

Appendix 1 - Princess Road Development: Income and Expenditure Summary General Fund and HRA

Units Block Number Prudential Borrowing Period	General Fund		
	20	34	54
	B+C	D	B+C, D
	50	50	50
	Hostel £000s	Private Rented Sector £000s	Sub Total £000s
<b>Scheme Costs</b>			
Works	2,706	7,524	10,230
Fees	217	537	754
Interest (during Build Phase)	32	83	115
Land Acquisition costs	0	0	0
<b>Total Scheme Cost</b>	<b>2,955</b>	<b>8,144</b>	<b>11,099</b>
<b>Scheme Funding</b>			
Land appropriation - debt transfer (funding borrowing)	0	(1,250)	(1,250)
Homes England Grant - TBC Affordable Housing Grant	0	0	0
Homes England Grant - Accelerated Construction	0	(474)	(474)
Affordable Housing s106 Contributions	0	0	0
Sales - Shared Ownership	0	0	0
Housing Revenue Account			
- Capital Funding - 1 for 1 Right to Buy Receipts	0	0	0
- Capital Funding - Reserve allocation	0	0	0
Capital receipt from sale of Oxford Road	(495)	0	(495)
Prudential Borrowing - additional borrowing	(2,460)	(6,420)	(8,880)
<b>Total Scheme Funding</b>	<b>(2,955)</b>	<b>(8,144)</b>	<b>(11,099)</b>
<b>Net Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>

Housing Revenue Account			Total
65	22	87	141
B+C	A	A, B+C	
50	50	50	50
Affordable Rented £000s	Shared Ownership £000s	Sub Total £000s	Overall Total £000s
14,209	4,913	19,122	29,352
415	232	647	1,401
106	15	121	236
929	321	1,250	1,250
<b>15,659</b>	<b>5,481</b>	<b>21,140</b>	<b>32,239</b>
0	0	0	(1,250)
0	(1,100)	(1,100)	(1,100)
0	0	0	(474)
(1,075)	0	(1,075)	(1,075)
0	(2,412)	(2,412)	(2,412)
(4,411)	0	(4,411)	(4,411)
(2,000)	(800)	(2,800)	(2,800)
0	0	0	(495)
(8,173)	(1,169)	(9,342)	(18,222)
<b>(15,659)</b>	<b>(5,481)</b>	<b>(21,140)</b>	<b>(32,239)</b>
0	0	0	0

