



Report Title	Proposed redevelopment of the former Avenue Campus to provide affordable housing
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CABINET REPORT

AGENDA STATUS: PUBLIC

Cabinet Meeting Date:	17 February 2021
Key Decision:	Yes
Within Policy:	Yes
Policy Document:	No
Service Area:	Housing and Wellbeing
Accountable Cabinet Member:	Councillor Stephen Hibbert
Ward(s):	Kingsley

1. Purpose

- 1.1 The purpose of this report is to ask Cabinet to approve, 'in principle', the proposed redevelopment of the Avenue Campus site for affordable housing within the Housing Revenue Account.

2. Recommendations

- 2.1 It is **recommended** that Cabinet:
- a) Approves, 'in principle', the redevelopment of the Avenue Campus site (within the Housing Revenue Account) to provide up to 170 affordable homes, subject to satisfactory due diligence and planning approval of the reserved matters application for 112 homes;
 - b) Delegates to the Director of Housing and Wellbeing, in consultation with the Chief Finance Officer, the Borough Secretary, the Cabinet Member for Housing and Wellbeing and the Cabinet Member for Finance, the authority to approve the new affordable housing scheme, subject to planning

approval and due diligence and following the outcome of the Council's application for funding from Homes England;

- c) Delegates to the Director of Housing and Wellbeing, in consultation with the Chief Finance Officer and the Cabinet Member for Housing and Wellbeing, the authority to determine the rent levels and services charges for the new affordable homes; and
- d) Delegates to the Director of Housing and Wellbeing, in consultation with the Cabinet Member for Housing and Wellbeing and Northampton Partnership Homes, the authority to develop and approve a Local Lettings Policy that determines how the homes are allocated; and
- e) Notes that, if this development and approval of this affordable housing scheme cannot be concluded by 1 April 2021, this work will need to be concluded by the new West Northamptonshire Council through its governance processes and relevant Officers.

3. Issues and Choices

3.1 Report Background

- 3.1.1 The Avenue Campus is located on St George's Avenue, opposite The Racecourse public park as shown in the aerial photo below.



- 3.1.2 As the University has now relocated most of its functions to its new Waterside Campus, the Avenue Campus is surplus to its requirements and, following a marketing campaign, the University has agreed to sell the Avenue Campus (including the Newton Building) to the Council.
- 3.1.3 On 16 December 2020, Cabinet approved the purchase of The Avenue Campus (subject to satisfactory due diligence) through the Housing Revenue Account in order to increase the supply of affordable housing.
- 3.1.4 The respective legal teams appointed by the Council and the University of Northampton are working to conclude the conveyance of the Avenue Campus with an agreed completion date (subject to satisfactory due diligence) of no later than 31 March 2021.
- 3.1.5 When Cabinet considered the purchase on 16 December 2020, it was agreed that Cabinet would receive further reports that set out proposals for the future

use of the Newton Building (a Grade II listed building) and the redevelopment of the Avenue Campus site to provide affordable housing.

- 3.1.6 On 20 January 2021, Cabinet noted Northampton Partnership Homes' intention to relocate from the Westbridge Depot site to the Newton Building, subject to agreement with the Council on the terms of the lease.

3.2 Issues

Funding the development of affordable housing

- 3.2.1 Although the University secured a resolution to grant planning permission (subject to satisfactory completion of a s.106 agreement) for a development of up to 170 homes on the Avenue Campus site, its application did not include provision for any affordable housing due to viability.
- 3.2.2 In order to increase Northampton's supply of affordable housing and help to meet the housing needs of applicants on the Housing Register – including homeless households living in temporary accommodation – it is proposed that the whole of the Avenue Campus is developed as affordable rented housing.
- 3.2.3 The provision of affordable housing can be achieved by securing grant funding from Homes England, by using Right to Buy receipts from the sale of council homes or by developing a scheme with a mixture of affordable tenures.
- 3.2.4 The Council's Finance Team and Northampton Partnership Homes (NPH) have worked closely to complete a joint assessment of the cost of developing 170 affordable homes on the Avenue Campus site and the amount of subsidy that will be needed in order to make the proposed development viable.
- 3.2.5 The feasibility of delivering 170 units on the site (and in particular the 112 units to be delivered under the outline permission) is to be reviewed as part of the due diligence to be carried out in accordance with the terms of the delegation granted for the purchase of Avenue Campus (set out at decision 2.1(d) to item 20 of the 16th December 2020 Cabinet meeting). It is noted that if the site was unable to deliver 170 units under the detailed and outline permission, this may have an impact on funding.
- 3.2.6 If Cabinet approves, 'in principle', the redevelopment of the Avenue Campus site (within the Housing Revenue Account) for affordable housing, the Council will submit an application to Homes England for a grant that will be sufficient to ensure the viability of the development of 170 affordable rented homes.
- 3.2.7 If Homes England will not award the amount of funding that is required, the Council's Finance Team and NPH will review the relative merits of four other subsidy options in order to determine which of them is most favourable in terms of viability and the Council's strategic housing objectives:
- The use of capital receipts from former council homes that have been sold under the Right to Buy;
 - The use of market rental properties to subsidise the development of affordable rented homes in a mixed tenure scheme;
 - The use of market rental properties and Homes England grant to subsidise the development of affordable rented homes in a mixed tenure scheme; or

