

Appendix 1 - Financial Summary for Darracott Day Centre

<i>Homes Prudential Borrowing Period</i>	
Scheme Costs	
Works	£3307m2
Fees	
Other costs (Contingency at 5%)	
Interest (during Build Phase)	
Land Acquisition costs	Transfer value
Total Scheme Cost	
Scheme Funding	Funding rate (per unit)
DLUHC Grant - Local Authority Housing Fund	
Homes England Grant - SHAP funding	
Affordable Housing s106 Contributions	
Sales - Shared Ownership	
Housing Revenue Account	
- Capital Funding - 1 for 1 Right to Buy Receipts	
- Capital Funding - Reserve allocation	
Prudential Borrowing - additional borrowing	
OPE funding	
Total Scheme Funding (as Cabinet and Council Approved)	
Net Cost shown as Shortfall if +'ve	
Total scheme value	

Temporary Accommodation in GF			Comment
50	50	0 50	
Affordable Rent £000s	Shared Ownership £000s	TOTAL £000s	
1,250	£ -	1,250	
77	0	77	
63	0	63	
27	0	27	
0	0	0	
1,417	0	1,417	
0	0	0	
-444	0	-444	
-156	0	-156	
	0	0	
	0	0	
	0	0	
	0	0	
-817	0	-817	
	0	0	
-1,417	0	-1,417	
0	0	0	
1,260	0	1,260	

Appendix 2 - Longterm cashflow for Darracott Day Centre

Key Data	Target Cost	Borrowing Term	Loan Interest	Inflation			Annual Borrowing Costs	Annual Operational Costs (Year 1)	Annual Income Requirement	Expected income (Year 1)	Variance
	£	Years	%	%			£	£	£	£	£
PWLB borrowing element	790,000	50	5.50%	2.00%			(43,078)	(6,143)	(49,221)	37,428	(11,793)

10 year detailed summary	Year -3	Year -2	Year -1	Construction Phase Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-30	Year 31-40	Year 41-50
Construction Phase cost		1,059,842	(269,842)	790,000														
Other income (B+B savings)					0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Residential Rent	2%			0	(37,428)	(51,613)	(51,666)	(52,699)	(53,754)	(54,829)	(57,006)	(57,043)	(58,185)	(59,349)	(665,383)	(811,157)	(986,828)	(1,205,058)
Service charge					0	0	0	0	0	0	0	0	0	0	0	0	0	0
Voids	2% of Gross residential rent			0	749	1,032	1,033	1,054	1,075	1,097	1,140	1,141	1,164	1,187	13,308	16,222	19,737	24,101
Gross Rent after allowance for Voids				0	(36,679)	(50,581)	(50,633)	(51,645)	(52,679)	(53,732)	(55,866)	(55,902)	(57,021)	(58,162)	(652,075)	(794,935)	(967,091)	(1,180,957)
RSL Management	2.0% CPI			0	2,147	2,905	2,963	3,022	3,083	3,144	3,207	3,271	3,337	3,404	38,015	46,339	56,487	68,855
Maintenance	2.0% CPI			0	3,528	4,775	4,870	4,967	5,067	5,168	5,272	5,377	5,484	5,594	62,479	76,164	92,841	113,172
Major Repairs	2.0% CPI			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service cost	2.0% CPI				468	633	646	659	672	686	699	713	728	742	8,288	9,712	11,838	14,429
Annual operational spend				0	6,143	8,313	8,479	8,648	8,822	8,998	9,178	9,361	9,549	9,740	108,782	132,215	161,166	196,456
Net Income before debt repayment				0	(30,536)	(42,268)	(42,154)	(42,997)	(43,857)	(44,734)	(46,688)	(46,541)	(47,472)	(48,422)	(543,293)	(662,720)	(805,925)	(984,501)
Repayment of Borrowing (interest)		0	358	(16,189)	(15,831)	0	43,078	42,890	42,693	42,484	42,263	42,031	41,786	41,527	41,254	393,782	343,431	257,420
Repayment of Borrowing (principal)		0	0	21,197	21,197	12,249	3,411	3,599	3,796	4,005	4,226	4,458	4,703	4,962	5,235	71,108	121,459	207,470
(Surplus) / Deficit		-	1,060,200	(264,834)	795,366	(18,287)	4,221	4,335	3,492	2,632	1,755	(199)	(52)	(983)	(1,933)	(78,403)	(197,830)	(341,035)
Cumulative (Surplus) / Deficit		-	1,060,200	795,366	795,366	(18,287)	(14,066)	(9,731)	(6,239)	(3,607)	(1,852)	(2,051)	(2,103)	(3,086)	(5,019)	(83,422)	(281,252)	(622,287)

Asset valuation (inflation method)					1,260,000	1,285,200	1,310,904	1,337,122	1,363,865	1,391,142	1,418,965	1,447,344	1,476,291	1,505,817	1,835,582	2,067,164	2,282,316	2,519,861
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Appendix 3 - Appraisal Assumptions for

Darracott Day Centre

Accommodation Schedule

Rent Levels per wk

Unit size m2	Unit type	Number of units	Tenure	LHA rent level		Affordable rent	Social rent	S/O rent	Market rent	
50+m2	1b2pF	6	AR	£	159.95	£159.95	N/A	N/A	£	200.00
TOTAL		6								

Service Charges	Nil
Build costs (rate £m2)	£0
Contingency	5%
Voids and bad debts	2%
Management	£477unit/pa Based on historic variable costs per unit
Maintenance	£783 unit/pa Based on historic variable costs per unit
Major Repairs	0.8% of build cost deferred to Yr10 As agreed with Principal Surveying Manager
Loan interest rate %	5.5% Short term; 5.5% Long term
Loan term and type	50 year annuity










On costs/Fees element	Amount
Staff fees	£ 30,000.00
Employers Agent	£ 15,000.00
Valuation	£ 1,500.00
Architect fees	£ 6,272.00
Planning app fee	£ 3,532.00
Ground investigation	£ 4,350.00
Topo	£ 1,380.00
Principle Designer	£ 3,000.00
CIL and s106 fees	£ 9,000.00
Heathland mitigation fee	£ 1,752.00
Heathland admin fee	£ 1,000.00
Total	£ 76,786.00

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

Proposal Title: 63 Darracott Road BH5 2AY

This is an interim report for a DIA that has been requested but yet to be completed. If there is a RAG (coloured circle) that has not had its dependent field selected yet, it will appear as a white circle.