Appendix 2 - Princess Road Development: Financial Appraisal Long-term Cash flow

General Fund - Hostel											Years 1-10	Years 11-20	Years 21-30	Years 31-40	Years 41-50	Total
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10						
Income	-	-	(£246,578)	(£266,045)	(£272,696)	(£279,513)	(£286,501)	(£293,663)	(£301,005)	(£308,530)	(£2,254,531)	(£3,542,995)	(£4,535,334)	(£5,805,611)	(£7,431,672)	(£23,570,143)
Loan Interest	£10,617	£21,233	£72,486	£71,780	£71,052	£70,302	£69,529	£68,734	£67,914	£67,070	£590,716	£618,317	£500,643	£342,498	£129,965	£2,182,140
Loan Capital	-	-	£23,561	£24,268	£24,996	£25,746	£26,518	£27,314	£28,133	£28,977	£209,515	£342,160	£459,834	£617,979	£830,512	£2,460,000
Maintenance and repairs	-	-	£10,769	£11,038	£11,314	£11,597	£11,887	£12,184	£12,489	£12,801	£94,078	£146,998	£188,170	£240,873	£308,338	£978,458
Operational costs	-	-	£89,898	£96,995	£99,420	£101,906	£104,453	£107,065	£109,741	£112,485	£821,964	£1,291,717	£1,653,507	£2,116,629	£2,709,464	£8,593,281
Major Repairs Sinking Fund	-	-	-	-	-	-	-	£16,083	£16,485	£16,897	£49,465	£194,038	£248,385	£317,954	£407,008	£1,216,851
Total Expenditure	£10,617	£21,233	£196,715	£204,081	£206,782	£209,550	£212,388	£231,380	£234,763	£238,231	£1,765,739	£2,593,230	£3,050,539	£3,635,934	£4,385,288	£15,430,731
Net cashflow	£10,617	£21,233	(£49,863)	(£61,963)	(£65,914)	(£69,963)	(£74,113)	(£62,284)	(£66,242)	(£70,299)	(£488,791)	(£949,765)	(£1,484,794)	(£2,169,677)	(£3,046,385)	(£8,139,412)
Cumulative cashflow	£10,617	£31,850	(£18,013)	(£79,977)	(£145,890)	(£215,853)	(£289,966)	(£352,250)	(£418,492)	(£488,791)	(£488,791)	(£1,438,556)	(£2,923,350)	(£5,093,027)	(£8,139,412)	
General Fund - PRS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 1-10	Years 11-20	Years 21-30	Years 31-40	Years 41-50	Total
Private rental income	-	-	(£285,556)	(£325,217)	(£333,347)	(£341,681)	(£350,223)	(£358,978)	(£367,953)	(£377,152)	(£2,740,105)	(£4,331,007)	(£5,544,055)	(£7,096,859)	(£9,084,579)	(£28,796,605)
Loan Interest	£27,707	£55,413	£189,172	£187,327	£185,427	£183,470	£181,454	£179,378	£177,240	£175,037	£1,541,625	£1,613,657	£1,306,556	£893,837	£339,178	£5,694,854
Loan Capital	-	-	£61,489	£63,334	£65,234	£67,191	£69,207	£71,283	£73,421	£75,624	£546,784	£892,954	£1,200,055	£1,612,774	£2,167,433	£6,420,000
Maintenance and repairs	-	-	£47,599	£48,789	£50,008	£51,258	£52,540	£53,853	£55,200	£56,580	£415,827	£649,732	£831,711	£1,064,661	£1,362,856	£4,324,786
Management fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Major Repairs Sinking Fund	-	-	-	-	-	-	-	£44,716	£45,834	£46,979	£137,529	£539,486	£690,588	£884,011	£1,131,609	£3,383,222
Total Expenditure	£27,707	£55,413	£298,260	£299,450	£300,669	£301,920	£303,201	£349,230	£351,694	£354,220	£2,641,764	£3,695,829	£4,028,910	£4,455,283	£5,001,076	£19,822,862
Net cashflow	£27,707	£55,413	£12,704	(£25,767)	(£32,678)	(£39,761)	(£47,022)	(£9,748)	(£16,258)	(£22,931)	(£98,341)	(£635,178)	(£1,515,145)	(£2,641,576)	(£4,083,504)	(£8,973,743)
Cumulative cashflow	£27,707	£83,120	£95,824	£70,057	£37,379	(£2,382)	(£49,403)	(£59,152)	(£75,410)	(£98,341)	(£98,341)	(£733,519)	(£2,248,664)	(£4,890,240)	(£8,973,743)	
General Fund Total (Hostel & PRS)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 1-10	Years 11-20	Years 21-30	Years 31-40	Years 41-50	Total
Income	-	-	(£532,134)	(£591,261)	(£606,043)	(£621,194)	(£636,724)	(£652,642)	(£668,958)	(£685,682)	(£4,994,636)	(£7,874,002)	(£10,079,388)	(£12,902,469)	(£16,516,252)	(£52,366,748)
Loan Interest	£38,323	£76,647	£261,658	£259,107	£256,479	£253,772	£250,984	£248,112	£245,154	£242,107	£2,132,342	£2,231,975	£1,807,199	£1,236,336	£469,143	£7,876,994
Loan Capital	-	-	£85,051	£87,602	£90,230	£92,937	£95,725	£98,597	£101,555	£104,602	£756,299	£1,235,114	£1,659,890	£2,230,753	£2,997,945	£8,880,000
Maintenance and repairs	-	-	£58,367	£59,827	£61,322	£62,855	£64,427	£66,037	£67,688	£69,381	£509,905	£796,730	£1,019,881	£1,305,534	£1,671,194	£5,303,244
Operational costs	-	-	£89,898	£96,995	£99,420	£101,906	£104,453	£107,065	£109,741	£112,485	£821,964	£1,291,717	£1,653,507	£2,116,629	£2,709,464	£8,593,281
Management fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Major Repairs Sinking Fund	-	-	-	-	-	-	-	£60,799	£62,319	£63,877	£186,994	£733,524	£938,973	£1,201,965	£1,538,617	£4,600,073
Total Expenditure	£38,323	£76,647	£494,974	£503,531	£507,451	£511,470	£515,589	£580,610	£586,457	£592,451	£4,407,504	£6,289,059	£7,079,450	£8,091,216	£9,386,363	£35,253,592
Net cashflow	£38,323	£76,647	(£37,159)	(£87,730)	(£98,591)	(£109,724)	(£121,135)	(£72,032)	(£82,501)	(£93,231)	(£587,132)	(£1,584,943)	(£2,999,939)	(£4,811,253)	(£7,129,889)	(£17,113,156)
Cumulative cashflow	£38,323	£114,970	£77,811	(£9,920)	(£108,511)	(£218,235)	(£339,369)	(£411,401)	(£493,902)	(£587,132)	(£587,132)	(£2,172,075)	(£5,172,014)	(£9,983,267)	(£17,113,156)	-
Seascope Homes and Property Ltd	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 1-10	Years 11-20	Years 21-30	Years 31-40	Years 41-50	Total
(NB. This is cashflow for this scheme only, not the whole Seascope Homes and Property Ltd business)	-	-	(£344,606)	(£392,468)	(£402,279)	(£412,336)	(£422,645)	(£433,211)	(£444,041)	(£455,142)	(£3,306,727)	(£5,226,608)	(£6,690,500)	(£8,564,405)	(£10,963,163)	(£34,751,403)
Private rental income	-	-	(£344,606)	(£392,468)	(£402,279)	(£412,336)	(£422,645)	(£433,211)	(£444,041)	(£455,142)	(£3,306,727)	(£5,226,608)	(£6,690,500)	(£8,564,405)	(£10,963,163)	(£34,751,403)
Lease payments	-	-	£285,556	£325,217	£333,347	£341,681	£350,223	£358,978	£367,953	£377,152	£2,740,105	£4,331,007	£5,544,055	£7,096,859	£9,084,579	£28,796,605
Maintenance and repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management fee	-	-	£35,896	£40,882	£41,904	£42,952	£44,025	£45,126	£46,254	£47,411	£344,451	£544,438	£696,927	£892,126	£1,141,996	£3,619,938
Major Repairs Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Corporation Tax	-	-	£4,399	£5,010	£5,135	£5,264	£5,395	£5,530	£5,668	£5,810	£42,212	£66,721	£85,408	£109,330	£139,952	£443,623
Total Expenditure	-	-	£325,852	£371,109	£380,386	£389,896	£399,643	£409,635	£419,875	£430,372	£3,126,769	£4,942,166	£6,326,390	£8,098,314	£10,366,527	£32,860,166
Net cashflow	-	-	(£18,754)	(£21,359)	(£21,893)	(£22,440)	(£23,001)	(£23,576)	(£24,166)	(£24,770)	(£179,958)	(£284,442)	(£364,110)	(£466,091)	(£596,636)	(£1,891,236)
Cumulative cashflow	-	-	(£18,754)	(£40,113)	(£62,006)	(£84,446)	(£107,447)	(£131,023)	(£155,189)	(£179,958)	(£179,958)	(£464,400)	(£828,510)	(£1,294,601)	(£1,891,236)	
HRA	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 1-10	Years 11-20	Years 21-30	Years 31-40	Years 41-50	Total
Affordable rent income	-	-	(£438,365)	(£499,249)	(£511,730)	(£524,523)	(£537,636)	(£551,077)	(£564,854)	(£578,975)	(£4,206,409)	(£6,648,644)	(£8,510,827)	(£10,894,578)	(£13,945,981)	(£44,206,439)
Shared ownership income	-	-	(£83,272)	(£94,837)	(£97,208)	(£99,639)	(£102,130)	(£104,683)	(£107,300)	(£109,982)	(£799,051)	(£1,262,978)	(£1,616,719)	(£2,069,537)	(£2,649,182)	(£8,397,468)
Total Income	-	-	(£521,637)	(£594,086)	(£608,938)	(£624,162)	(£639,766)	(£655,760)	(£672,154)	(£688,958)	(£5,005,460)	(£7,911,623)	(£10,127,546)	(£12,964,115)	(£16,595,163)	(£52,603,907)
Loan Interest	£40,317	£80,634	£275,271	£272,587	£269,822	£266,975	£264,042	£261,020	£257,909	£254,703	£2,243,281	£2,348,098	£1,901,222	£1,300,658	£493,551	£8,286,810
Loan Capital	-	-	£89,476	£92,160	£94,925	£97,772	£100,706	£103,727	£106,839	£110,044	£795,647	£1,299,373	£1,746,249	£2,346,812	£3,153,919	£9,342,000
Maintenance and repairs (Affordable H	-	-	£14,096	£14,449	£14,810	£15,180	£15,560	£15,949	£16,348	£16,756	£123,149	£192,420	£246,314	£315,303	£403,615	£1,280,802
Management fee (Shared Ownership)	-	-	£3,554	£3,643	£3,734	£3,827	£3,923	£4,021	£4,121	£4,224	£31,046	£48,509	£62,096	£79,488	£101,752	£322,891
Management fee (Affordable Housing)	-	-	£44,939	£46,062	£47,214	£48,394	£49,604	£50,844	£52,115	£53,418	£392,589	£613,423	£785,233	£1,005,165	£1,286,696	£4,083,107
Service Costs (Shared Ownership)	-	-	£70,768	£72,537	£74,350	£76,209	£78,114	£80,067	£82,069	£84,121	£618,236	£965,998	£1,236,559	£1,582,900	£2,026,246	£6,429,939
Service Costs (AFT)	-	-	£27,649	£28,340	£29,049	£29,775	£30,520	£31,282	£32,065	£32,866	£241,546	£377,418	£483,126	£618,443	£791,659	£2,512,192
Major Repairs Sinking Fund	-	-	-	-	-	-	-	-	-	£119,405	£119,405	£1,371,186	£1,755,233	£2,246,847	£2,876,154	£8,368,826
Total Expenditure	£40,317	£80,634	£525,753	£529,778	£533,904	£538,133	£542,467	£546,910	£551,465	£675,538	£4,564,900	£7,216,424	£8,216,033	£9,495,617	£11,133,592	£40,626,566
Net cashflow	£40,317	£80,634	£4,116	(£64,308)	(£75,034)	(£86,029)	(£97,298)	(£108,849)	(£120,689)	(£13,420)	(£440,560)	(£695,198)	(£1,911,513)	(£3,468,498)	(£5,461,571)	(£11,977,340)
Cumulative cashflow	£40,317	£120,952	£125,068	£60,760	(£14,274)	(£100,303)	(£197,601)	(£306,451)	(£427,140)	(£440,560)	(£440,560)	(£1,135,759)	(£3,047,271)	(£6,515,769)	(£11,977,340)	
Whole Scheme (HRA & General Fund)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 1-10	Years 11-20	Years 21-30	Years 31-40	Years 41-50	Total
Income*	-	-	(£1,398,376)	(£1,577,815)	(£1,617,260)	(£1,657,692)	(£1,699,134)	(£1,741,612)	(£1,785,153)	(£1,829,781)	(£13,306,823)	(£21,012,233)	(£26,897,434)	(£34,430,990)	(£44,074,578)	(£139,722,057)
Loan Interest	£78,640	£157,281	£536,930	£531,694	£526,301	£520,746	£515,025	£509,132	£503,062	£496,811	£4,375,623	£4,580,072	£3,708,421	£2,536,994	£962,694	£16,163,804
Loan Capital	-	-	£174,526	£179,762	£185,155	£190,709	£196,431	£202,324	£208,393	£214,645	£1,551,946	£2,534,487	£3,406,138	£4,577,565	£6,151,865	£18,222,000
Lease payments*	-	-	£285,556	£325,217	£333,347											

