

**Appendix 1 - Duck Lane (Phase 2) Housing Development:  
HRA Income and Expenditure**

		Housing Revenue Account
		12
		50
		<b>Affordable Rented £000s</b>
<b>Scheme Costs</b>		
Works	Demolition	£ 86
	£2338m2	1,964
		<b>2,050</b>
	10% Contingency	205
Fees and other costs	Development Team	60
	Other fees	52
	Oncost contingency £500/unit	6
Interest (during Build Phase)		32
<b>Total Scheme Cost</b>		<b>2,405</b>
<b>Scheme Funding</b>		
- Capital Funding - 1 for 1 Right to Buy Receipts		721
Prudential Borrowing - additional borrowing		1,684
<b>Total Scheme Funding</b>		<b>2,405</b>
<b>Net Cost</b>		<b>0</b>

## Appendix 2 - Duck Lane (Phase 2) Housing Development: Financial Appraisal Long-term Cash flow

Long-Term Cashflow	Year	1	2	3	4	5	6	7	8	9	10	11	12
Gross Residential Rent	3.5% inc YRS 1-3, 2.5% inc Yrs 4-25	(96,532)	(99,911)	(103,407)	(105,993)	(108,642)	(111,359)	(114,143)	(116,996)	(119,921)	(122,919)	(125,992)	(129,142)
Voids	2% of Gross residential rent	1,931	1,998	2,068	2,120	2,173	2,227	2,283	2,340	2,398	2,458	2,520	2,583
Gross Rent after allowance for Voids		(94,601)	(97,912)	(101,339)	(103,873)	(106,470)	(109,131)	(111,860)	(114,656)	(117,523)	(120,461)	(123,472)	(126,559)
RSL Management	2.5% CPI	5,724	5,867	6,014	6,164	6,318	6,476	6,638	6,804	6,974	7,148	7,327	7,510
Maintenance	2.5% CPI	9,396	9,631	9,872	10,118	10,371	10,631	10,896	11,169	11,448	11,734	12,028	12,328
Major Repairs	2.5% CPI	0	0	0	0	0	0	0	0	0	20,486	20,998	21,523
Service costs	2.5% CPI	1,248	1,279	1,311	1,344	1,378	1,412	1,447	1,483	1,521	1,559	1,598	1,637
Annual operational spend		16,368	16,777	17,197	17,627	18,067	18,519	18,982	19,456	19,943	40,927	41,951	42,999
Net Income before debt repayment		(78,233)	(81,135)	(84,143)	(86,246)	(88,402)	(90,612)	(92,878)	(95,200)	(97,580)	(79,533)	(81,522)	(83,560)
Repayment of Borrowing (interest)		57,819	57,369	56,903	56,421	55,922	55,406	54,871	54,318	53,746	53,153	52,540	51,905
Repayment of Borrowing (principal)		12,856	13,306	13,772	14,254	14,753	15,269	15,804	16,357	16,929	17,522	18,135	18,770
Cash outflow / (inflow)		(7,558)	(10,460)	(13,468)	(15,571)	(17,728)	(19,938)	(22,203)	(24,525)	(26,905)	(8,858)	(10,847)	(12,885)
Cumulative cash outflow / (inflow)		(7,558)	(18,019)	(31,487)	(47,058)	(64,786)	(84,723)	(106,926)	(131,451)	(158,356)	(167,214)	(178,061)	(190,946)

## Appendix 2 - Duck Lane (Phase 2) Housing Development: Financial Appraisal Long-term Cash flow

Long-Term Cashflow	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
Gross Residential Rent	(132,370)	(135,680)	(139,072)	(142,548)	(146,112)	(149,765)	(153,509)	(157,347)	(161,280)	(165,312)	(169,445)	(173,681)	(178,023)	(182,474)	(187,036)
Voids	2,647	2,714	2,781	2,851	2,922	2,995	3,070	3,147	3,226	3,306	3,389	3,474	3,560	3,649	3,741
<b>Gross Rent after allowance for Voids</b>	<b>(129,723)</b>	<b>(132,966)</b>	<b>(136,290)</b>	<b>(139,697)</b>	<b>(143,190)</b>	<b>(146,770)</b>	<b>(150,439)</b>	<b>(154,200)</b>	<b>(158,055)</b>	<b>(162,006)</b>	<b>(166,056)</b>	<b>(170,208)</b>	<b>(174,463)</b>	<b>(178,824)</b>	<b>(183,295)</b>
RSL Management	7,698	7,891	8,088	8,290	8,497	8,710	8,927	9,151	9,379	9,614	9,854	10,101	10,353	10,612	10,877
Maintenance	12,637	12,952	13,276	13,608	13,948	14,297	14,655	15,021	15,396	15,781	16,176	16,580	16,995	17,420	17,855
Major Repairs	22,061	22,613	23,178	23,757	24,351	24,960	25,584	26,224	26,879	27,551	28,240	28,946	29,670	30,412	31,172
Service costs	1,678	1,720	1,763	1,807	1,853	1,899	1,946	1,995	2,045	2,096	2,149	2,202	2,257	2,314	2,372
<b>Annual operational spend</b>	<b>44,074</b>	<b>45,176</b>	<b>46,306</b>	<b>47,463</b>	<b>48,650</b>	<b>49,866</b>	<b>51,113</b>	<b>52,391</b>	<b>53,700</b>	<b>55,043</b>	<b>56,419</b>	<b>57,829</b>	<b>59,275</b>	<b>60,757</b>	<b>62,276</b>
<b>Net Income before debt repayment</b>	<b>(85,649)</b>	<b>(87,790)</b>	<b>(89,985)</b>	<b>(92,234)</b>	<b>(94,540)</b>	<b>(96,904)</b>	<b>(99,326)</b>	<b>(101,809)</b>	<b>(104,355)</b>	<b>(106,963)</b>	<b>(109,637)</b>	<b>(112,378)</b>	<b>(115,188)</b>	<b>(118,068)</b>	<b>(121,019)</b>
Repayment of Borrowing (interest)	51,248	50,568	49,864	49,136	48,382	47,602	46,794	45,959	45,094	44,198	43,271	42,312	41,320	40,292	39,229
Repayment of Borrowing (principal)	19,427	20,107	20,810	21,539	22,293	23,073	23,880	24,716	25,581	26,477	27,403	28,363	29,355	30,383	31,446
Cash outflow / (inflow)	(14,974)	(17,115)	(19,310)	(21,559)	(23,865)	(26,229)	(28,651)	(31,134)	(33,680)	(36,288)	(38,963)	(41,704)	(44,513)	(47,393)	(50,344)
Cumulative cash outflow / (inflow)	(205,919)	(223,034)	(242,344)	(263,903)	(287,768)	(313,997)	(342,648)	(373,783)	(407,462)	(443,751)	(482,713)	(524,417)	(568,930)	(616,323)	(666,667)