- The use of market rental properties and capital receipts from the sale of former council homes to subsidise the development of affordable rented homes in a mixed tenure scheme.

Proposed development of the Avenue Campus

3.2.7 In November 2020, the Council's Planning Committee made a resolution to grant planning (subject to satisfactory completion of a s.106 agreement) in respect of the the University of Northampton's hybrid planning application for up to 170 new homes, including:

- Full planning consent for the part demolition, conversion and extension of the Maidwell Building to provide 58 new homes; and
- Outline planning consent for the demolition and conversion of the remaining buildings on the site (excluding the Newton Building which was not part of the application) and the erection of new buildings to provide residential accommodation of up to 112 homes.

3.2.8 It is noted that until such time as this (or an alternative permission for residential development) is granted, the Avenue Campus site does not benefit from a planning permission for residential development.

3.2.9 It is now proposed that, on behalf of the Council, NPH will progress the development of the Avenue Campus site as follows:

- NPH will appoint a heritage and conservation consultant to provide specialist advice in relation to the design and phasing of the part demolition, conversion and extension of the Maidwell Building in order to provide 58 new homes; and
- NPH will submit a reserved matters application for the remaining 112 homes which will include the following:
 - Conversion of the Basset Lowke halls of residence into an apartment scheme of 48 family homes;
 - Conversion of the Quinton Building into a family home;
 - Construction of 63 new family homes; and
 - Site-wide landscaping and infrastructure.

Development of the Maidwell Building (58 homes)

3.2.9 Although it is proposed that most of the Maidwell Building (pictured below) will be demolished, the two pavilions (highlighted in yellow) which front onto St George's Avenue will be retained and converted into 26 apartments.



3.2.10 The detailed planning consent for the Maidwell Building comprises part demolition and new build, and part conversion and refurbishment of the two pavilions, in order to allow for the development of a total of 58 apartments.



Photo: One of the Maidwell Building's two pavilions that are to be retained



Artist Impression: Front elevation of the Maidwell Building, showing retained and new build elements

3.2.11 NPH will appoint a heritage and conservation consultant to provide it with the specialist advice it requires in relation to design and phasing of the scheme.

3.2.12 This is critical to ensuring that the replacement central core of the Maidwell Building (the infill terraces) provides a high quality new addition that enhances not just the locally listed elements that are being retained but also the Kingsley Conservation Area, especially when viewed from The Racecourse.

3.2.13 NPH will also appoint a fire consultant to ensure compliance with all regulations, including all of the recommendations from the Hackett Review that was undertaken in the aftermath of the Grenfell tragedy. This will include provision for a fire sprinkler system due to the height of the building.

3.2.14 Detailed design on the site will also be accompanied by a comprehensive landscaping scheme which will further reinforce the design and setting.

3.2.15 Initial reviews by NPH on the application and designs submitted by the University suggest that there are concerns with the practical feasibility of the scheme currently submitted. Once further design work is carried out, NPH may need to submit a non-material amendment or section 73 application to the Local Planning Authority (LPA), to amend the conditions (in particular the approved plans) to the detailed application.

3.2.16 Any such application will be subject to the normal planning procedure and the LPA will need to be satisfied that the amendments accord with planning policy and in particular continue to be sensitive to the heritage elements of the Maidwell Building.