### Appendix 3 - Princess Road Development: Summary of Funding Assumptions

#### Accommodation Schedule - Unit sizes comply or exceed Nationally Described Space Standards.

Block A - Shared Ownership			Block B - Affordable Rent			Block C - Affordable Rent			Block D - Private Rent		
Number of units	Unit size m2	Unit type	Number of units	Unit size m2	Unit type	Number of units	Unit size m2	Unit type	Number of units	Unit size m2	Unit type
5	52.3	1b2p	5	51.5	1b2p	2	51.2	1b2p	4	53.9	1b2p
5	61.8	2b3p	5	61.8	2b3p	6	61	2b3p	3	54.1	1b2p
5	75	2b4p	1	66	2b3p	6	63.4	1b2p	2	61	2b3p
5	76.1	2b4p	1	71	2b4p	7	63.5	2b3p	4	61.2	2b3p
1	87.9	3b5p	5	73.4	2b4p	2	70.4	2b4p	3	61.4	2b3p
1	105.8	3b5p	5	75	2b4p	8	70.8	2b3p	3	62.2	2b3p
			2	80	2b4p	7	76	2b4p	3	63.1	2b3p
						2	83.2	2b4p	2	70	2b4p
						1	90.4	3b5p	2	71.8	2b4p
									5	72.7	2b4p
									3	89.3	3b5p
22			24			41			34		

#### Rent Levels

**Affordable Rent is based on 80% of market rent, capped at Local Housing Allowance rates; including service charge**

1-bed	£110.34 to £114.98pw	LHA level £123.58pw at April 2019
2-bed	£119.58 to £151.78pw	LHA level £157.61pw at April 2019
3-bed	£183.06pw	LHA level £194.45pw at April 2019

**Shared Ownership rents based on 50% equity sale and 2.75% rent on the unsold equity; rents exclude service charge and mortgage repayments.**

1-bed	£48.43pw
2-bed	£57.71 to £61.77pw
3-bed	£62.45 to £67.46pw

**Private Rent is based on a market rent including service charge and parking spaces**

1-bed	£850pcm
2-bed	£925-975pcm
3-bed	£1100pcm

#### Hostel Rents

£147pw	core rent
£92pw	enhanced rent
£17pw	tenants service charge

	Shared Ownership	Affordable Rent	Private Rent	Hostel
<b>Service Charges</b>	£1011unit/pa or £19.38unit/pw	n/a included in rent	n/a included in rent	£17pw
<b>Build costs</b>	£2650m2 inc 5% contingency	£2650m2 inc 5% contingency	£2650m2 inc 5% contingency	£2650m2 inc 5% contingency
<b>Voids and bad debts</b>	1%, based on 90% fill rate in Yr3	2%, based on 90% fill rate in Yr3	4%, based on 90% fill rate in Yr3	4%, based on 90% fill rate in Yr3
<b>Management</b>	£150unit/pa  In line with other existing Council schemes	£642unit/pa  Based on historic variable costs per unit	10% of income  In line with other Seascape Homes and Property schemes	35% of income
<b>Maintenance</b>	n/a - tenant liability	£595unit/pa  Based on historic costs per unit	£1300unit/pa  In line with other Private Rental schemes the Council has experience of	£500unit/pa
<b>Major Repairs</b>	n/a - tenant liability	0.5% of build cost deferred to Yr10 As agreed with Principal Surveying Manager	0.5% of build cost deferred to Yr8 In line with HRA schemes the Council has experience of	0.5% of build cost deferred to Yr8 In line with HRA schemes the Council has experience of
<b>Loan interest rate %</b>	1.74% Short term; 3% Long term	1.74% Short term; 3% Long term	1.74% Short term; 3% Long term	1.74% Short term; 3% Long term
<b>Loan term and type</b>	2 year maturity; 48 year annuity	2 year maturity; 48 year annuity	2 year maturity; 48 year annuity	2 year maturity; 48 year annuity

