeseach	Welded Properties	Non Residential Pr
10	Missenden	300-313	14		7	6	3	1	1	0	2	None
Sub Total			14	OCTOBER 2012								
7	Walverton	1-27	27		5	16 in total	6	12	8	2	4	None
7	Walverton	28-59	32		13	-	7	5	2	0	7	None
Sub Total			59	OCTOBER 2012								
1b	Bradenham	42-256	215		95	75	42	12	0	0	60	Half Pints, BAC C84
1b	Chartridge	1-68	68		44	60 in total	8	9	1	0	7	None
1b	Chartridge	69-76	8		8	-	0	0	0	0	0	None
1b	Chartridge	77-105	29		14	-	7	6	2	0	0	None
Sub Total			320	MARCH 2014								Ellison House
1c	Arklaw	1-28	30		15	0	5	6	1	0	4	None
1c	Chartridge	106-119	14		12	-	0	2	0	0	0	None
1c	Chartridge	120-149	30		19	-	3	8	0	0	0	None
1c	Chiltern	1-172	172		136	3	18	8	0	0	10	Council offices
Sub Total			246	MARCH 2014								
TOTAL			639		368	160	99	69	15	2	94	

Issues

12. The regeneration of the Aylesbury Estate is complex and as a result means that there are a myriad of issues to be managed. Some of the more significant issues to be managed include:

- The future of the council's MUSCo (Multi Utility Service Company) project needs to be settled soon in order to allow the council to decide to relocate the Medical Centre in Taplow on to this site.
- The deliverability of a land transaction solution on the Amersham site (site 10) that is likely to require significant deficit funding
- Availability of skilled in-house resources to deliver the Aylesbury PFI Housing Project
- The council ensuring that local stakeholders are engaged in the regeneration programme to ensure that their concerns are addressed in development proposals going forward
- The deliverability of Phases 2/3 in the short to medium term given the uncertainty over the future of the HCA and Social Housing Grant (SHG).

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Aylesbury Action Plan	Regeneration and Neighbourhoods Dept.	Julie Seymour 0207 525 0508

APPENDICES

No.	Title
Nil	Not Used