Impact Summary

Climate Change & Energy	Amber - Minor negative impacts identified / unknown impacts	
Communities & Culture	Green - Only positive impacts identified	
Waste & Resource Use	Amber - Minor negative impacts identified / unknown impacts	
Economy	Amber - Minor negative impacts identified / unknown impacts	
Health & Wellbeing	Green - Only positive impacts identified	
Learning & Skills		
Natural Environment	Yes	
Sustainable Procurement	Amber - Minor negative impacts identified / unknown impacts	
Transport & Accessibility	Amber - Minor negative impacts identified / unknown impacts	

Answers provided indicate that the score for the carbon footprint of the proposal is: **2**

Answers provided indicate that the carbon footprint of the proposal is:	Low	
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Proposal Title: 63 Darracott Road BH5 2AY

Proposal ID:

Proposal Title: **Darracott Road, Bournemouth, BH5 2AY**

Type of Proposal: **Project**

Brief description:

Proposal for the development of 6 x 1 – bed flats, with small office

Proposer's Name: **Andy Homer**

Proposer's Directorate: **Environment & Community**

Proposer's Service Unit: **Environment**

Estimated cost (£): **Between £25K and OJEU threshold**

If known, the cost amount (£): circa 1.25 million

Ward(s) Affected (if applicable):

Boscombe East & Pokesdown

Sustainable Development Goals (SDGs) supported by the proposal:

1. No Poverty 3. Good Health and Well Being 7. Affordable and Clean Energy 8. Decent Work and Economic Growth 9. Industry, Innovation and Infrastructure 10. Reduced Inequalities 11. Sustainable Cities and Communities 12. Responsible Consumption and Production

Proposal Title: 63 Darracott Road BH5 2AY

Climate Change & Energy

Is the proposal likely to have any impacts (positive or negative) on addressing the causes and effects of climate change? **Yes**

If the answer was No, then the explanation is below (in this case there are no answers to subsequent questions in this section):

- 1) Has the proposal accounted for the potential impacts of climate change, e.g. flooding, storms or heatwaves? **Yes**
- 2) Does it assist reducing CO2 and other Green House Gas (GHG) emissions? E.g. reduction in energy or transport use, or waste produced. **Yes**
- 3) Will it increase energy efficiency (e.g. increased efficiency standards / better design / improved construction technologies / choice of materials) and/or reduce energy consumption? **Yes**
- 4) Will it increase the amount of energy obtained from renewable and low carbon sources? **Yes**

How was the overall impact of the proposal on its ability to positively address the cause and effects of climate change rated?

Amber - Minor negative impacts identified / unknown impacts



The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The development will provide highly energy efficient homes. It will help address the 2019 BCP Council declared Climate and Ecological Emergency and future proof the new homes against the 2025 Future Homes Standard for Housing. The development will contribute to the Council's commitment to achieving a net zero carbon emission target. Short-term emissions will be generated through the demolition of the existing building, materials supply chain and construction process. The successful contractors will be encouraged to minimise their environmental impact by use of sustainable procedures and processes.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

We intend to build the scheme to the principles of the Passivhaus standard. This standard offers the benefit of very low carbon heating requirements and world leading levels of energy efficiency by not relying on fossil fuel heating systems. Further environmental assessments will be undertaken in later stages of procurement.

Proposal Title: 63 Darracott Road BH5 2AY

Proposal Title: 63 Darracott Road BH5 2AY

Communities & Culture

Is the proposal likely to impact (positively or negatively) on the development of safe, vibrant, inclusive and engaged communities? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it help maintain and expand vibrant voluntary and community organisations? **Yes**
- 2) Will it promote a safe community environment? **Yes**
- 3) Will it promote and develop cultural activities? **Don't know even though may be relevant**

How would the overall impact of the proposal on the development of safe, vibrant, inclusive and engaged communities be rated?

Green - Only positive impacts identified



Reasoning for the answer (details of impacts including evidence and knowledge gaps):

The housing scheme will bring many benefits to the residents and the wider community through the provision of private amenity space for prospective residents to help create an attractive area which improves the local community.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Input on the scheme will be sought from Neighbourhood Management, Housing Delivery Enabling and Housing Options and Partnership teams, as well as Ward Councillors.

Proposal Title: 63 Darracott Road BH5 2AY

Waste & Resource Use

Is the proposal likely to have any impacts (positive or negative) on waste resource use or production and consumption? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it prevent waste or promote the reduction, re-use, recycling or recovery of materials? **Yes**
- 2) Will it use sustainable production methods or reduce the need for resources? **Yes**
- 3) Will it manage the extraction and use of raw materials in ways that minimise depletion and cause no serious environmental damage? **Don't know even though may be relevant**
- 4) Will it help to reduce the amount of water abstracted and / or used? **Yes**

How would the overall impact of the proposal on the sustainable production and consumption of natural resources be rated?

Amber - Minor negative impacts identified / unknown impacts



The reasoning for the answer (details of impacts including evidence and knowledge gaps):

Resources will be used and waste generated in the demolition of the existing buildings and construction of new homes. However, the high sustainability standards of the new housing will reduce resource use over the lifespan of the building, especially in regards to fossil fuels.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

As above.