### Appendix 3 - Princess Road Development: Summary of Funding Assumptions

On costs/Fees element	Amount
Acoustic Engineer	£ 7,300
Arbo report	£ 5,000
Architects fee (up to planning)	£ 77,000
Asbestos, needles, clear	£ 13,545
Bat survey	£ 2,720
Carpet and white goods	£ 85,000
CIL	£ 271,054
Council tax bills	£ 1,529
Demolition inc notices	£ 103,208
Design review panel, pre-app	£ 2,400
Development Team	£ 324,300
Ecological survey	£ 10,000
Elec Disconnection	£ 14,568
Employers Agent fee	£ 74,970
Fire consultant	£ 11,975
Gas disconnection	£ 7,436
Ground investigation	£ 18,000
Heritage consultant	£ 3,700
Highways consultant	£ 5,700
Landscape consultant	£ 9,125
Legal sales fee	£ 36,400
M+E Engineer	£ 11,531
Marketing	£ 112,000
On cost contingency	£ 70,500
Planning application fee	£ 33,761
Structural Engineer	£ 39,200
Topographical	£ 3,625
Tree protection and plan	£ 38,085
Valuation	£ 7,500
<b>Total</b>	<b>£ 1,401,132</b>

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

## Appendix 4



### Equality Impact Needs Assessment

The Diversity Promise - *Better for all*

1. Title of Policy/Service/Project	Development at Princess Road and Prince of Wales Road
2. Service Unit	Housing and Communities
3. Lead Responsible Officer and Job Title	Jonathan Thornton, Housing Development Manager
4. Members of the Assessment Team:	Mark Sheppard, Project Officer
5. Date assessment started:	13 <sup>th</sup> March 2019
6. Date assessment completed:	14 <sup>th</sup> March 2019

#### About the Policy/Service/Project:

<p>7. What type of policy/service/project is this? (delete as appropriate)</p> <p>New / Proposed</p>
<p>8. What are the aims/objectives of the policy/service/project? (please include here all expected outcomes)</p> <p>To provide additional sustainable affordable housing. The completed project will provide much needed additional affordable rented, shared ownership, private rented housing and a family hostel within the Borough. The project will provide an increase in job opportunities within the construction sector during the construction phase. The scheme will generate a long-term surplus to the Housing Revenue Account and General Fund.</p>

<p>9. Are there any associated services, policies or procedures? No</p> <p>If 'Yes', please list below: N/A</p>
<p>10. List the main people, or groups of people, that this policy/service/project is designed to benefit and any other stakeholders involved?</p> <p>Families which are either homeless or living in existing unsuitable or over occupied housing.</p>
<p>11. Will this policy/service/impact on any other organisation, statutory, voluntary or community and their clients/service users?</p> <p>No.</p>

## 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 be 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:

<p>12. What involvement/consultation has been done in relation to this (or a similar) policy/service/project and what are the results?</p> <p>Consultation with the Housing Portfolio Holder on the strategic approach to new council owned affordable housing and the Portfolio Holder and Ward Councillor's on the individual scheme and relevant council staff and local residents at a Public Consultation held on 7/2/2019.</p>
--

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. Marketing appraisal report for shared ownership and private rent undertaken by Domus IMH (who undertook sales and marketing at Cherries Court shared ownership scheme).

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 families, couples and single people. 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 Building Control Approved Document Part M (access to and use of buildings).	No issues regarding disability have been identified but this factor will be considered and monitored along with any service user identified needs.
<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>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.



	Actual or potential positive benefit	Actual or potential negative outcome
<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:

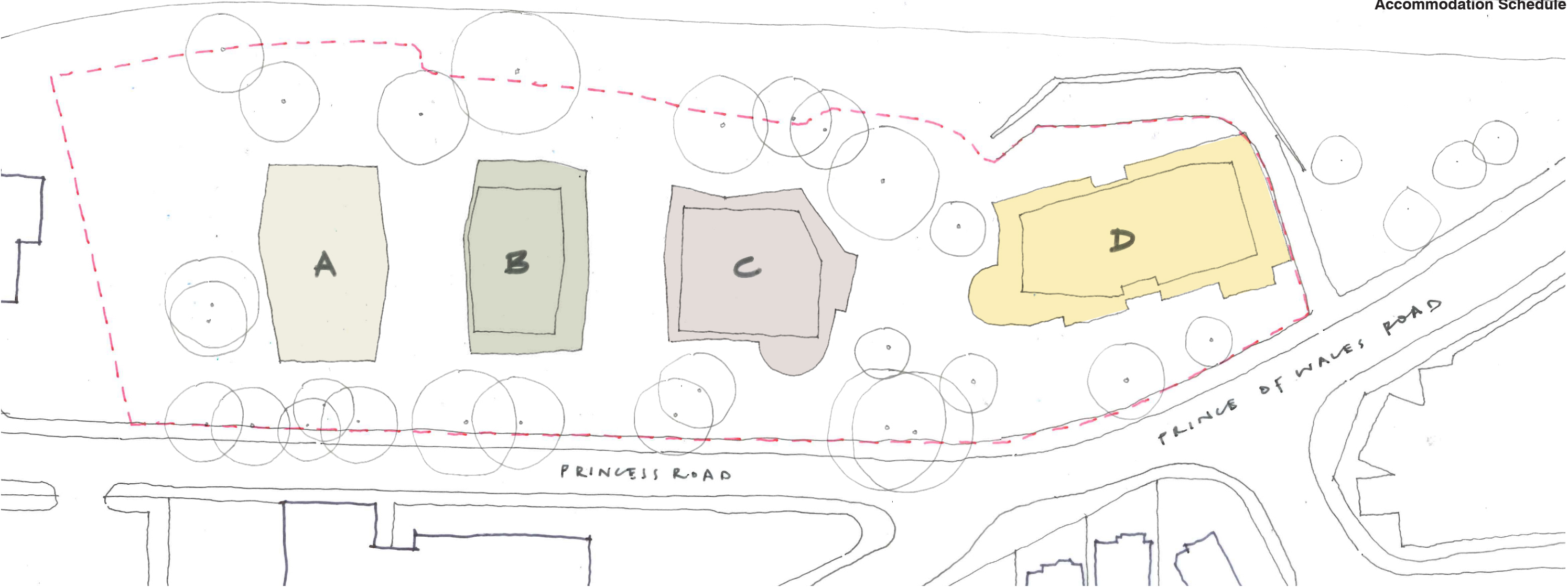
The Affordable rented properties will be eligible for all eligible applicants on the housing register; shared ownership properties will be available to applicants on the Homebuy SouthWest register. Allocation of hostel rooms is taken from the homelessness register.