## Appendix 2 - Duck Lane (Phase 2) Housing Development: Financial Appraisal Long-term Cash flow

Long-Term Cashflow	28	29	30	31	32	33	34	35	36	37	38	39	40	41
Gross Residential Rent	(191,712)	(196,505)	(201,417)	(206,453)	(211,614)	(216,904)	(222,327)	(227,885)	(233,582)	(239,422)	(245,407)	(251,542)	(257,831)	(264,277)
Voids	3,834	3,930	4,028	4,129	4,232	4,338	4,447	4,558	4,672	4,788	4,908	5,031	5,157	5,286
<b>Gross Rent after allowance for Voids</b>	<b>(187,877)</b>	<b>(192,574)</b>	<b>(197,389)</b>	<b>(202,323)</b>	<b>(207,382)</b>	<b>(212,566)</b>	<b>(217,880)</b>	<b>(223,327)</b>	<b>(228,910)</b>	<b>(234,633)</b>	<b>(240,499)</b>	<b>(246,512)</b>	<b>(252,674)</b>	<b>(258,991)</b>
RSL Management	11,149	11,428	11,714	12,006	12,307	12,614	12,930	13,253	13,584	13,924	14,272	14,629	14,994	15,369
Maintenance	18,302	18,759	19,228	19,709	20,201	20,707	21,224	21,755	22,299	22,856	23,428	24,013	24,614	25,229
Major Repairs	31,951	32,750	33,569	34,408	35,268	36,150	37,054	37,980	38,929	39,903	40,900	41,923	42,971	44,045
Service costs	2,431	2,492	2,554	2,618	2,683	2,750	2,819	2,890	2,962	3,036	3,112	3,189	3,269	3,351
<b>Annual operational spend</b>	<b>63,833</b>	<b>65,429</b>	<b>67,064</b>	<b>68,741</b>	<b>70,459</b>	<b>72,221</b>	<b>74,026</b>	<b>75,877</b>	<b>77,774</b>	<b>79,718</b>	<b>81,711</b>	<b>83,754</b>	<b>85,848</b>	<b>87,994</b>
<b>Net Income before debt repayment</b>	<b>(124,045)</b>	<b>(127,146)</b>	<b>(130,324)</b>	<b>(133,583)</b>	<b>(136,922)</b>	<b>(140,345)</b>	<b>(143,854)</b>	<b>(147,450)</b>	<b>(151,136)</b>	<b>(154,915)</b>	<b>(158,788)</b>	<b>(162,757)</b>	<b>(166,826)</b>	<b>(170,997)</b>
Repayment of Borrowing (interest)	38,128	36,989	35,810	34,590	33,327	32,020	30,667	29,266	27,817	26,317	24,765	23,158	21,495	19,773
Repayment of Borrowing (principal)	32,547	33,686	34,865	36,085	37,348	38,655	40,008	41,408	42,858	44,358	45,910	47,517	49,180	50,901
Cash outflow / (inflow)	(53,370)	(56,471)	(59,650)	(62,908)	(66,247)	(69,670)	(73,179)	(76,775)	(80,462)	(84,240)	(88,113)	(92,083)	(96,151)	(100,322)
Cumulative cash outflow / (inflow)	(720,037)	(776,508)	(836,157)	(899,065)	(965,312)	(1,034,983)	(1,108,162)	(1,184,937)	(1,265,398)	(1,349,638)	(1,437,751)	(1,529,834)	(1,625,985)	(1,726,307)