Conversion of the Basset Lowke Building (48 homes)

3.2.17 Subject to planning approval of the reserved matters application, it is proposed that the Basset Lowke Building is retained and converted into apartments.

3.2.18 The Basset Lowke Building (pictured below) was constructed, as a student hall of residence, in the late 1990s. The building extends over four floors and comprises 248 ensuite student bedrooms and communal space.



3.2.19 Although consideration was given to demolition and new build, early feasibility work has indicated that it is possible to convert the Basset Lowke Building into 48 family apartments at the Nationally Described Space Standard (NDSS).

3.2.20 Conversion of the Basset Lowke Building into 8 two-bedroom apartments and 40 three-bedroom apartments offers the following advantages:

- It is more environmentally sustainable to retain and reconfigure the building than demolish it and build new homes;
- It is less expensive (in this instance) than demolition and new build;
- It helps to retain the existing character of the site;
- It enables the continued use of existing parking provision where possible;
- It is less disruptive to local residents; and
- It will deliver the new homes earlier than if the building is demolished and new homes built. (This is especially important, given the urgent need to reduce the number of families living in temporary accommodation).

3.2.21 The proposed conversion of the Basset Lowke Building can benefit from the learning that the Council and NPH gained from the conversion of Overslade House into Centenary House (a family apartment scheme) in 2019.

3.2.22 Learning points from Centenary House (pictured below) include the value of:

- A balcony for each apartment (to provide private external amenity space);
- Safe play space for younger children;
- Good quality, family-friendly specification, including acoustics; and
- Secure bicycle storage.



3.2.23 As with the Maidwell Building, NPH will appoint a fire consultant to ensure compliance with all regulations, including all of the recommendations from the Hackett Review undertaken in the aftermath of the Grenfell tragedy. This will include provision for a fire sprinkler system due to the height of the building.

3.2.24 It is noted that the outline application did not include plans to retain the Bassett Lowke Building. Whilst the committee report to the hybrid application

does reference the potential for '*sensitively sited and designed taller buildings to come forward at reserved matters stage*', any plans to retain the Bassett Lowke Building will need to be submitted as part of reserved matters applications. These are subject to approval by the LPA in accordance with normal planning procedure and retention of the Bassett Lowke Building as part of the current hybrid application cannot be guaranteed at this stage.

Conversion of the Quinton Building into a family home

3.2.25 The Quinton Building (pictured below) was originally a family home, but has since been used as a site office for many years.



3.2.26 Although it is likely that the Quinton Building will continue to be used as a site office during the redevelopment of the Avenue Campus – due to its location near to the front of the site – it is envisaged that the building will be converted back into a family home towards the end of the development.

Construction of 63 new family homes

3.2.27 It is proposed that, in addition to the 107 homes that are to be delivered through the development and conversion of the Maidwell Building, the Bassett Lowke Building and the Quinton Building, NPH will build 63 new homes.

3.2.28 In order to deliver a balanced wider development and subject to approval of the reserved matters planning application, it is proposed that the 63 new homes will be a mixture of terraced and semi-detached family-sized houses.

3.2.29 This arrangement will ensure that the development of the Avenue Campus does not exceed the 170 homes that were approved in the outline consent.

Site-wide place-making

3.2.30 Subject to planning approval, it is proposed to adapt the site plan slightly from the outline application. Although the vehicle and pedestrian entrance points

and main scheme roads will be retained, it is proposed that the internal site road layout will be adjusted slightly to allow for the retention of the Bassett Lowke and Quinton Buildings and the construction of 63 new build homes.

3.2.31 The core principles of the outline application will still stand:

- A strong understanding of the important heritage legacy of the site which reinforces the connectedness of the new and old buildings;
- A housing development with a strong sense of place that is safe and attractive;
- Crime prevention principles (including active frontages, natural surveillance, appropriate lighting, durable materials that discourage graffiti);
- Inclusive design (including lift access within apartment buildings, accessible parking strategy);
- High quality landscaping;
- Retention of protected trees;
- Incorporation of wildlife (including the wildlife reserve area) managed for biodiversity enhancement;
- Provision for play;
- Creation and promotion of new strategic pedestrian and cycle links; and
- Integration of drainage attenuation/sustainable urban drainage system.

Design development and construction

3.2.32 Once the site acquisition is complete, the redevelopment will be delivered by NPH on behalf of the Council as the Council's Development Agent.