## 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

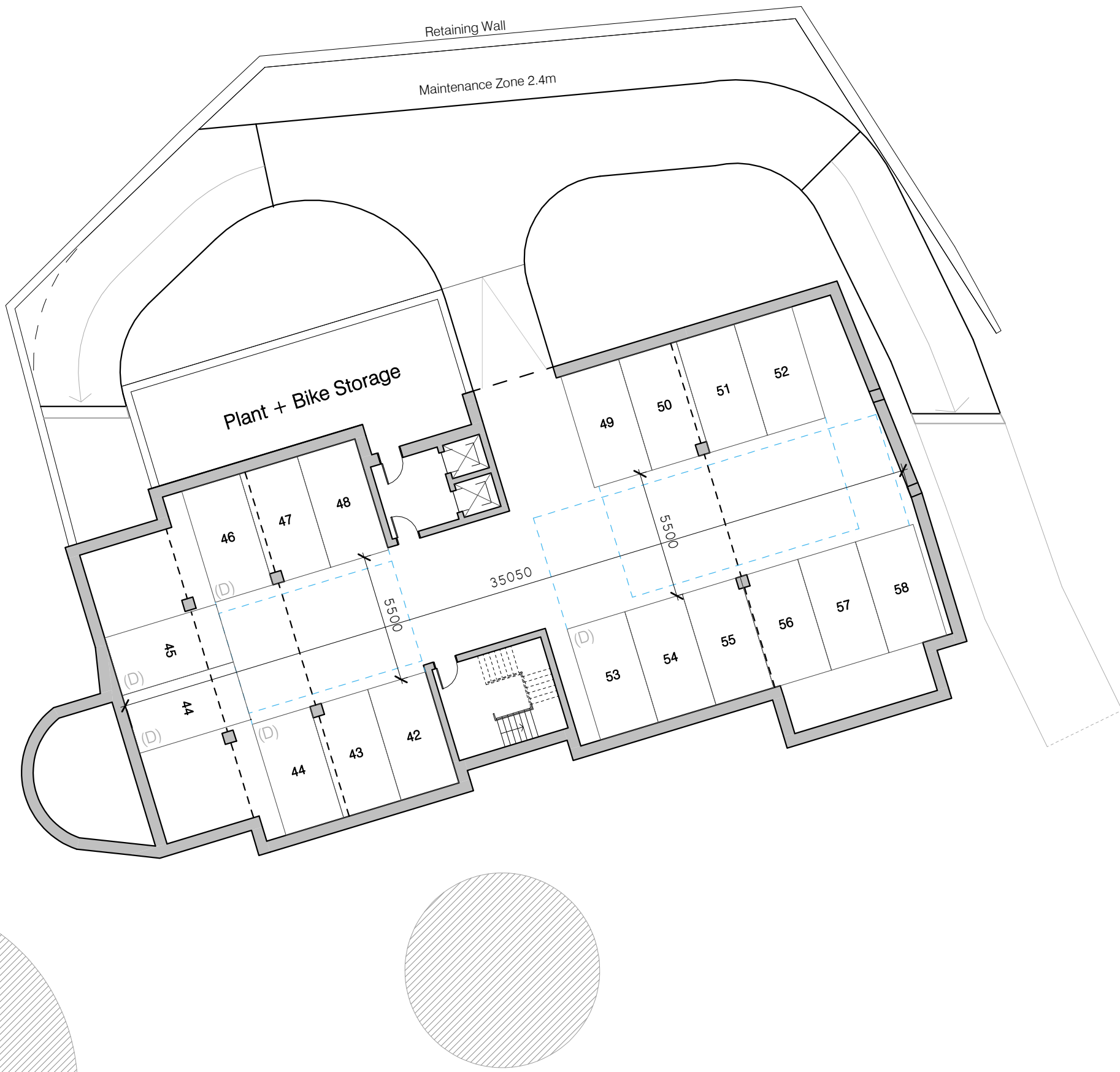
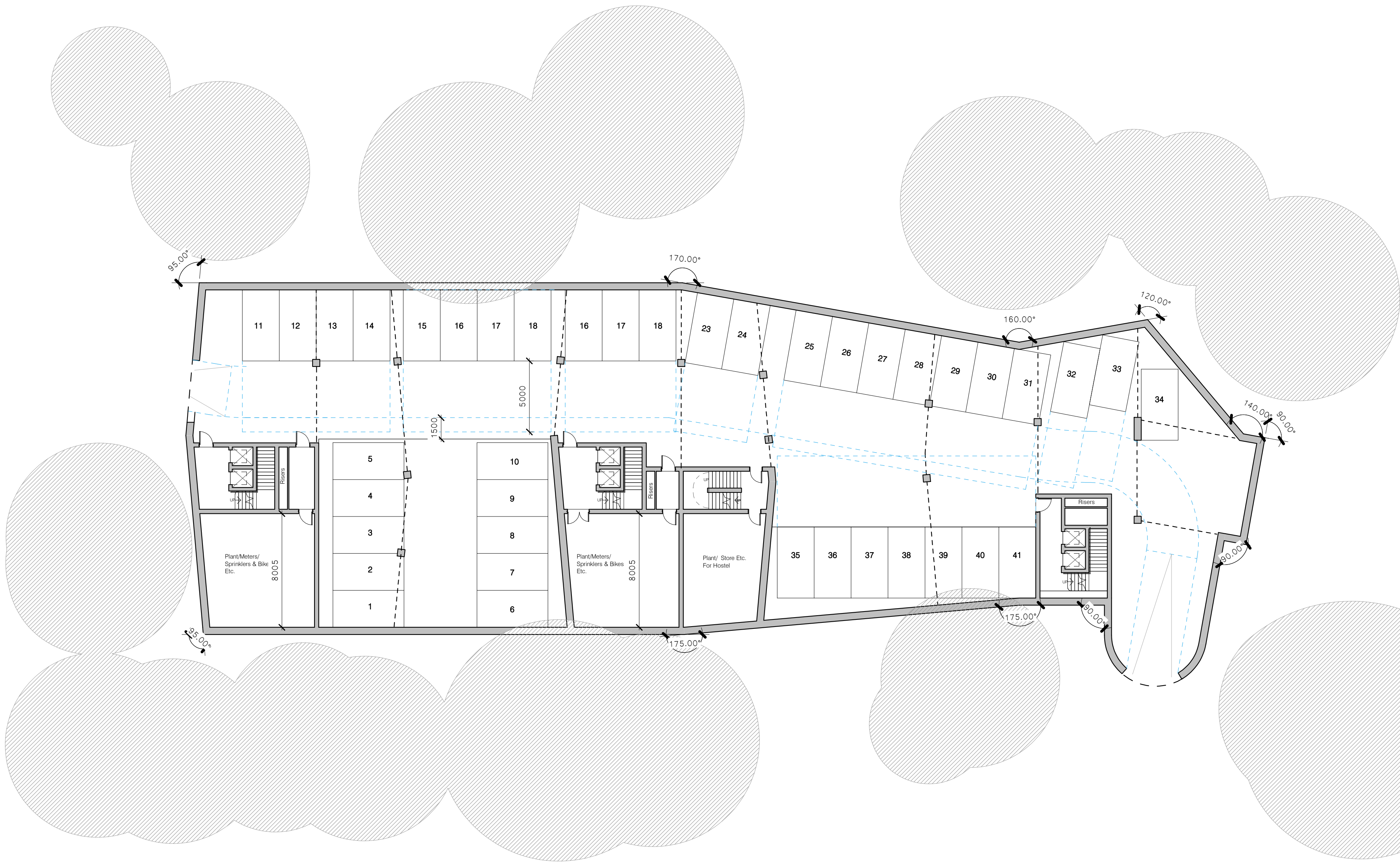
29. Issue identified	Action required to reduce impact	Timescale	Responsible officer	Which Business Plan does this action link to e.g. Service Equality Action Plan/Team Plan
The properties are designed for families, couples, single people – a mix of majority 1 and 2 bed flats with some 3-bed flats.	Limited amount of larger family accommodation on this site. This can be offset by the delivery of housing on other sites across the Borough. The identification of housing need for specific client groups within the Borough will be monitored as part of the ongoing Housing Strategy process.	Ongoing	Affordable Housing & Resettlement Manager	Housing Strategy
Family hostel rooms for 2-4 people per room, does not allow for larger families to be accommodated	Accommodation designed with interconnecting rooms to accommodate larger families.	Ongoing	Affordable Housing & Resettlement Manager	Housing Strategy