## Appendix 2 - Duck Lane (Phase 2) Housing Development: Financial Appraisal Long-term Cash flow

Long-Term Cashflow	42	43	44	45	46	47	48	49	50	Total
Gross Residential Rent	(270,884)	(277,656)	(284,597)	(291,712)	(299,005)	(306,480)	(314,142)	(321,996)	(330,045)	
Voids	5,418	5,553	5,692	5,834	5,980	6,130	6,283	6,440	6,601	
<b>Gross Rent after allowance for Voids</b>	<b>(265,466)</b>	<b>(272,103)</b>	<b>(278,905)</b>	<b>(285,878)</b>	<b>(293,025)</b>	<b>(300,350)</b>	<b>(307,859)</b>	<b>(315,556)</b>	<b>(323,444)</b>	<b>(9,400,164)</b>
RSL Management	15,754	16,147	16,551	16,965	17,389	17,824	18,269	18,726	19,194	
Maintenance	25,860	26,506	27,169	27,848	28,544	29,258	29,989	30,739	31,507	
Major Repairs	45,146	46,275	47,432	48,617	49,833	51,079	52,356	53,665	55,006	
Service costs	3,435	3,521	3,609	3,699	3,791	3,886	3,983	4,083	4,185	
<b>Annual operational spend</b>	<b>90,194</b>	<b>92,449</b>	<b>94,760</b>	<b>97,129</b>	<b>99,557</b>	<b>102,046</b>	<b>104,597</b>	<b>107,212</b>	<b>109,893</b>	<b>3,031,439</b>
<b>Net Income before debt repayment</b>	<b>(175,272)</b>	<b>(179,654)</b>	<b>(184,145)</b>	<b>(188,749)</b>	<b>(193,467)</b>	<b>(198,304)</b>	<b>(203,262)</b>	<b>(208,343)</b>	<b>(213,552)</b>	
Repayment of Borrowing (interest)	17,992	16,148	14,239	12,264	10,220	8,104	5,914	3,647	1,301	<b>1,849,594</b>
Repayment of Borrowing (principal)	52,683	54,527	56,435	58,411	60,455	62,571	64,761	67,028	69,374	<b>1,684,150</b>
<b>Cash outflow / (inflow)</b>	<b>(104,597)</b>	<b>(108,979)</b>	<b>(113,470)</b>	<b>(118,074)</b>	<b>(122,793)</b>	<b>(127,629)</b>	<b>(132,587)</b>	<b>(137,668)</b>	<b>(142,877)</b>	<b>(2,834,981)</b>
<b>Cumulative cash outflow / (inflow)</b>	<b>(1,830,904)</b>	<b>(1,939,883)</b>	<b>(2,053,353)</b>	<b>(2,171,427)</b>	<b>(2,294,220)</b>	<b>(2,421,849)</b>	<b>(2,554,436)</b>	<b>(2,692,104)</b>	<b>(2,834,981)</b>	

## Appendix 3 - Duck Lane (Phase 2) Housing Development Scheme

### Accommodation Schedule

Flats		
Number of units	Unit size m2	Unit type
12	70	2b4p
12		

### Rent Levels    *This scheme will be charged at Affordable Rent level:*

	LHA level for info	Social Rent for info	Affordable Rent
2BF	174.9 pw	90.38 pw	151.78 pw

### Market rent equivalent including service charge and parking spaces

2BF	189.73
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	Affordable Rent
<b>Service Charges</b>	£ -
<b>Build costs</b>	£2338m2
<b>Contingency</b>	10% additional build contingency (£205k); oncost contingency £500 /unit (£6k)
<b>Voids and bad debts</b>	2%
<b>Management</b>	£477 per unit/pa Based on historic variable costs per unit
<b>Maintenance</b>	£783 per unit/pa Based on historic variable costs per unit
<b>Major Repairs</b>	0.8% of build cost deferred to Yr10 As agreed with Principal Surveying Manager
<b>Loan interest rate %</b>	3.5% Short term; 3.5% Long term
<b>Loan term and type</b>	50 year annuity

On costs/Fees element	Amount
Arbo report	£ 1,080
Architects fee (up to planning)	£ 9,000
Asbestos, needles, clear	£ -
Bat survey	£ -
CIL and Heathland mitigation	£ 3,728
Disturbance cost to leaseholders	£ 3,000
Demolition inc notices	£ -
Design review panel, pre-app, Consultation	£ -
Development Team	£ 60,000
Ecological survey and BMP	£ -
Employers Agent fee	£ 9,450
Fire consultant	£ -
Gas disconnection	£ -
Ground investigation	£ 4,400
Heritage consultant	£ -
Highways consultant	£ -
Landscape consultant	£ -
Royalties to Magna Housing (If modular construction selected)	£ 6,000
M+E Engineer	£ -
Security	£ 1,500
Principle Designer	£ 2,500
Planning application fee	£ 5,544
Structural Engineer and Drainage	£ -
Topographical	£ 3,490
Tree protection and plan	£ -
Utilities and sustainability assessment	£ -
Valuation	£ 1,250