3.2.33 NPH has delivered more than 200 new council homes to date and is currently in contract for 220 new council homes in construction with over 300 homes with planning consent that are due to start on site during 2021.

3.2.34 NPH has an in-house team of quantity surveyors, building surveyors, clerk of works and project managers and a supply chain for design and construction.

3.2.35 NPH will appoint a design team to develop the technical design including specialist consultants for heritage and fire safety.

3.2.36 NPH will undertake a number of follow-up site investigations, including ground investigations. Although the University undertook a number of surveys to support its outline application, it is important that further surveys are undertaken to inform the final design and mitigate unnecessary additional costs that can be avoided by considering challenges and constraints.

3.2.37 NPH will seek pre-application advice from the Council's Planning Service and other key statutory consultees such as Highways, Northamptonshire Police and Environmental Health.

3.2.38 During design development, NPH will develop (with its design team and supply chain) a logistics and construction programme which takes into account:

- The time frames for planning consent;
- The completion and earliest possible occupation of Basset Lowke to deliver homes and bring a rental income stream into the scheme as soon as achievable;
- Health and safety: safety of contractors, visitors, NPH staff and future occupants as phases of the scheme complete. NPH will appoint an independent principal designer with responsibility for health and safety and how it is managed throughout the programme; and
- Feasible phasing of the works across the site including demolition.

3.2.39 Following design development and feedback from statutory consultees and subject to the hybrid application being granted by the LPA, NPH (on behalf of the Council) will:

- Submit a reserved matters application for the 112 homes in the outline planning consent;
- Address the planning conditions that are in place for the detailed consent for the Maidwell Building and the outline planning consent. This will include submitting any non-material amendment or section 73 applications that may be required to amend conditions to the detailed consent; and
- Liaise with the Council's Building Control Team in relation to the technical design development.

3.2.40 COVID-19 has increased programme and cost risk in construction. This is managed through the contract to ensure a fair approach for both contractor and NPH / the Council. The contract will allow for reasonable delays (for example if there is another lockdown or materials are restricted) but not for additional exposure to an increase in cost. This contractual provision is becoming common in many construction contracts due to COVID-19.

3.2.41 NPH will procure and enter into contract with the contractors to undertake the works and, after appointing a main contractor to undertake the works, it will manage the construction contract, oversee the works and manage the cost, programme and quality.

3.2.42 Throughout the construction, NPH will monitor the programme and the quality of work before making staged payments to the value of the works completed, but with a 2.5% retention of the final contract sum being held at the end of construction for a 12-months defect period.

- 3.2.43 During this 12-months defect period, regular site visits will be carried out jointly by NPH and the contractor (to deal with any defects that arise) and the final contract sum will be retained by the Council.
- 3.2.44 Works will be covered by a 10-year NHBC (or similar) warranty. Certain products (e.g. roofs) may have longer warranties which the Council can also benefit from should the need arise.
- 3.2.45 At the end of the defect period, NPH's Maintenance Team will take on the responsibility for all repairs and maintenance of the completed homes.

Housing lettings and management

- 3.2.46 The new homes will be developed, let and managed by NPH in accordance with the Management Agreement.
- 3.2.47 Once completed, the homes will be let as permanent affordable rented accommodation as part of a wider initiative to maximise the supply of affordable housing and reduce the use and cost of temporary accommodation.
- 3.2.48 The proposed scheme has a useful mixture of one, two, three- and four-bedroom houses and apartments and is in a good location due to its proximity to local services, employment and public transport.
- 3.2.49 To help establish a mixed and sustainable community it is proposed that a Local Lettings Policy is introduced to determine the way in which the homes are allocated.
- 3.2.50 Modelled on other housing schemes (such as Centenary House) the Local Lettings Policy will aim to strike the right balance between existing council tenants, homeless households and other applicants on the Housing Register.
- 3.2.51 In common with other applicants, new tenants will be provided with Introductory Tenancies for the first year and, as long as they comply with their tenancy conditions, their tenancies will then be converted into secure tenancies.
- 3.2.52 It is proposed that the homes will be let at affordable rents (up to 80% of the market rent) but 'capped' at Local Housing Allowance (LHA) rates.

