



**Hinckley & Bosworth
Borough Council**

FORWARD TIMETABLE OF CONSULTATION AND DECISION MAKING

SCRUTINY: 28 MARCH 2018

WARDS AFFECTED: GROBY

MARTINSHAW LANE DEVELOPMENT

1. PURPOSE OF REPORT

- 1.1 At the Council meeting of 22 February 2018 it was agreed that the Scrutiny Commission review the Martinshaw Lane Development.
- 1.2 This report gives a high level overview of the project including suggested areas for consideration for the Task and Finish Group.

2. RECOMMENDATION

2.1 Members are asked to:

- Note the report
- Agree to establish a Scrutiny Task and Finish Group to look at the matter in more detail
- Agree Terms of Reference for the Task and Finish Group as set out in para 4.1

3. BACKGROUND TO THE REPORT

- 3.1 The development site is located at the intersection of Ratby Road with Martinshaw Lane and lies within the boundary of Groby Village.
- 3.2 It was originally formed from the gardens of Victoria Cottages on Ratby Road which were the subject of an earlier Compulsory Purchase Order by the Council.
- 3.3 Since that time the land has remained undeveloped with fences separating it from the rear gardens of the properties on Martinshaw Lane and Holmes Close; and from the service road to the rear of Victoria cottages.

- 3.4 On 16 July 2013 following the introduction of HRA Self Financing, The Council agreed an investment programme which included delivery of new build council housing. Martinshaw Lane was approved as one of the developments under this programme.
- 3.5 The proposed scheme is for 9 bungalows which will be made available for rent to the elderly as part of the Council's social housing stock and be subject to a local lettings policy (this policy was agreed by Executive in June 2016).
- 3.6 The bungalows will be a mixture of one and two bedroom homes with small private rear gardens and it is intended that the new scheme will be serviced by a 'non through road' built to adoptable standards.
- 3.7 The Council originally entered into a pre-construction agreement with a contractor under the SCAPE framework in December 2015.
- 3.8 Once the contractor confirmed their pricing for the project it was deemed to be unaffordable and did not represent value for money. The decision was taken to advertise the tender for the works directly for the selection of an alternative contractor who was expected to provide a more competitive price for the development. It is estimated that this route has saved the Council c£300,000 on the contract sum.
- 3.9 Gelder Ltd were appointed and started on site on the 18 September 2017 and the contract completion date was set at 14 May 2018.
- 3.10 Concerns were raised by some residents prior to starting on site and members of the Council met with them individually to discuss their issues and how we could accommodate them. Arrangements for recompense of resident's losses during the 34 week project period were made where appropriate and on a without prejudice basis.
- 3.11 Written correspondence and bi-weekly residents surgeries were also set up to give residents the opportunity to discuss the project with members of the Council whilst the development was in progress.
- 3.12 From a project management point of view, the build has gone well and other than recent delays due to inclement weather, has predominantly been on schedule and to budget.
- 3.13. The main issue from a build point of view is in relation to the construction of the "non-through road" to adoptable standards. This is now being managed on a contractual basis with the main contractor and drainage engineers. We are also in dialogue with LCC as the Highways Authority. Members should be aware that despite us building it to an adoptable standard, the issue of whether the road will be adopted is ultimately a decision of the Highways Authority. This is exacerbated by other factors, such as the proximity of other structures to the road.
- 3.14 If the road is ultimately not adopted, this is not detrimental to the scheme as we had always considered this to be an option and HBBC will continue to

retain liability for maintenance of the road. Any other risks or factors arising from this position will need to be managed as we do currently.

4. **TERMS OF REFERENCE**

4.1 In order for Scrutiny to undertake a review of this project it is proposed that a Task and Finish Group be established. Suggested topics for consideration are set out below:

- Procurement of Contractors
- Planning Permission
- Resident Engagement
- Member Involvement
- Build Programme

4.2 Members are asked to identify any other areas for consideration.

4.3 It is also proposed that a meeting of the Task and Finish Group should take place within the Groby area to allow local residents and interested stakeholders to attend. Members are asked to indicate whether this should be by invitation.

6. **EXEMPTIONS IN ACCORDANCE WITH THE ACCESS TO INFORMATION PROCEDURE RULES**

6.1 Open session

7. **FINANCIAL IMPLICATIONS (IB)**

7.1 The project budget is £1.767 million. Any changes to this budget will require approval in accordance with financial procedure rules.

8 **LEGAL IMPLICATIONS (AR)**

8.1 The legal agreement with the contractor sets out the obligations on both parties in respect of the development.

8.2 There is presently issues around adoption and encroachment on Council land which could give rise to further legal implications.

9 **CORPORATE PLAN IMPLICATIONS**

9.1 The housing service contributes to all three Corporate Plan priorities of People, Place and Prosperity.

10 **CONSULTATION**

10.1 None in relation to this report although consultation on the project has taken place throughout.

11 **RISK IMPLICATIONS**

11.1 No net red risks arising from this report.

12. **KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS**

12.1 None relating to this report as decision not being taken.

13. **CORPORATE IMPLICATIONS**

13.1 None relating to this report as decision not being taken.

Background papers:None

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