**Appendix 3 - Duck Lane (Phase 2) Housing Development Scheme**

Updated reports for planning	£	1,295
<b>Total</b>	<b>£</b>	<b>112,237</b>

Note: On costs/fees are split by number of units to each financial appraisal

# Equality Impact Needs Assessment

The Diversity Promise - *Better for all*



1. Title of Policy/Service/Project	Development at Duck Lane (Phase2), Bournemouth
2. Service Unit	Housing (Development)
3. Lead Responsible Officer and Job Title	Mark Sheppard, Housing Development Project Manager
4. Members of the Assessment Team:	Jonathan Thornton, Housing Development Manager
5. Date assessment started:	2 <sup>nd</sup> September 2020
6. Date assessment completed:	4 <sup>th</sup> September 2020

## About the Project:

7. What type of project is this?	New build housing project
8. What are the aims/objectives of the policy/service/project? (please include here all expected outcomes)	<p>To provide additional sustainable affordable housing. The completed project will provide much needed additional social rented housing within the conurbation.</p> <p>The project will provide an increase in job opportunities within the construction sector during the construction phase.</p> <p>The scheme will generate a long-term surplus to the Housing Revenue Account.</p>
9. Are there any associated services, policies or procedures?	No



10. List the main people, or groups of people, that this policy/service/project is designed to benefit and any other stakeholders involved?

This project will benefit singles/couples/families which are either homeless or they may live in unsuitable or under/over occupied housing.

11. Will this policy/service/impact on any other organisation, statutory, voluntary or community and their clients/service users?

No.

## Consultation, Monitoring and Research

Where there is still insufficient information to properly assess the policy, appropriate and proportionate measures will be needed to fill the data gaps. Examples include one-off studies or surveys or holding informal consultation exercises to supplement the available statistical and qualitative data.

If there is insufficient time before the implementation of the policy to inform the EINA, specific action points will need to be clearly set out in the action plan. Steps must include monitoring arrangements which measure the actual impact and a date for a policy review.

### Consultation:

12. What involvement/consultation has been done in relation to this (or a similar) policy/service/project and what are the results?

Consultation with the Housing Portfolio Holder on the strategic approach to new council owned affordable housing has been held: Ward Councillor and Portfolio Holder consultation on this individual scheme has been completed; and relevant council staff and have been briefed. Local residents have been consulted by letter prior to the planning application and also had opportunity during the planning process to comment.

13. If you have not carried out any consultation, or if you need to carry out further consultation, who will you be consulting with and by what methods?

N/A

#### Monitoring and Research:

14. What data, research and other evidence or information is available which is relevant to this EINA?

The unit type and mix has been informed from housing register statistics including the number of applicants on the housing register and the average waiting time. The completed units will be let and managed on the same basis as our existing housing stock and all EINA's and other policies which apply to our existing stock will apply to these new units.

15. Is there any service user/employee monitoring data available and relevant to this policy/service/project? What does it show in relation to equality groups?

Annual CORE data and resident surveys.

Admission for new residents to the scheme will be by objective eligibility criteria, which will be operated and monitored by Housing Solutions, who undertake property allocations for the Council to ensure that the properties are let to those in housing need.

16. If there is a lack of information, what further information do you need to carry out the assessment and how are you going to gather this?

N/A

## Assessing the Impact

	Actual or potential positive benefit	Actual or potential negative outcome
<b>17. Age</b>	Admission for new residents to the scheme will be by objective eligibility criteria, which will be operated by Housing Solutions, who undertake property allocations for the Council to ensure that the properties are let to those in housing need.	The properties are designed for smaller families. There will be no loss of existing provision for other client groups as a result of this project.
<b>18. Disability</b>	Properties will be constructed to fully meet Building Control Approved Document Part M Volume 1 (Dwellings; M4; category 1; visitable dwellings).	The constrained nature of the site and the intention to carry out a modular build prohibits achieving Lifetime Homes or any alternative Part M category. The Council actively considers the provision of category 2 & 3 dwellings on other schemes in the conurbation. The Councils standing specification requires the architect to implement the requirements of Lifetime Homes where it is practical to do so.
<b>19. Gender</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding gender have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>20. Gender reassignment</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding gender reassignment have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>21. Pregnancy and Maternity</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding pregnancy and maternity have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>22. Marriage and Civil Partnership</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding marriage and civil partnership have been identified but this factor will be considered and monitored along with any service user identified needs.

	<b>Actual or potential positive benefit</b>	<b>Actual or potential negative outcome</b>
<b>23. Race</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding race have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>24. Religion or Belief</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding religion or belief have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>25. Sexual Orientation</b>	Properties will be eligible for all eligible applicants on the housing register	No issues regarding sexual orientation have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>26. Any other factor/ groups e.g. socio-economic status/carers etc</b>	Properties will be eligible for all eligible applicants on the housing register.	No other issues have been identified but these factors will be considered / monitored along with any service users identified needs.
<b>27. Human Rights</b>	Will facilitate Article 11 of the International Covenant on Economic, Social and Cultural Rights - the right of everyone to an adequate standard of living for themselves and their family, including adequate food, clothing and housing.	No human rights issues have been identified but these factors will be considered / monitored along with any service users identified needs.

