

Appendix 4a - Turlin Moor Summary Report

1. In January 2017 the Homes and Communities Agency, now Homes England (HE) launched a funding package, the Local Authority Accelerated Construction (LAAC) Fund Programme. The opportunity was to enable housing sites to come forward and commence on site using off-site modern methods of construction by March 2022.
2. Housing demand across BCP is high and there are expectations in the Local Plan that need to be delivered in terms of the completion of additional new homes.
3. Homes England approved a formal grant offer and an agreement was issued for an award of £3,838,000, signed by the Council in August 2019. To date no claims have been made by the Council or paid by Homes England.
4. A multidisciplinary technical team of Atkins/Savills were appointed in January 2020 and significant progress was made in respect of the technical matters relating to the site remediation, site surveys, ecology surveys, drainage, and highways, to enable the master plan options to be developed fully. The pre-application planning process was commenced in summer 2020.
5. Due to the impact of the pandemic, a delayed timetable with face-to-face community engagement was developed with the intention for this to take place in March 2021 at the latest to inform a planning application process. It is now clear that face-to-face engagement will not be possible within this timeline leading up to the Homes England programme deadline of March 2022. Full community engagement is necessary for this site to proceed.
6. Homes England has been informed of the delayed timeframe and no longer being able to deliver the milestones of March 2022 requiring all site remediation work to be completed and invoiced. It has been agreed, due to unforeseen circumstances which have affected the compliance with the terms of the agreement, that neither the Council nor Homes England will be taking forward the provision of the LAAC Grant award. Both parties will continue to seek opportunities to work together in the future to support the provision of housing, but the grant to the project shall be cancelled and will not be available.
7. Work with English Nature, Environment Agency, Sport England and high-level viability work continues, to ensure that the Community Engagement is developed on full information showing both the site constraints and opportunities when we are able to safely commence the engagement.
8. Work will also continue on the community engagement approach over the next period so that we can implement this when it is safe to do so. It is critical that the community are fully informed as to the opportunities and constraints of the site as part of these discussions as they progress to help shape the plans.

Summary of legal implications

9. The termination of the funding agreement will be dealt with by HE as a result of milestones no longer being achievable.

Summary of environmental impact

10. The request for a screening opinion, in respect of an Environmental Impact Assessment was submitted to BCP Council and the opinion was issued in September 2020 confirmed a full EIA was not needed for the future Planning Application.

Summary of public health implications

11. The impact of the COVID-19 pandemic has caused all face to face public engagement to be paused. This project will be delayed until comprehensive face to face engagement can be held safely.

Summary of equality implications

12. Delaying the consultation process until face to face engagement is possible, will provide the most inclusive process as this will ensure that those residents who are not able to engage digitally will have the opportunity to be fully involved.

Summary of financial implications

13. A Council Capital Budget was approved in the sum of £420,000. To date £385,766 has been committed and £240,935 spend to date (including invoices authorised for payment but not yet on financial system). This phase of works is expected to complete within £420k approved capital budget allocation. External project management fees are funded from a separate approved capital budget of £53k.

	Budget £	Commitment to date £	Actual expenditure to date £
Architects fees *	100,000	198,140	128,184
Planning Advice *	30,000		
Flood Risk assessment Fees *	25,000		
Noise Assessment *	20,000		
Transport *	15,000	1,250	1,250
Site Survey	17,000	60,520	20,407
Ecological Fees	35,000	20,536	569
Remediation Consultants Fees	70,000	83,464	80,169
Miscellaneous costs	0	4,975	4,975
Cost Advice & Viability testing	40,000	11,500	0
Legal Costs	10,000	3,131	3,131
Planning Application Fees	18,000	2,250	2,250
Project Manager/Employers Agent fees	40,000	0	0
Total	420,000	385,766	240,935

* Combined appointment

14. The additional £138k of s106 housing contribution allocated to the pre-planning phase of Turlin Moor (to replace Homes England grant funding) utilises s106 housing contributions repurposed from other capital projects within the capital programme. This is made possible by the application of Right to Buy receipts to these projects instead of previously approved s106 housing contributions.
15. As no Homes England grant funding has yet been drawn down, the council is not in a position where it must repay grant funding.
16. The £420k 'pre-planning permission' spend will now be entirely funded from BCP resources (s106 housing contributions and prior year budget underspends). There is the potential for this funding to be recovered over time when the project commences to delivery phase, and a deal is potentially entered into with a development partner. However, there is a risk that if the project does not go forward to delivery stage, the £420k pre-planning spend is aborted as sunk costs that are not recoverable.
17. The ongoing relationship with HE is key to the future plans of BCP. There is likely to be opportunities to bid for funding for the project at a future date, when there is certainty of delivery and a planning consent has been achieved, although there is no guarantee at this time. Both parties will continue to seek opportunities to work together in the future to support the provision of housing.
18. Securing new grant funding will increase the financial viability of the longer-term development for potential future development partners, which reduces the financial risk of aborted spend.