Block A	1B2P	2B3P	2B4P	3B5P	TOTAL	Block B	1B2P	2B3P	2B4P	TOTAL	Block C	1B2P	2B3P	2B4P	3B5P	TOTAL	Block D	1B2P	2B3P	2B4P	3B5P	TOTAL	
G	-	-	-	2	2	G	-	-	-	-	G	-	1	-	1	2	G	-	-	-	-	-	
1	1	1	2	-	4	1	-	-	-	-	1	-	2	1	-	3	1	2	4	1	-	7	
2	1	1	2	-	4	2	1	1	2	4	2	1	3	1	-	5	2	2	4	1	-	7	
3	1	1	2	-	4	3	1	1	2	4	3	1	3	1	-	5	3	2	4	1	-	7	
4	1	1	2	-	4	4	1	1	2	4	4	1	3	1	-	5	4	1	1	2	1	5	
5	1	1	2	-	4	5	1	1	2	4	5	1	3	1	-	5	5	-	1	2	1	4	
6						6	1	1	2	4	6	1	3	1	-	5	6	-	1	2	1	4	
7						7	-	1	1	2	7	1	3	1	-	5							
8						8	-	-	2	2	8	1	-	2	-	3							
											9	1	-	2	-	3							
Total:						Total:					Total:						Total:						
5					22	5					24	8					41	12					34
23%						21%					50%	20%					2%	35%					9%
UNIT TOTAL m² = 1504.7						UNIT TOTAL m² = 1568.3					UNIT TOTAL m² = 2693.3						UNIT TOTAL m² = 2229.3						
BLOCK A TOTAL m² = 1944.162						BLOCK B TOTAL m² = 1957.5					BLOCK C TOTAL m² = 3379.2						BLOCK D TOTAL m² = 2858.17						
(EXCLDUING BASEMENT)						(EXCLDUING BASEMENT + HOSTEL)					(EXCLDUING BASEMENT + HOSTEL)						(EXCLDUING BASEMENT + GROUND FLOOR)						

BASEMENT PARKING BLOCKS A,B + C TOTAL m² = 1535  
BASEMENT + GROUND FLOOR PARKING BLOCK D m² = 1112  
HOSTEL TOTAL m² = 1030

OVERALL NO. UNITS: 121  
3711 / Feasibility / Presentation / Documents & Reports



Schedule of Accommodation:

Block A	1B2P	2B3P	2B4P	3B5P	TOTAL
(Parking)	-	-	-	-	-
Block B	1B2P	2B3P	2B4P	3B5P	TOTAL
(Parking)	-	-	-	-	-
Block C	1B2P	2B3P	2B4P	3B5P	TOTAL
(Parking)	-	-	-	-	-
Block D	1B2P	2B3P	2B4P	3B5P	TOTAL
(Parking)	-	-	-	-	-

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Project  
Princess Road, Bournemouth  
Client  
Bournemouth Council  
Drawing Title

Proposed Basement Floor Plan

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise

Date  
09/27/18  
Scale  
1 : 200 @ A1  
Drawing No.  
3711 / SK / 010  
Rev.



Key:

- 1B2P
- 2B3P
- 2B4P
- 3B5P
- Hostel

Schedule of Accommodation:

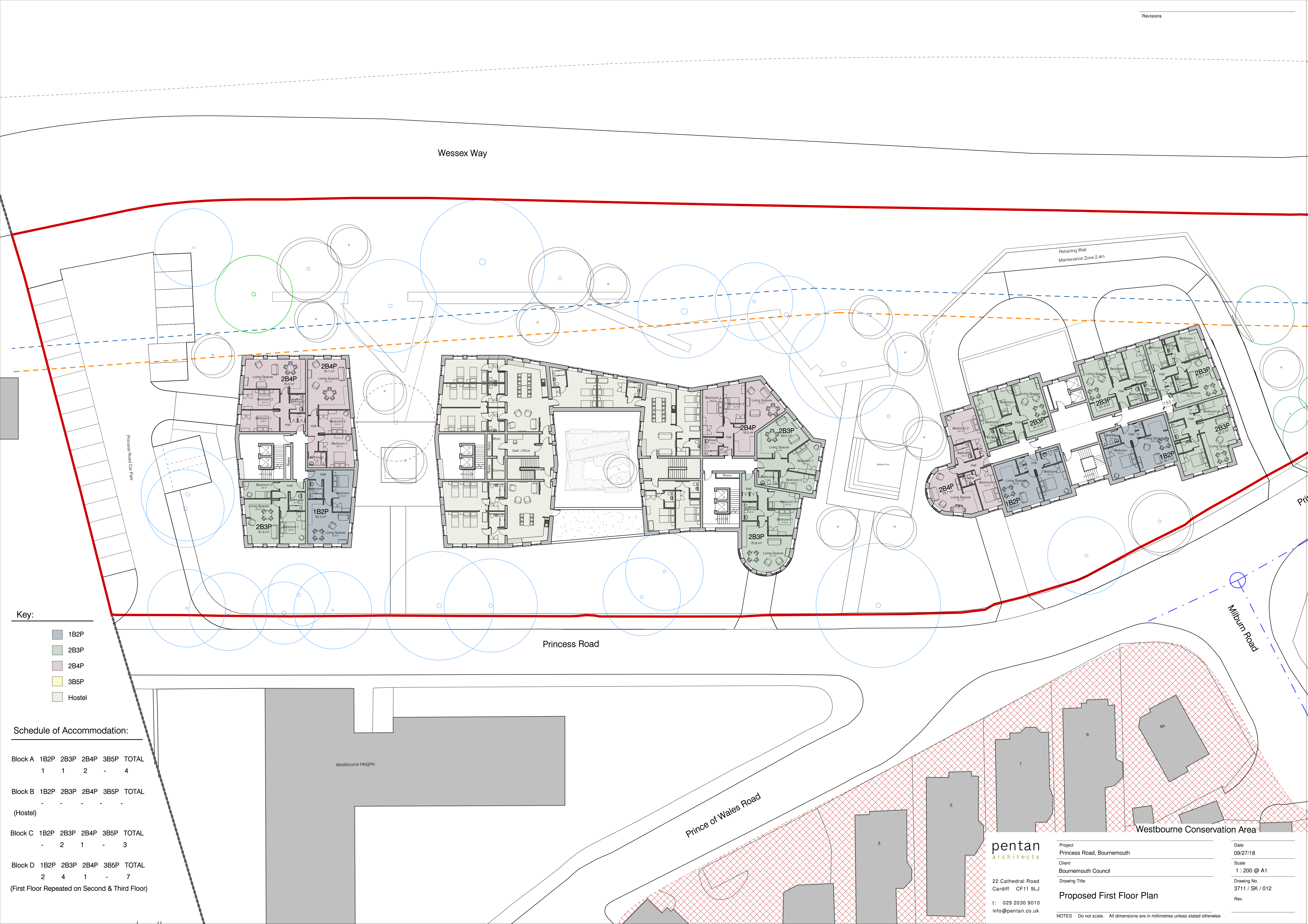
Block A	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	-	2	2	
Block B	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	-	-	-	
(Hostel)					
Block C	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	1	-	1	2
(Hostel)					
Block D	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	-	-	-	
(Parking)					