**Stop - Any policy which shows actual or potential unlawful discrimination must be stopped, removed or changed.**

28. If impacts have been identified include in the action plan what will be done to reduce these impacts, this could include a range of options from making adjustments to the policy to stopping and removing the policy altogether. If no change is to be made, explain your decision:

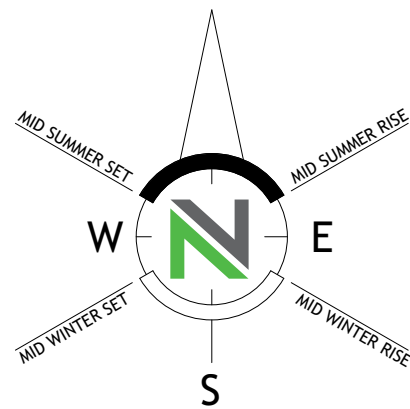
The affordable rented properties will be available to all eligible applicants on the housing register.

## Action Plan

Include:

- What has/will be done to reduce the negative impacts on groups as identified above.
- Detail of positive impacts and outcomes
- The arrangements for monitoring the actual impact of the policy/service/project

29. Issue identified	Action required to reduce impact	Timescale	Responsible officer	Which Business Plan does this action link to e.g. Service Equality Action Plan/Team Plan
The properties are designed for smaller families.	<p>Limited amount of single, couple and larger family accommodation on this site. This can be offset by the delivery of housing for single people, couples and larger families on other sites across the Conurbation.</p> <p>Two bed homes can be more suitable for those occupying smaller or larger properties than they need. Subsequent upsizing and downsizing will free up homes for single people.</p> <p>The identification of housing need for specific client groups within the neighbourhood will be monitored as part of the ongoing Housing Strategy process.</p>	Ongoing	Affordable Housing & Resettlement Manager	Housing Strategy



**Location Plan**

12no. 2 bed 4 person flats      70.0 m<sup>2</sup>

17no. garages lost

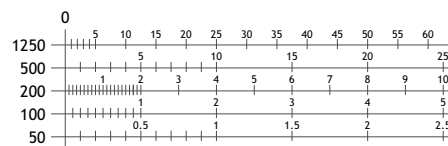
14no. replacement parking spaces (5m x 2.6m)

9no. parking spaces retained

**SITE AREA 2366m<sup>2</sup> (0.23hec)**

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**Site Plan**

**Ordnance Survey Plan**

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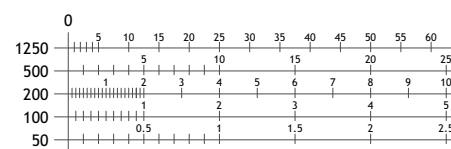
Duck Lane, Bournemouth • **Project**  
 Site Location • **Title**  
 BCP Council • **Client**



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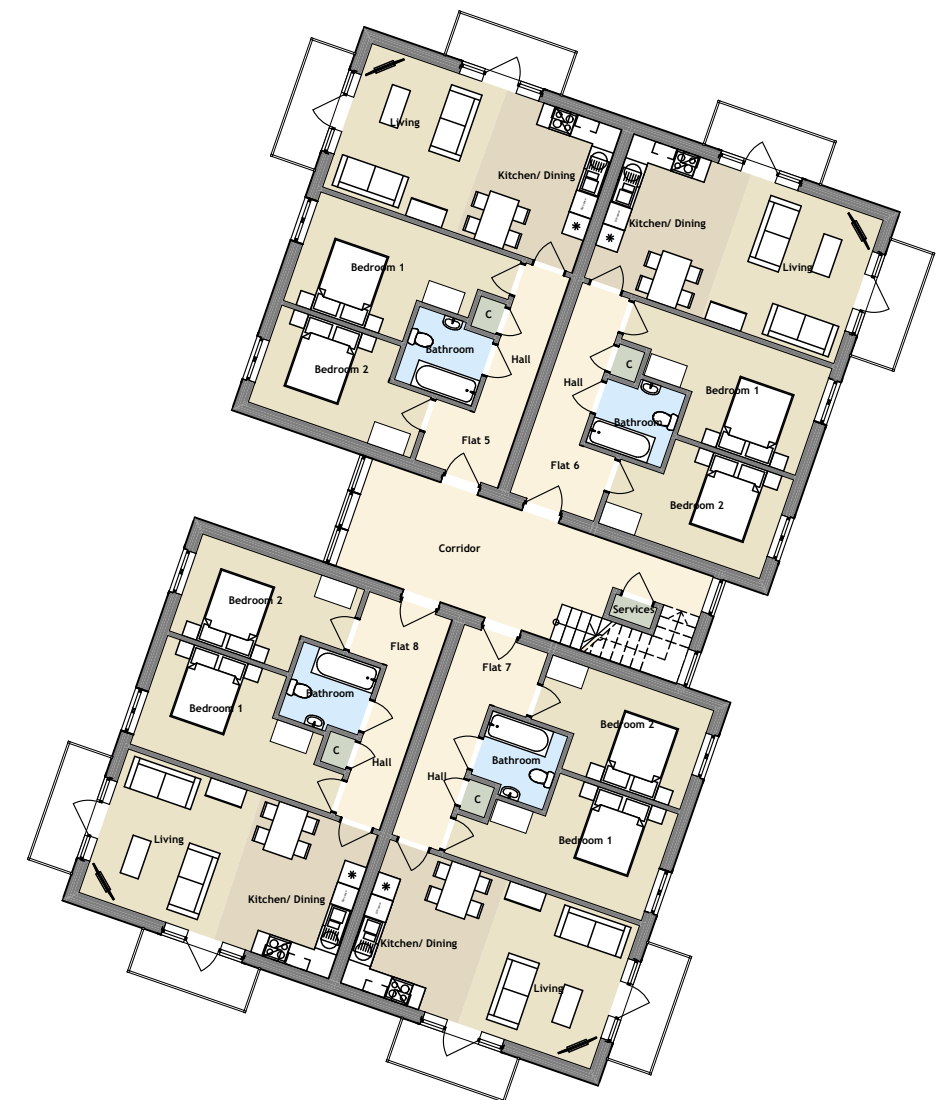
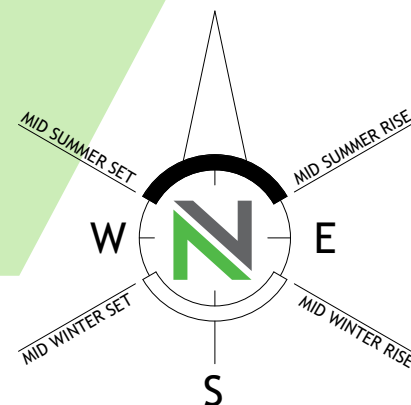