Proposal Title: 63 Darracott Road BH5 2AY**Economy**

Is the proposal likely to impact (positively or negatively) on the area's ability to support, maintain and grow a sustainable, diverse and thriving economy? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will the proposal encourage local business creation and / or growth?
Don't know even though may be relevant
- 2) Will the proposal enable local jobs to be created or retained?
Don't know even though may be relevant
- 3) Will the proposal promote sustainable business practices?
Don't know even though may be relevant

=How would the overall impact of the proposal on it's potential to support and maintain a sustainable, diverse and thriving economy be rated?

Amber - Minor negative impacts identified / unknown impacts



The reasoning for the answer (details of impacts including evidence and knowledge gaps):

Exact local impacts are unknown at this stage. There will be an economic benefit to the suppliers/ contractors involved in this scheme and use of local suppliers will be encouraged. Local retailers will benefit financially from low energy bills as a result of highly efficient building standards. We will work with the Council's Strategic Procurement Team regarding the letting of contracts.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

We will work with the Council's Procurement Team regarding the letting of contracts.

Proposal Title: 63 Darracott Road BH5 2AY**Health & Wellbeing**

Is the proposal likely to impact (positively or negatively) on the creation of a inclusive and healthy social and physical environmental for all? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will the proposal contribute to improving the health and wellbeing of residents or staff?

Yes

- 2) Will the proposal contribute to reducing inequalities?

Yes

- 3) Will the proposal contribute to a healthier and more sustainable physical environment for residents or staff?

Yes

How would the overall impact of the proposal on the creation of a fair and healthy social and physical environmental for all be rated?

Green - Only positive impacts identified



The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The proposal is for the development of modern high quality and energy efficient homes. The high energy efficiency of the proposed new building will help alleviate the financial and mental stresses of fuel poverty. The proposed scheme gives careful consideration to wider issues such as ecology. It will provide both private and public amenity space for prospective residents to help create an attractive area which would have a positive impact on health and wellbeing.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Potential to undertake resident surveys to evidence improvements in health and wellbeing.

Proposal Title: 63 Darracott Road BH5 2AY

Learning & Skills

Is the proposal likely to impact (positively or negatively) on a culture of ongoing engagement and excellence in learning and skills? **No**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

No provision at this stage to support community learning and development or skill based learning. Opportunities to include provisions such as apprenticeships through the supply chain can be explored with the Strategic Procurement Team.

- 1) Will it provide and/or improve opportunities for formal learning?
- 2) Will it provide and/or improve community learning and development?
- 3) Will it provide and/or improve opportunities for apprenticeships and other skill-based learning?

How would the overall impact of the proposal on the encouragement of learning and skills be rated?

Amber - Minor negative impacts identified / unknown impacts



The reasoning for the answer (details of impacts including evidence and knowledge gaps):

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Proposal Title: 63 Darracott Road BH5 2AY

Natural Environment

Is the proposal likely to impact (positively or negatively) on the protection or enhancement of local biodiversity or the access to and quality of natural environments?

Yes

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it help protect and improve biodiversity i.e. habitats or species (including designated and non-designated)? **Yes**
- 2) Will it improve access to and connectivity of local green spaces whilst protecting and enhancing them? **Partially**
- 3) Will it help protect and enhance the landscape quality and character?
Yes
- 4) Will it help to protect and enhance the quality of the area's air, water and land?
Partially

How would the overall impact of your proposal on the protection and enhancement of natural environments be rated?

Amber - Minor negative impacts identified / unknown impacts



The reasoning for the answer (details of impacts including evidence and knowledge gaps):

As per recommendations in the Environmental Impact Assessment.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

See Environmental Impact Assessment.

Proposal Title: 63 Darracott Road BH5 2AY

Sustainable Procurement

Does your proposal involve the procurement of goods, services or works? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

Has or is it intended that the Strategic Procurement team be consulted?

Yes – already underway

If the Strategic Procurement team was not consulted, then the explanation for this is:

- 1) Do the Government Buying Standards (GBS) apply to goods and/or services that are planned to be bought?

Yes

- 2) Has sustainable resource use (e.g. energy & water consumption, waste streams, minerals use) been considered for whole life-cycle of the product/service/work?

Yes

- 3) Has the issue of carbon reduction (e.g. energy sources, transport issues) and adaptation (e.g. resilience against extreme weather events) been considered in the supply chain?

Yes

- 4) Is the product/service fairly traded i.e. ensures good working conditions, social benefits e.g. Fairtrade or similar standards?

Not Relevant

- 5) Has the lotting strategy been optimised to improve prospects for local suppliers and SMEs?

Don't know even though may be relevant

- 6) If aspects of the requirement are unsustainable then is continued improvement factored into your contract with KPIs, and will this be monitored?

Don't know even though may be relevant

How is the overall impact of your proposal on procurement which supports sustainable resource use, environmental protection and progressive labour standards been rated?

Amber - Minor negative impacts identified / unknown impacts



The reasoning for the answer (details of impacts including evidence and knowledge gaps):

Procurement exercises for the supply of goods and services yet to be undertaken - impacts unknown at this stage.

Proposal Title: 63 Darracott Road BH5 2AY

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Ongoing liaison with the Strategic Procurement Team.

Proposal Title: 63 Darracott Road BH5 2AY

Transport & Accessibility

Is the proposal likely to have any impacts (positive or negative) on the provision of sustainable, accessible, affordable and safe transport services - improving links to jobs, schools, health and other services? **Don't Know**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it support and encourage the provision of sustainable and accessible modes of transport (including walking, cycling, bus, trains and low emission vehicles)?

Yes

- 2) Will it reduce the distances needed to travel to access work, leisure and other services? **Don't know even though may be relevant**

- 3) Will it encourage affordable and safe transport options?

Yes

How would the overall impact of your proposal on the provision of sustainable, accessible, affordable and safe transport services be rated?

Amber - Minor negative impacts identified / unknown impacts



The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The scheme will include the provision of cycle storage and encourage the use of low emission vehicles by providing charging points for electric vehicles. There are bus stops just outside and close to the development site. Local amenity facilities, education and retail centres are accessible on foot for able bodied people. The location of the scheme may enable residents to rely less on personal transport to access their places of work.