Ground Floor Plan

1 : 200







Key:

- 1B2P
- 2B3P
- 2B4P
- 3B5P
- Hostel

Schedule of Accommodation:

Block A	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	1	2	-	4
Block B	1B2P	2B3P	2B4P	3B5P	TOTAL
(Hostel)	-	-	-	-	-
Block C	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	2	1	-	3
Block D	1B2P	2B3P	2B4P	3B5P	TOTAL
	2	4	1	-	7

(First Floor Repeated on Second & Third Floor)

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Project  
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Client  
Bournemouth Council

Drawing Title  
Proposed First Floor Plan

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise

Date  
09/27/18  
Scale  
1 : 200 @ A1  
Drawing No.  
3711 / SK / 012  
Rev.





Key:

- 1B2P
- 2B3P
- 2B4P
- 3B5P
- Hostel

Schedule of Accommodation:

Block A 1B2P 2B3P 2B4P 3B5P TOTAL

1 1 2 - 4  
(Second Floor Repeated on Third, Fourth & Fifth)

Block B 1B2P 2B3P 2B4P 3B5P TOTAL

1 1 2 - 4  
(Second Floor Repeated on Third, Fourth, Fifth & Sixth)

Block C 1B2P 2B3P 2B4P 3B5P TOTAL

1 3 1 - 5  
(Second Floor Repeated on Third, Fourth, Fifth, Sixth & Seventh)

Block D 1B2P 2B3P 2B4P 3B5P TOTAL

2 4 1 - 7

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Proposed Second Floor Plan

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise

Date  
09/27/18  
Scale  
1 : 200 @ A1  
Drawing No.  
3711 / SK / 013  
Rev.





Key:

- 1B2P
- 2B3P
- 2B4P
- 3B5P
- Hostel

Schedule of Accommodation:

Block A	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	1	2	-	4
Block B	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	1	2	-	4
Block C	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	3	1	-	5
Block D	1B2P	2B3P	2B4P	3B5P	TOTAL
	2	4	1	-	7

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Project  
Princess Road, Bournemouth  
Client  
Bournemouth Council  
Drawing Title

Proposed Third Floor Plan

NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise.

Date  
09/27/18  
Scale  
1 : 200 @ A1  
Drawing No  
3711 / SK / 014  
Rev.

Westbourne Conservation Area





Key:

- 1B2P
- 2B3P
- 2B4P
- 3B5P
- Hostel

Schedule of Accommodation:

Block A	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	1	2	-	4
Block B	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	1	2	-	4
Block C	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	3	1	-	5
Block D	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	1	2	1	5

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Project  
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Client  
Bournemouth Council

Drawing Title  
**Proposed Fourth Floor Plan**

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise

Date  
09/27/18  
Scale  
1 : 200 @ A1  
Drawing No.  
3711 / SK / 015  
Rev.





Key:

- 1B2P
- 2B3P
- 2B4P
- 3B5P
- Hostel

Schedule of Accommodation:

Block A	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	1	2	-	4
Block B	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	1	2	-	4
Block C	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	3	1	0	5
Block D	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	1	2	1	4
(Fifth Floor repeated on Sixth Floor)					

Retaining Wall

Princess Road

Miburn Road

Westbourne Heights

Prince of Wales Road

Westbourne Conservation Area

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Project  
Princess Road, Bournemouth  
Client  
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Proposed Fifth Floor Plan

Date  
09/27/18  
Scale  
1 : 200 @ A1  
Drawing No.  
3711 / SK / 016  
Rev.

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise





Key:

- 1B2P
- 2B3P
- 2B4P
- 3B5P
- Hostel

Schedule of Accommodation:

Block A	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	-	-	-	-
Block B	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	1	2	-	4
Block C	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	3	1	-	5
Block D	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	1	2	1	4

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Project  
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Client  
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Drawing Title  
Proposed Sixth Floor Plan

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise

Date  
09/27/18  
Scale  
1 : 200 @ A1  
Drawing No.  
3711 / SK / 017  
Rev.





Key:

- 1B2P
- 2B3P
- 2B4P
- 3B5P
- Hostel

Schedule of Accommodation:

Block A	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	-	-	-	-
Block B	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	1	1	-	2
(Seventh floor repeated on Eighth Floor)					
Block C	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	3	1	0	5
Block D	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	-	-	-	-

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Project  
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Client  
Bournemouth Council  
Drawing Title

Proposed Seventh Floor Plan

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise

Date  
09/27/18  
Scale  
1 : 200 @ A1  
Drawing No.  
3711 / SK / 018  
Rev.