date printed: 11/06/2020





Ground Floor

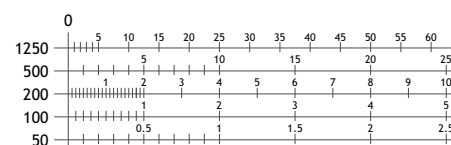


First Floor

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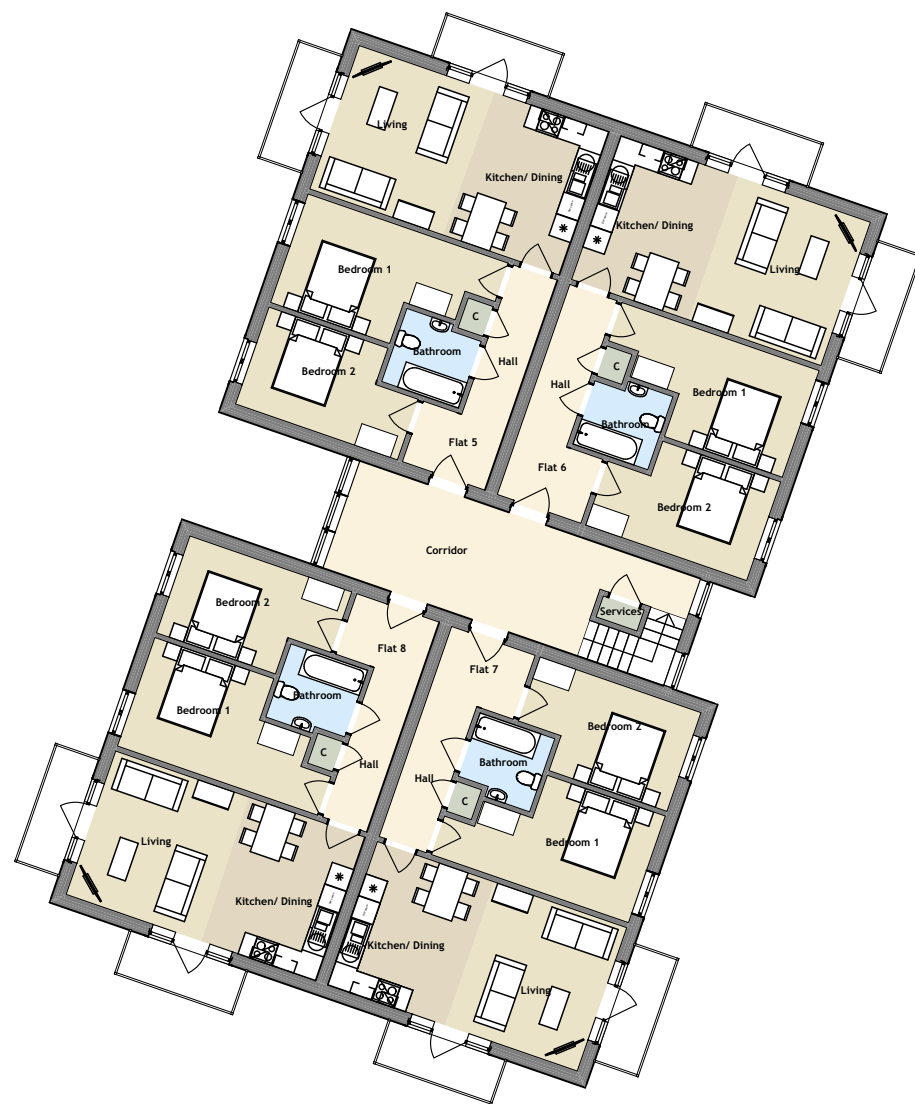