Details of proposed mitigation and monitoring (inc. timescales, responsible officers, related business plans etc):

Impacts dependent on the scale of sustainable travel provisions and circumstances of the residents.



EXISTING SITE LOCATION PLAN // 1:1250

A horizontal number line is shown with major tick marks at 0, 10, 20, 30, 40, and 50m. The line is divided into five equal segments of 10m each. The segments from 0 to 10, 10 to 20, and 30 to 40 are shaded gray. The segments from 20 to 30 and 40 to 50 are white.



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EXISTING SITE PLAN // 1:200

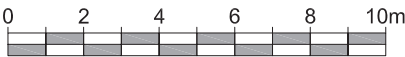


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PROJECT:
DRAWING:
NUMBER:
REVISION:

63 DARRACOTT ROAD
EXISTING SITE PLAN
002

STATUS:
SCALE: 1:200 @A3
ORIENTATION:



EXISTING MATERIALS SCHEDULE

- WALLS: BUFF BRICK
- WINDOWS: WHITE PVC WINDOW FRAMES
- DOORS: TIMBER/GLAZED DOORS
- ROOF:



EXISTING FRONT ELEVATION // NORTH WEST FACING



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PROJECT:

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NUMBER:

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63 DARRACOTT ROAD

EXISTING ELEVATIONS

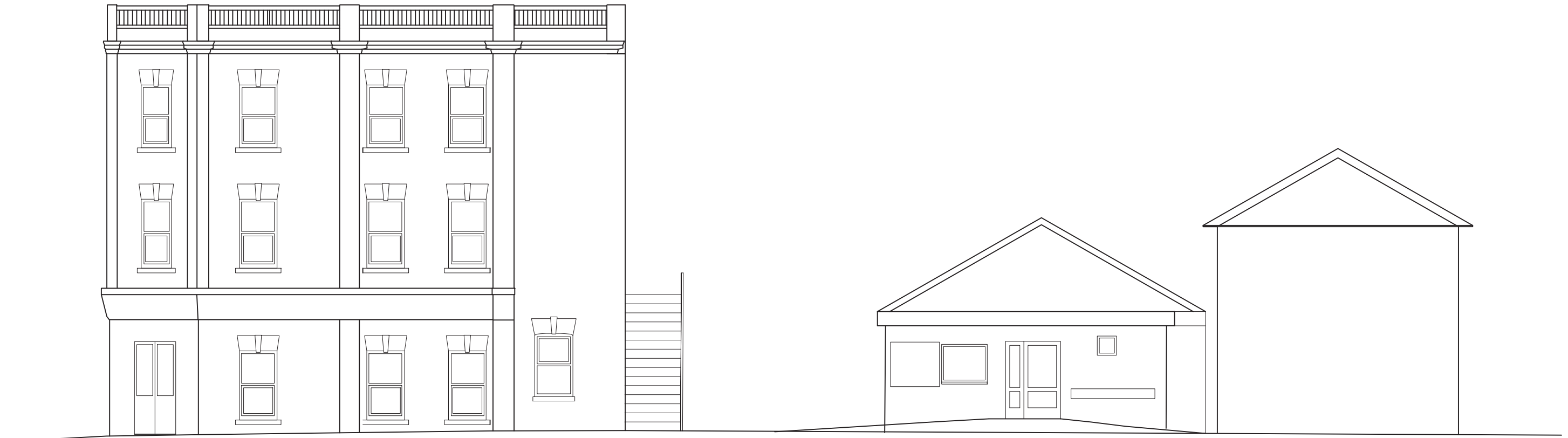
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STATUS:

SCALE: 1:100 @A3

ORIENTATION:





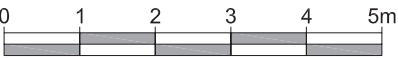
EXISTING STREET SCENE // NORTH WEST FACING

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DRAWING:
NUMBER:
REVISION:

63 DARRACOTT ROAD
EXISTING STREET SCENE
007

STATUS:
SCALE: 1:100 @A3
ORIENTATION:

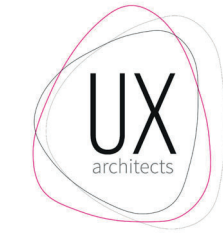
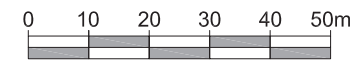




PROPOSED BLOCK PLAN // 1:500



PROPOSED SITE LOCATION PLAN // 1:1250



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PROJECT: 63 DARRACOTT ROAD
DRAWING: PROPOSED SITE LOCATION AND BLOCK PLAN
NUMBER: 011
REVISION: A 07.03.23

STATUS: PLANNING
SCALE: Varies @A3
ORIENTATION:





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GENERAL CDM NOTES

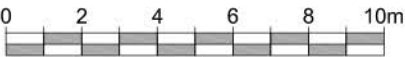
1. Refer to Designers Risk Assessment and Pre-Construction Information Pack for details regarding Health and Safety.
2. Generally all flat roofs are to be fitted with a man safe system and regularly maintained.
3. Please note a sprinkler system may be required.
4. Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries.
5. All windows and rooflights to be laminated glazing unless otherwise specified.
6. Fire strategy to be developed with Building Control and Fire Engineer. All steelwork to be protected with intumescent paint.
7. Services searches and all pre-commencement surveys (asbestos, ground investigation, building condition etc) to be carried out prior to construction.
8. All drawings are subject to Building Regulations review and as a result may vary.