3.3 Choices (Options)

Option 1 (recommended)

- 3.3.1 Cabinet can choose to redevelop the Avenue Campus for affordable housing.
- 3.3.2 This option is recommended because the Avenue Campus offers the Council and NPH an excellent opportunity to increase Northampton's supply of affordable rented accommodation – in a sustainable location and within a relatively short timescale – and help to reduce, directly and indirectly, the use and cost of temporary accommodation.

Option 2 (not recommended)

- 3.3.3 Cabinet can choose to do nothing.

3.3.4 This option is not recommended because, if the Avenue Campus is not redeveloped, it will not help to increase the supply of affordable housing or meet the housing needs of residents and, as no rental income is generated, the cost of the borrowing incurred in purchasing the site will have an adverse effect on the Housing revenue Account.

4. Implications (including financial implications)

4.1 Policy

4.1.1 The redevelopment of Avenue Campus as affordable rented housing for households on the Housing Register will help the Council to meet its policy objectives of maximising the supply of affordable housing and reducing, directly and indirectly the use and cost of temporary accommodation.

4.1.2 The proposal supports the Council's three strategic priorities as set out in the 2018 – 2020 Corporate Plan:

- A stronger economy;
- Resilient Communities; and
- Exceptional services to be proud of.

4.2 Resources and Risk

4.2.1 The financial viability of the development of Avenue Campus for affordable housing has been appraised by NPH and the Council's Finance Team using the ALMO Appraisal Model, which takes the following into account:

- The total scheme costs
- Subsidy provided by one of the following:
 - Grant from Homes England
 - Capital receipts from former council homes that have been sold under the Right to Buy;
- Interest on borrowing
- Management and maintenance costs; and
- Rent levels

4.2.2 The financial appraisal (see Exempt Appendix B) has shown the scheme has:

- A Net Present Value (NPV) of £5,330,790 over 40 years;
- An Internal Rate of Return (IRR) of 4.53%; and
- A payback period of 20 years.

- As set out at paragraph 3.2.5 above, the financial appraisal is based upon delivering 170 units on the site. The feasibility of delivering this number is to be reviewed as part of the due diligence for the purchase of the site (to be carried out in accordance with the delegation given under decision 2.1(d) to item 20 of the 16th December 2020 Cabinet meeting).
- It is noted that if the site was unable to deliver this number of units, this may have an impact on the current financial appraisal.

5.3 Legal

- 5.3.1 It is noted at paragraph 3.2.6 above that grant funding from Homes England to support the re-development scheme as envisaged above is still to be applied for by the Council. It is understood in the event of either (a) grant funding is not secured or (b) the grant funding sum received from Homes England generates a financial shortfall for the Council, that in either circumstance the Council will consider a number of alternative subsidy options in order to determine which alternative subsidy option, may be the best placed to support the re-development scheme. It is to be recommended however that Cabinet as part of its decision-making process connected with Cabinet's approval of the proposed re-development scheme must be able to consider a comprehensive business case on each of the proposed subsidy options identified above, so that Cabinet can properly and appropriately exercise its discretion in this matter.
- 5.3.2 It is noted above that there are a number of planning related steps to be undertaken by NPH on behalf of the Council, in order to secure the delivery of the re-development scheme as outlined above.
- 5.3.3 This includes the grant of planning permission itself which, at this time, is not secured. There will also be a judicial review period of 6 weeks following the grant of permission in which challenges may be brought against the LPAs decision to grant permission.
- 5.3.4 A review of the risks of judicial review in relation to the hybrid application is to be dealt with as part of the due diligence to be carried out in accordance with the delegation given under decision 2.1(d) to item 20 of the 16th December 2020 Cabinet meeting.
- 5.3.5 At paragraph 3.2.8 it is noted with respect to the Basset Lowke Building, Quinton Building, and the proposed construction of 63 homes, that progress and redevelopment of same will be subject to a reserved matters planning application. A reserved matters planning application deals with some or all of the outstanding details of the outline application proposal. The reserved matters planning application must be in line with the outline approval including any conditions attached to the permission and approval of reserved matters must be obtained from the Council in its capacity as the LPA before work can commence. As set out at paragraph 3.2.22 above, the retention of Bassett Lowke Building did not form part of the outline application and so whilst there is scope for the LPA to approve this, there is no guarantee that it will.