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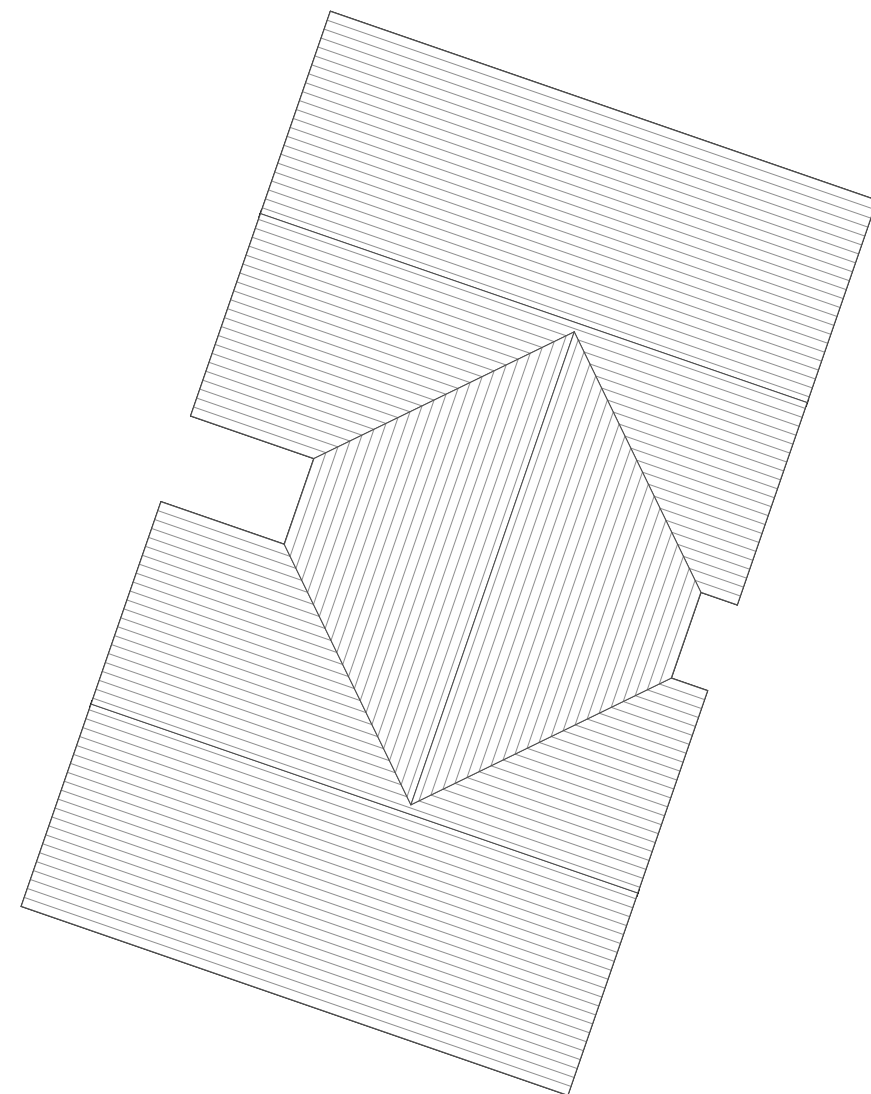
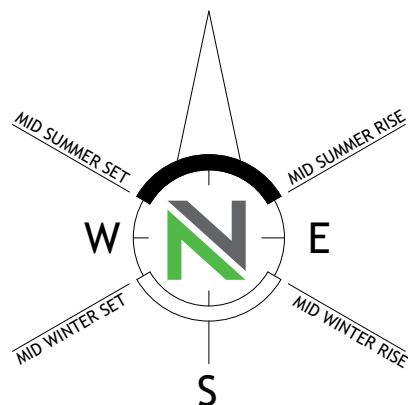
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Second Floor

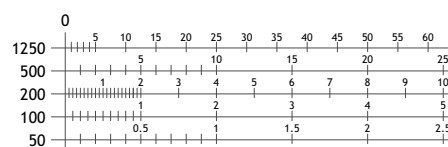


Roofscape

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North Elevation



South Elevation



East Elevation

- ① Buff Brickwork
- ② Weatherboarding
- ③ Grey roof tile
- ④ Grey Windows & Doors
- ⑤ Metal Balustrade

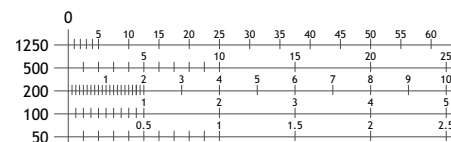


West Elevation

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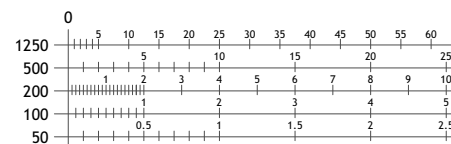


Section AA



Section BB

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 Sections • Title  
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## Health & Safety Assessment Tool

### Completed by

Name	Mark Sheppard
Business Unit	Housing Development
Date	03 September 2020

Please save this document to your computer and complete by entering your responses in the boxes provided. Information about the HASAT is available on BIZ within the Corporate H&S pages. When complete please email to [health.safety@bcpCouncil.gov.uk](mailto:health.safety@bcpCouncil.gov.uk)