LEGEND

- BLUE DASHED LINE DENOTES OUTLINE OF PREVIOUSLY SUBMITTED SCHEME
- ORANGE LINE DENOTES OUTLINE OF EXISTING BUILDING TO BE REMOVED

Single Storey
Flat Roof

PROPOSED SITE PLAN // 1:200

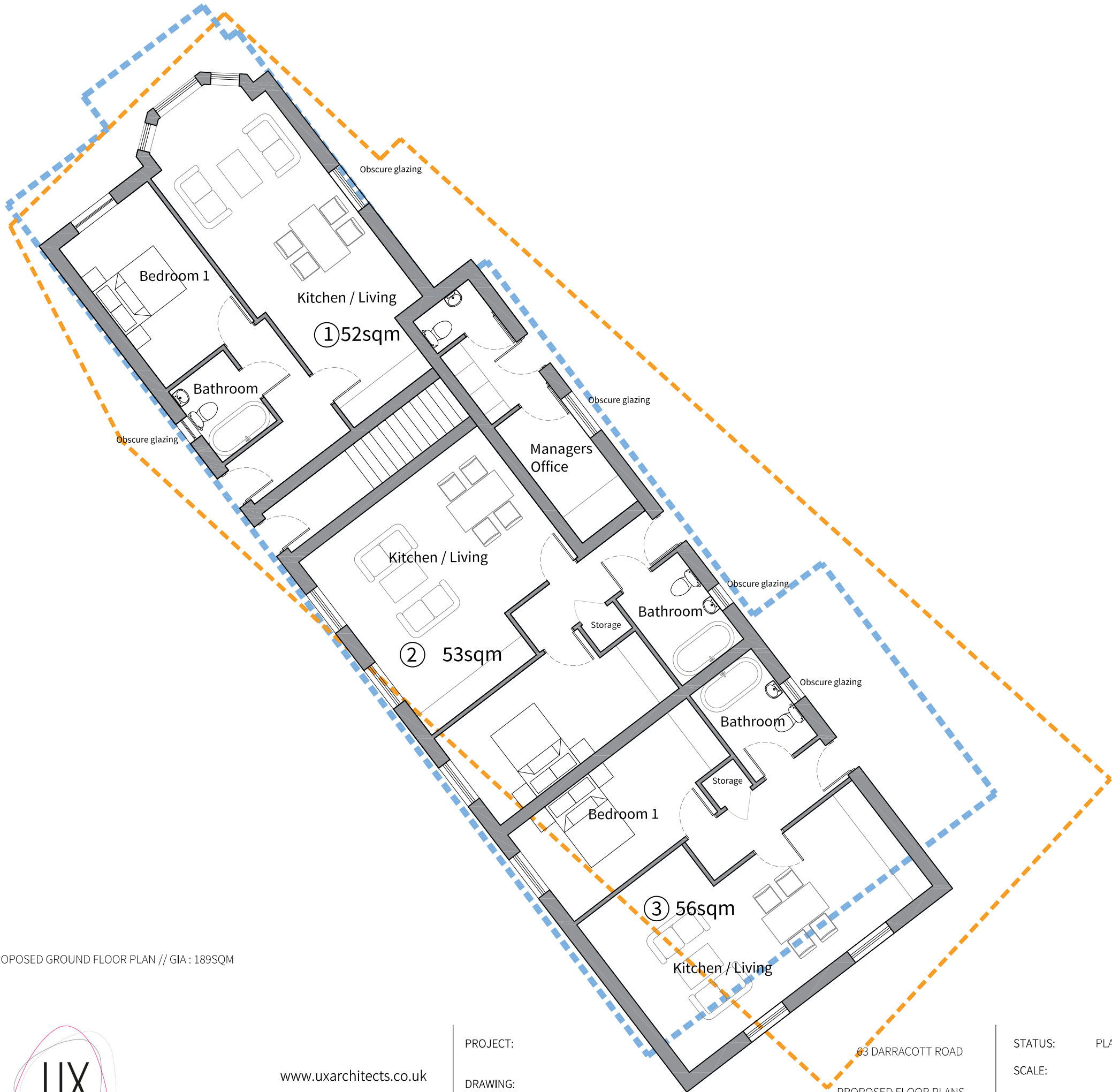


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PROJECT: 63 DARRACOTT ROAD
DRAWING: PROPOSED SITE PLAN
NUMBER: 012
REVISION: B

STATUS: PLANNING
SCALE: 1:200 @A3
ORIENTATION:





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LEGEND

- BLUE DASHED LINE DENOTES OUTLINE OF PREVIOUSLY SUBMITTED SCHEME
- ORANGE LINE DENOTES OUTLINE OF EXISTING BUILDING TO BE REMOVED

PROPOSED GROUND FLOOR PLAN // GIA : 189SQM

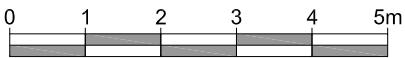


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PROJECT:
DRAWING:
NUMBER:
REVISION:

83 DARRACOTT ROAD
PROPOSED FLOOR PLANS
013
B- 11.12.23

STATUS: PLANNING
SCALE: 1:100 @A3
ORIENTATION:





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GENERAL CDM NOTES

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5. All windows and rooflights to be laminated glazing unless otherwise specified.
6. Fire strategy to be developed with Building Control and Fire Engineer. All steelwork to be protected with intumescent paint.
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LEGEND

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PROPOSED FIRST FLOOR PLAN // GIA : 189SQM



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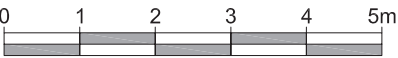
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NUMBER:
REVISION:

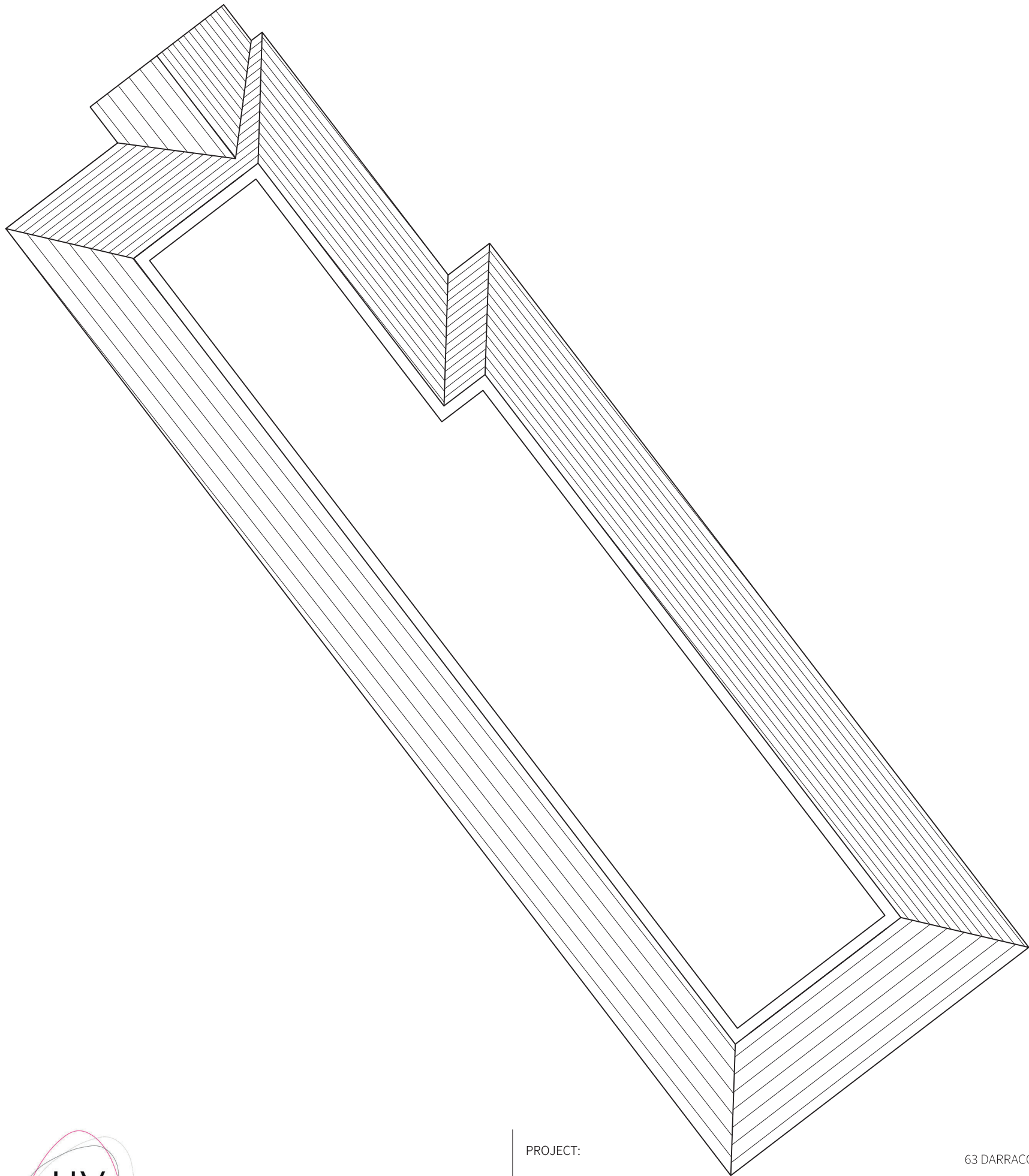
63 DARRACOTT ROAD

PROPOSED FIRST FLOOR PLANS
14
A - 07.03.23

STATUS:
SCALE:
ORIENTATION:

1:100 @A3





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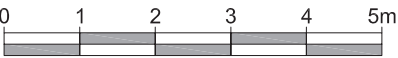
PROJECT:
DRAWING:
NUMBER:
REVISION:

63 DARRACOTT ROAD

PROPOSED ROOF PLAN

015
A 07.03.23

STATUS:
SCALE:
ORIENTATION:



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LEGEND

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PROPOSED MATERIALS SCHEDULE

- WALLS: BRICKWORK
- WINDOWS: WHITE UPVC
- DOORS: TIMBER ENTRANCE DOOR ,
WHITE UPVC PATIO DOORS
- ROOF: SLATE TILES

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PROPOSED FRONT ELEVATION // NORTH WEST FACING



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PROJECT: 63 DARRACOTT ROAD

DRAWING: PROPOSED FRONT (NORTH WEST)ELEVATION

NUMBER: 016

REVISION:

STATUS: PLANNING

SCALE: 1:100 @A3

ORIENTATION:



PROPOSED MATERIALS SCHEDULE

- WALLS: BRICKWORK
- WINDOWS: WHITE UPVC
- DOORS: TIMBER ENTRANCE DOOR ,
WHITE UPVC PATIO DOORS
- ROOF: SLATE TILES

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LEGEND

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PROPOSED SIDE ELEVATION // SOUTH WEST FACING



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PROJECT: 63 DARRACOTT ROAD

DRAWING: PROPOSED SIDE (SOUTH WEST)ELEVATION

NUMBER: 017

REVISION:

STATUS: PLANNING

SCALE: 1:100 @A3

ORIENTATION:



PROPOSED MATERIALS SCHEDULE

- WALLS: BRICKWORK
- WINDOWS: WHITE UPVC
- DOORS: TIMBER ENTRANCE DOOR ,
WHITE UPVC PATIO DOORS
- ROOF: SLATE TILES

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LEGEND

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PROPOSED REAR ELEVATION // SOUTH EAST FACING



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PROJECT: 63 DARRACOTT ROAD

DRAWING: PROPOSED REAR (SOUTH EAST)ELEVATION

NUMBER: 018

REVISION:

STATUS: PLANNING

SCALE: 1:100 @A3

ORIENTATION:



PROPOSED MATERIALS SCHEDULE

- WALLS: BRICKWORK
- WINDOWS: WHITE UPVC
- DOORS: TIMBER ENTRANCE DOOR ,
WHITE UPVC PATIO DOORS
- ROOF: SLATE TILES

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- ORANGE LINE DENOTES OUTLINE OF EXISTING BUILDING TO BE REMOVED



PROPOSED SIDE ELEVATION // NORTH EAST FACING



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PROJECT: 63 DARRACOTT ROAD

DRAWING: PROPOSED SIDE (NORTH EAST)ELEVATION

NUMBER: 019

REVISION: A. 11.12.23

STATUS: PLANNING

SCALE: 1:100 @A3

ORIENTATION:



PROPOSED MATERIALS SCHEDULE

- WALLS: BRICKWORK
- WINDOWS: WHITE UPVC
- DOORS: TIMBER ENTRANCE DOOR ,
WHITE UPVC PATIO DOORS
- ROOF: SLATE TILES

GENERAL NOTES

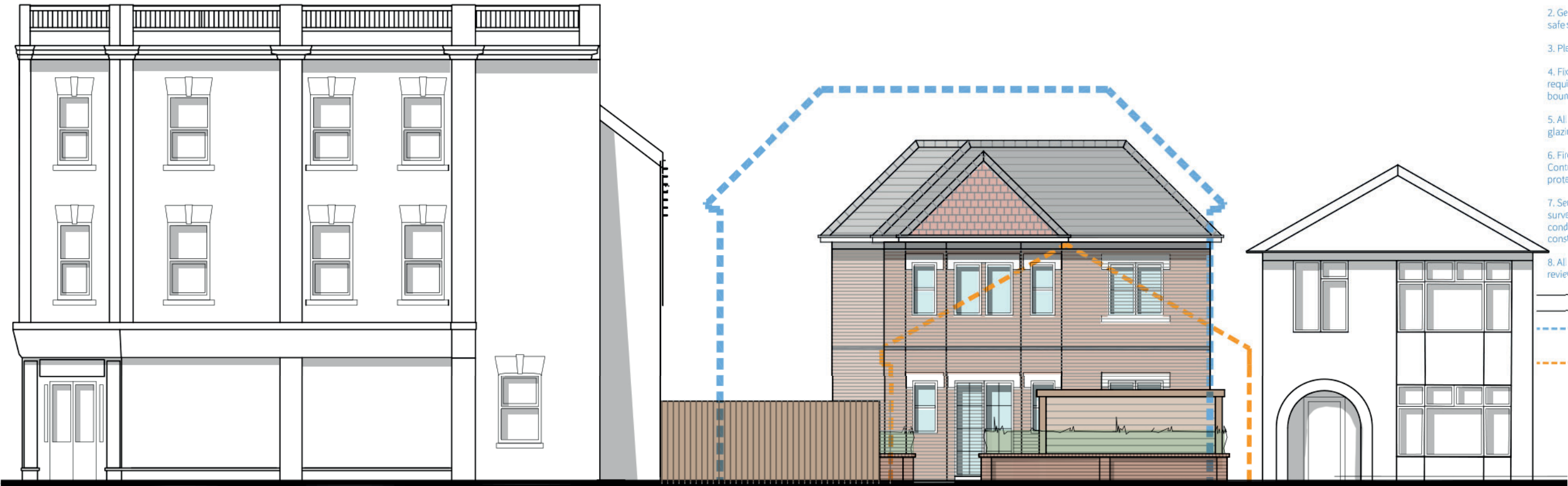
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LEGEND

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PROPOSED STREET SCENE // NORTH WEST FACING



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PROJECT:
DRAWING:
NUMBER:
REVISION:

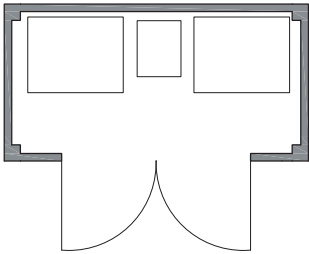
63 DARRACOTT ROAD
PROPOSED STREET SCENE
020

STATUS: PLANNING
SCALE: 1:100 @A3
ORIENTATION:

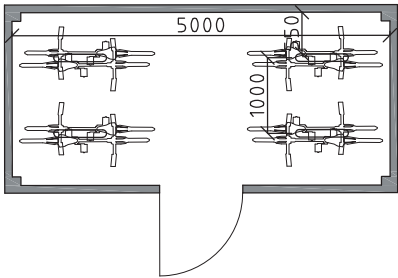


PROPOSED MATERIALS SCHEDULE

- WALLS: TIMBER CLADDING
- DOORS: TIMBER ENTRANCE DOOR
- ROOF: SINGLE PLY MEMBRANE



PROPOSED BIN STORE // 1 X 240 LITRE, 2 X 1280 LITRE



PROPOSED BIKE STORE // 4 X SHEFFIELD STANDS



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PROJECT: 63 DARRACOTT ROAD

DRAWING: PROPOSED BIN AND BIKE STORES

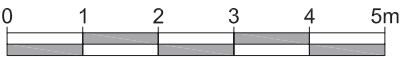
NUMBER: 021

REVISION:

STATUS: PLANNING

SCALE: 1:100 @A3

ORIENTATION:



Equality Impact Assessment: Report and EIA Action Plan

Purpose

Policy/Service under development/review:	Development of the site at 63 Darracott Road, Bournemouth, BH5 2AY.
Service Lead and Service Unit:	Jonathan Thornton, Head of Housing Delivery; Housing Delivery Team.
People involved in EIA process:	Andy Homer, Project Manager.
Date EIA conversation started:	21/02/2024.

Background

To provide additional sustainable housing in the BCP area. The project includes the development of a block of 6 residential units for affordable rent. The completed project will provide much needed additional family housing within the BCP conurbation.

There is need for additional homes across all tenures, with the demand for family housing being particularly high.

This site is currently the disused Darracott Day Centre. The site is in poor condition and has not been in use for several years. It is not maintained by the Council due to this cost. It is considered that this site represents an opportunity to create new high-quality purpose-built residential dwellings.