Key:

- 1B2P
- 2B3P
- 2B4P
- 3B5P
- Hostel

Schedule of Accommodation:

Block A	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	-	-	-	-
Block B	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	-	2	-	2
Block C	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	-	2	-	3
(Eighth Floor repeated on Ninth Floor)					
Block D	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	-	-	-	-

Retaining Wall

Wessex Way

Princess Road

Milburn Road

Westbourne Heights

Prince of Wales Road

Westbourne Conservation Area

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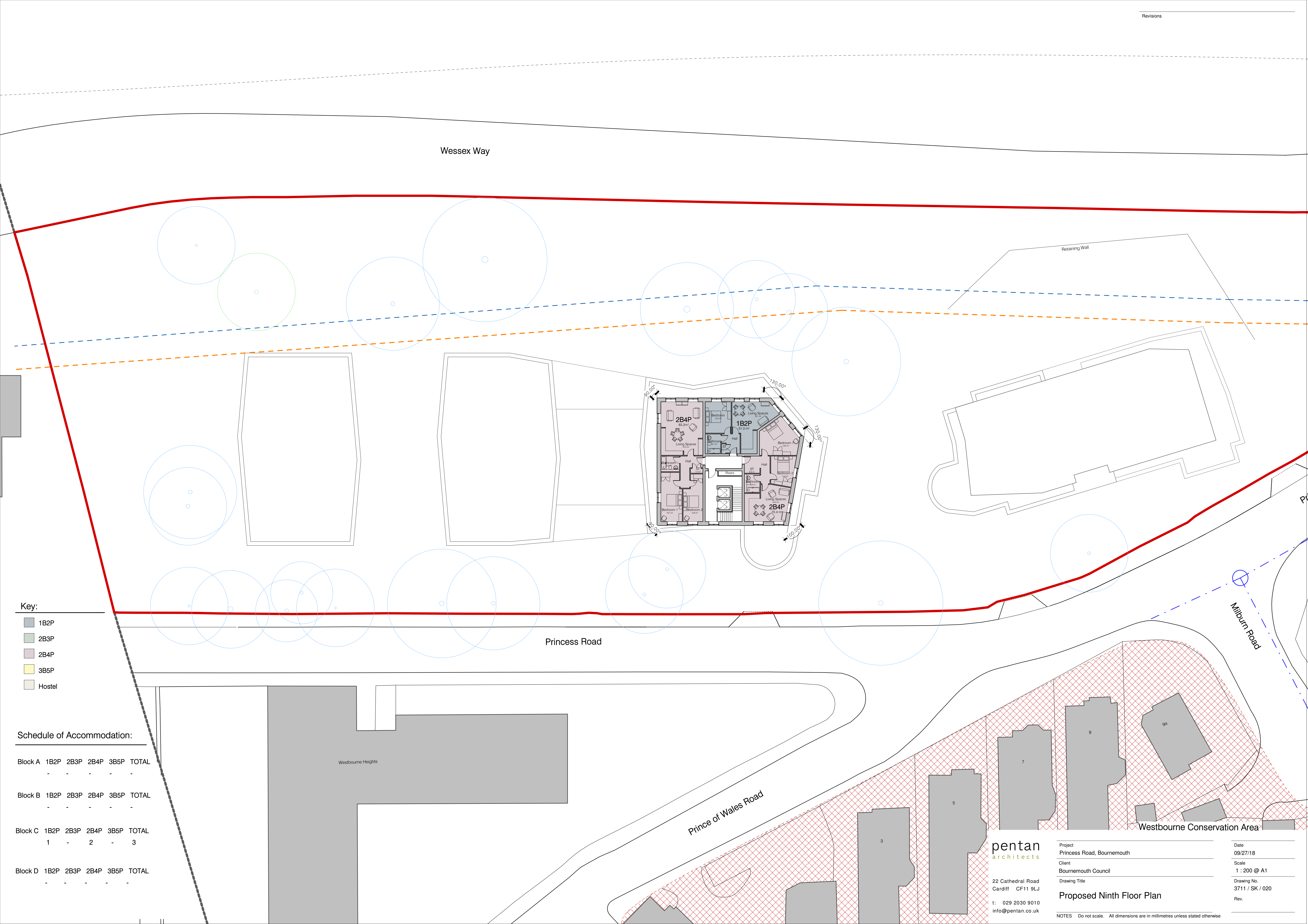
Project  
Princess Road, Bournemouth  
Client  
Bournemouth Council

Proposed Eighth Floor Plan

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise

Date  
09/27/18  
Scale  
1 : 200 @ A1  
Drawing No.  
3711 / SK / 019  
Rev.





Key:

- 1B2P
- 2B3P
- 2B4P
- 3B5P
- Hostel

Schedule of Accommodation:

Block A	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	-	-	-	-
Block B	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	-	-	-	-
Block C	1B2P	2B3P	2B4P	3B5P	TOTAL
	1	-	2	-	3
Block D	1B2P	2B3P	2B4P	3B5P	TOTAL
	-	-	-	-	-

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Project  
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Client  
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Proposed Ninth Floor Plan

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise

Date  
09/27/18  
Scale  
1 : 200 @ A1  
Drawing No.  
3711 / SK / 020  
Rev.



## Environment Impact Checklist for all Cabinet Reports

Issue: Princess Road Mixed Tenure Residential Redevelopment  
 Meeting Date: 12<sup>th</sup> July 2019  
 Accountable Manager: Lorraine Mealings, Director Housing  
 Impact Assessor: Jonathan Thornton ☎ 01202 458347 ✉ jonathan.thornton@bcpconcil.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 and buildings will have a negative effect on the use of natural resources. However, as part of the demolition process, the majority of bricks and roof tiles were removed and cleaned by hand and taken for site for sale and re-use. The remaining masonry and concrete have been re-used as a haul road across the site to provide access.
<b>Quality of environment</b> contribution to safe and supportive environments for living, recreation and working	+	<p>A new, high quality building 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>A great number of trees are retained in the current scheme proposals, including a buffer of trees/landscaped areas between the proposed buildings and the Wessex Way and Princess Road to provide a great environment.</p> <p>Outside space is limited in the proposed development, balconies are provided where possible; ground floor flats will have direct access to open space.</p> <p>The site is well located and walkable to local shops and facilities in Westbourne as well as bus routes to central Bournemouth and Poole.</p>

<p><b>Bio-diversity</b> protects and improves wildlife and habitats</p>	<p>?</p>	<p>The site is currently vacant, following demolition of most of the buildings with only one building remaining. Part of the site remains (temporarily) as a car park. To ensure safety of wildlife, Ecology surveys, bat surveys and tree surveys have been undertaken to guide the design of the proposed buildings to avoid removal of trees wherever possible.</p>
<p><b>Waste and pollution</b> effects on air, land and water from waste and emissions</p>	<p>-</p>	<p>This redevelopment will result in intensified use of the site, resulting in additional waste and emissions. However, the new buildings will be built to high energy efficiency standards of current Building Regulations for heating as well as thermal insulation. A district heating system is proposed to reduce energy usage.</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>?</p>	<p>There will be a greater number of vehicular movements to and from the site compared to its previous use due to the increased densification. There will also be cycle storage in the basement and ground floor areas, as well as cycle hoops adjacent to the blocks main entrances.</p> <p>The Street scene will be greatly improved by the redevelopment of a derelict site. As mentioned above, existing building materials have been recycled where possible. In-use of the proposed development will include space for recycling as well as waste.</p> <p>The roof is to cite an array of Photovoltaic panels to generate electricity for the heating system and communal lighting.</p>