1	<u>Name of Project</u>
Duck Lane (Phase 2), Bournemouth	

2	<u>Project Number</u>

6	<u>Is this project notifiable under the CDM Regulations 2015</u>
YES	

7	<u>Aspects of the project</u> Please see the HASAT guidance template on the 2nd tab of this document.			
<u>ITEM</u>		<u>YES</u>	<u>NO</u>	<u>COMMENTS</u>
1	Risk Assessment	YES		The tender will contain a designers risk assessment highlighting any project specific risks to the contractors tendering for the work. A Construction Phase Health and Safety Plan including risk assessments and method statements will be submitted before the commencement of the construction phase.
2	Contractors	YES		Evidence of competence of the Principal Contractor should be provided. This should include any sub contractors.
3	Manual Handling	YES		As part of their CDM duty the Designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Before construction works commence the Principal Contractor will be obliged to submit an examples of manual handling risk assessments.
4	Fire Safety Impacts	YES		As part of their CDM duty the designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Fire service will be a consultee to the planning process. Fire Risk Assessment to be completed at practical completion.

5	Working at Heights	YES	As part of their CDM duty the designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Before construction works commence the the Contractor will be obliged to submit a Construction Phase Health and Safety Plan which will include a risk assessments and method statements to address this hazard.
6	Accident recording	YES	Before construction works commence the the Principal Contractor will submit their arrangements for incident reporting.
7	CDM Notification to the HSE	YES	The Principal Contractor will notify the HSE of the project and forward evidence.
8	Requirement of continued monitoring	YES	Before construction works commence the the Contractor will be obliged to submit their arrangements for continued health monitoring.
9	Need for specialist equipment / tools	YES	As part of their CDM duty the designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Please forward a list of any specialist equipment or tools needed for the construction including risk assessments and maintenace records.
10	Exposure to hazardous substances	YES	The Designer will where practicable, design the project in a manner that reduces the exposure to hazardous substances. Before construction works commence the Principal Contractor will be obliged to submit examples of COSHH assessments for substances that will be used in the construction.

8	Please provide a list of all persons, who have been consulted regarding H&S for this project
Employers Agent - David Richards Practice. Architect & Principle Designer - Trinity Architecture.	
Principal Contractor - TBC. Building Control - LABC	

CORPORATE HEALTH & SAFETY SECTION	
Is a 'Advanced Health & Safety Assessment' required.	
Comments from H&S Advisor	
No comments required	
<b>SIGN OFF BY CORPORATE HEALTH &amp; SAFETY</b>	
ASSESSED BY ADVISOR	
DATE	



## Environment Impact Checklist for all Cabinet Reports

Issue: Housing Development at **Duck Lane (Phase 2), Bournemouth**  
 Meeting Date: TBC.  
 Accountable Manager: Jonathan Thornton, Housing Development Manager  
 Impact Assessor: Mark Sheppard ☎ 01202 458 354 ✉ mark.sheppard@bcpcouncil.gov.uk

Key	
+	Balance of positive Impacts
?	Balanced or unclear impacts
-	Balance of negative impacts
n/a	Not applicable

Impact Criteria	Impact	Comments
<b>Natural resources</b> impact on use of natural resources – for example energy, water, raw materials	?	The redevelopment of this site will have a negative effect on the use of natural resources. However, the tender documents will encourage the use of local labour and materials and generate economic benefit for the town.
<b>Quality of environment</b> contribution to safe and supportive environments for living, recreation and working	+	<p>New, high quality buildings on this site could make a positive contribution to the quality of the environment. The development of new homes on the site will improve natural surveillance of the area, contributing to a safer environment.</p> <p>Existing garages (too small for modern cars) will be demolished which will eliminate an enclosed area frequently used for fly tipping and subject to ASB.</p> <p>Outside space is plentiful. There will be access to existing grounds around the current flat blocks. There is a park in very close proximity and a skate park 500 yards away.</p> <p>The site is well located with good transport links to the town centres of Bournemouth and Poole.</p>
<b>Bio-diversity</b> protects and improves wildlife and habitats	?	The site is currently scrubland subject to frequent fly tipping. Existing trees/landscaped areas on the perimeter of the site are being retained to ensure safety of wildlife and trees.

<p><b>Waste and pollution</b> effects on air, land and water from waste and emissions</p>	-	<p>This redevelopment will result in intensified use of the site (from zero homes to 12 homes), resulting in additional waste and emissions. However, the new building will be built to high energy efficiency standards with ground source heat pumps, photo-voltaic panels and triple glazing so as to minimise waste from energy generation.</p>
<p><b>Council Priority and Objectives for Improving our Environment:</b></p> <ul style="list-style-type: none"> <li>• Reduce traffic congestion</li> <li>• Improve streetscene</li> <li>• Improve recycling &amp; energy management</li> <li>• Respond to climate change</li> <li>• Improve quality of existing space</li> </ul>	?	<p>There will be an expected increase in vehicular movements to and from the site compared to its previous use. But there will be cycle storage for all homes and the site has very good links to public transport and the like.</p> <p>The Street scene will be complemented by the redevelopment. The loss of garages and re-provision of parking spaces will have a positive impact on the existing residents.</p> <p>The roof will be used to host Photovoltaic panels to generate electricity for the heating/hot water system and communal lighting.</p>



## Appendix 8 - Duck Lane (Phase 2), Bournemouth - New Build Affordable Residential Development (12 flats) Project Plan



RAG rating	G
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