- 5.3.6 It is noted at paragraph 3.2.34 above that NPH will engage with the Council, in its capacity as the LPA in seeking pre-application advice, but Cabinet are advised that this process for the LPA is non-binding, merely indicative and will not determine how a future decision may be taken. The Council through NPH will need to rely upon its own endeavours and own advisors on the merits of application for planning permission.
- 5.3.7 It is noted at paragraph 3.2.36 above that with respect to the Maidwell Building that NPH plan on behalf of the Council to address with the LPA the planning conditions imposed on the development of the Maidwell Building. Section 73 of the Town and Country Planning Act 1990 provides for applications for planning permission to develop land without complying with previously imposed planning conditions. Due to potential design issues with the detailed scheme, NPH may need to make such an application to amend the current approved plans. The Council in its capacity as the LPA can grant permission unconditionally, or subject to different conditions, or can refuse the application if the LPA decides the original conditions should be kept. As the proposed re-development scheme is at an early stage in the planning process, it is recommended that Cabinet or the successor authority, West Northamptonshire Council, is provided with regular and further reports on the progress of the re-development scheme as part of the decision making process.
- 5.3.8 Cabinet is advised that further detailed planning due diligence which forms part of the due diligence exercise to be undertaken by the Council in advance of acquisition is still pending at the time of this report, and that Cabinet will receive further reports with respect to the planning issues highlighted above and other planning and property matters in due course.
- 5.3.9 It is understood that additional existing fixtures and fittings are under consideration by the Council at present , as part of the overall transaction to acquire Avenue Campus. Cabinet or the successor authority, West Northants Council, will receive further report with respect to same in due course.
- 5.3.10 Cabinet as part of the decision-making process has a duty to consider and co-operate with the West Northamptonshire Unitary Council. West Northamptonshire Council will also require further updates on this project through its governance structure.

4.4 Equality and Health

- 4.4.1 The action proposed in this report will help to improve the housing conditions and life chances of people with protected characteristics including people with disabilities and families with children. This proposal will therefore have a positive impact on Equality and Diversity.
- 4.4.2 Maximising the supply of new homes is part of the Council's commitment to improving communities and our town as a place to live.
- 4.4.3 When developing the Local Lettings Policy, the Council will have due regard to its Public Sector Duty and will continue to work to tackle discrimination and inequality and help to create a fairer society.

4.5 Consultees (Internal and External)

4.5.1 The Senior Management Teams of the Council and NPH have worked collaboratively on the proposed redevelopment of Avenue Campus.

4.6 How the Proposals deliver Priority Outcomes

4.6.1 The action proposed in this report will help meet five of the priorities in the Council's corporate plan:

- More Homes, Better Homes
- Shaping place and driving growth
- Creating a thriving and vibrant town
- Spending our money wisely
- Putting the customer first

4.7 Environmental Implications (including climate change issues)

4.7.1 As part of the design development, NPH will endeavour to minimise the environmental impact of the scheme in construction and through the choice of materials and a waste and recycling plan with the contractor.

4.7.2 The scheme design will seek to ensure the homes are affordable to heat and contribute to carbon reduction. This will focus on a 'fabric first' approach (high quality insulation, roofing, windows and doors) with the use of renewable energy where appropriate.

4.7.3 Although parking spaces are available in the proposed scheme, the site's town centre location is likely to reduce the need for car use and electrical vehicle charging points will be included.

4.7.4 Secure bicycle storage is to be included in the proposed scheme.

4.7.5 NPH will work with the contractor to produce a 'new home' pack which will include energy saving tips for new residents and to encourage recycling in the recycling provision which will be included as part of the scheme's waste management policy.

4.8 Other Implications

4.8.1 There are no other implications

5. Background Papers

Corporate Plan 2018 – 2020

Cabinet Report 'Purchase of the University's Avenue Campus, including the Newton Building', 16 December 2020

6. Appendices

Appendix A: Site Plan of the Avenue Campus (edged in red)

Appendix B: Exempt Appendix (Financial Information and Appraisal)

7. Next Steps

7.1 The following table provides an indicative summary of the next steps if Cabinet approval to proceed is granted:

DATE	ACTIVITY
February – March 2021	Conclusion of freehold acquisition of site Submission of Homes England application
March – May 2021	Additional site surveys Submission of reserved matters application Outcome of Homes England application.
May – August 2021	Design development of Maidwell Building Outcome of reserved matters application Site-wide demolition programme
August – December 2021	Procurement of main contractor
January 2022	Phased construction commences

Phil Harris
Director of Housing and Wellbeing