The benefits of the proposal include:

- Providing at least 6 new residential flats for affordable rent.
- These homes will help towards the Council's CNHAS programme and will also contribute significantly to unmet housing need.
- The new homes provided will be designed and built to a better standard than currently.
- All homes will be built to the highest sustainability standards delivered through the excellent fabric first and airtightness approach (designed in this case to accommodate the principles of Passivhaus). All homes will be constructed to Building Control Approved Document Part M category1 (Access to and use of buildings- also to be referred to in future reports as the bronze standard.). This means that the new dwellings designed will meet wheelchair accessible standards.
- Benefiting people which may live in unsuitable or under/ over occupied housing.
- Increasing job opportunities within the construction sector during the construction phase.
- Generating a long-term surplus to the General Fund.

The project will benefit people who may live in unsuitable or over occupied housing.

The units, type and mix will be informed from the adopted and emerging Local Plans, the Strategic Housing Market Assessment (SHMA) and the housing register statistics. The final tenure mix will be developed after consideration of numerous factors including the need for the scheme to be financially viable and a providing a positive return, housing demands, site

specifics and the need to ensure a sustainable community. The Council's Neighbourhood Management team and the Housing Options and Partnerships team will be closely involved in the development of this scheme to help ensure that it adequately meets housing needs and is designed in such a way to be sustainable and to enable good quality housing management. The completed housing dwellings will be let and managed on the same basis as our existing housing stock and the open market units will be sold on the open market. All the EIA's and other policies which apply to our existing stock to apply to these new units.

The Housing Delivery Team will engage with the Housing Portfolio Holder on the strategic approach to new council owned housing. As part of this engagement process, the team have also engaged with the Ward Councillors and Portfolio Holder and relevant Council staff. Local residents will be consulted by letter prior to the planning application and also will have the opportunity during the planning process to comment.

The team will engage BCP's Communication Team to widely publicize this scheme via social mediate such as LinkedIn, BCP's own website, the Bournemouth Daily Echo and other media platforms, as appropriate. Comments about the proposals will be accepted by the Housing Delivery Team throughout the duration of the project. Where relevant, advice or other information will be provided to interested parties.

Findings

How does your decision affect those of:

- **Different Ages:** Properties will be available for all eligible applicants. No issues regarding this characteristic have been identified but this factor will be considered along with any service user identified needs.
- **Disability:** Properties will be constructed to Building Control Approved Document Part M category1 (Access to and use of buildings- also to be referred to in future reports as the bronze standard.). This means that the new dwellings designed will meet wheelchair accessible standards.
- **Sex/ Gender Reassignment/ Pregnancy and Maternity/ Marriage and Civil/ Race/ Religion or Belief/ Sexual Orientation/ Armed Forces Community and any other factors/ groups:** Properties will be available for all eligible applicants. No issues regarding these characteristics have been identified but this factor will be considered along with any service user identified needs.
- **Human Rights:** Will facilitate Article 11 of the International Covenant on Economic, Social and Cultural Rights – the right of everyone to adequate standard of living for themselves and their family, including adequate food, clothing and housing. No human rights have been identified but these factors will be considered/ monitored along with any service users identified needs.

Conclusion

1. This proposal does not introduce new changes to policy or services and the properties will be designed for single persons.
2. These homes will help towards meeting imminent new Local Plan housing targets and will also contribute significantly to the CNHAS programme and unmet housing need.
3. The new homes provided will be designed and built to a high standard. Please see pt 3 and 4 below.
4. All homes will be built to the highest sustainability standards delivered through the excellent fabric first and airtightness approach (designed in this case to accommodate the principles of Passivhaus).
5. Properties will be constructed to Build Control Approved Document Part M Category 1 (Access to and use of buildings – also to be referred to in future reports as the bronze standard). This means that the new dwellings designed will meet wheelchair accessible standards.
6. Benefiting people which may live in unsuitable or under/ over occupied housing.
7. Increasing job opportunities within the construction sector during the construction phase of the development.
8. Generating a short time and long-term surplus income to the General Fund.

Equality Impact Assessment: Report and EIA Action Plan

Equality Impact Assessment Action Plan

Issue identified	Action required to reduce impact	Timescale	Responsible officer
The properties are designed for Single persons.	<p>As a consequence of no houses on this site, impact of larger dwellings sizes can be offset by delivery of 3 bed plus (larger dwelling sizes) elsewhere within the BCP area.</p> <p>3 bed dwellings can be more suitable for those with larger family sizes. However, this is a relatively small site and would be better used to construct a small block of 1 bedroom flats to meet the need of housing single homeless people This will also contribute towards reducing current cost of housing in B&B's</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 and Resettlement Manager.

63 Darracott Road



RAG rating

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			2023												2024												2025												2026											
Task	Lead Officer	No Months	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Architect Appointment	Andy Homer/Derin Arnold	1																																																
Scheme transfer to HRA lead scheme. (PRS/OM so stays within GF).	Andy Homer/Derin Arnold	0																																																
Design period	Andy Homer/Derin Arnold	12																																																
Valuations - land and property OMR and OMVs	Andy Homer	2																																																
Ground Investigation tender, works and report	Andy Homer	2																																																
Ecological/tree Surveys tender, works and report	Andy Homer	5																																																
Pre planning application.	Andy Homer/Derin Arnold	2																																																
Legal report request and searches ROT etc	Andy Homer	5																																																
Ward Councillor notification	Andy Homer/Derin Arnold	1																																																
Employers Agent appointment	Andy Homer/Derin Arnold	1																																																
Planning application period	Andy Homer/Derin Arnold	9																																																
Site vegetation clearance	Andy Homer	2 weeks																																																
Tree felling	N/A	1																																																
Seek BCP approvals (CMB, Cabinet, Council) for appropriation of land and spend	Andy Homer	5																																																
Main Contractor Procurement Tender exercise. CWT.	Andy Homer	2																																																
Mobilisation	Main Contractor	2																																																
Construction Phase	Main Contractor	12																																																
Snagging	Main Contractor	1																																																
Handover & letting of completed units	Housing Team	1																																																
Rectification Period	Main Contractor	12																																																