

# Birmingham City Council

## Report to Cabinet

11th October 2022



**Subject:** Development of Housing at Long Nuke Road and  
Development of Sports Pitches and Pavilion at Senneleys  
Park

**Report of:** Paul Kitson, Strategic Director, Place, Prosperity &  
Sustainability and Robert James, Strategic Director, City  
Operations

**Relevant Cabinet  
Member:** Councillor Ian Ward, Leader  
Councillor Sharon Thompson, Cabinet Member for  
Housing and Homelessness  
Councillor Yvonne Mosquito, Cabinet Member for  
Finances and Resources  
Councillor Majid Mahmood, Cabinet Member for  
Environment

**Relevant O &S  
Chair(s):** Councillor Aikhlaq Ahmed Resources  
Councillor Mohammed Idrees, Housing and  
Neighbourhoods  
Councillor Chaman Lal, Sustainability and Transport

**Report author:** Terry Webb, Principal Housing Development Officer  
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Email Address: [Terry.Webb@birmingham.gov.uk](mailto:Terry.Webb@birmingham.gov.uk)

Are specific wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No – All wards affected
If yes, name(s) of ward(s): Bartley Green		
Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, add Forward Plan Reference: 008859/2021		
Is the decision eligible for call-in?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, provide exempt information paragraph number or reason if confidential: N/A		

## **1 Executive Summary**

- 1.1 The report seeks to obtain approval for the Full Business Case (FBC) and approval of the procurement strategy for the construction of 65 new homes at Long Nuke Road (the Scheme).
- 1.2 The report also seeks authority for the construction of sports pitches and a changing pavilion in Senneleys Park.

## **2 Recommendations**

- 2.1 Approves the FBC for the Scheme, attached to this report as Appendix A, and delegates any changes up to 20% of the approved budget to the Strategic Director of Place, Prosperity and Sustainability due to the uncertainty surrounding both material price rises and availability of skilled labour to construct the properties, pavilion and pitches.
- 2.2 Approves the strategy and commencement of the procurement activity for the housing development and associated works, including the delivery of new sports pitches and the construction of a new changing pavilion in Senneleys Park, using the Homes England Dynamic Purchasing System (DPS) or an alternative procurement route compliant with the Procurement Regulations if use of the DPS is unsuccessful.
- 2.3 Delegates the approval of the contract award for the Scheme to include the delivery of the homes, the sports pitches and the pavilion to the Strategic Director, Places, Prosperity and Sustainability in conjunction with the Strategic Director, City Operations, the Assistant Director, Procurement (or their delegate), the Strategic Director of Council Management (or their delegate) and the City Solicitor and Monitoring Officer (or their delegate) subject to the costs being within the FBC approval in accordance with paragraph 2.1.
- 2.4 Delegates to the Strategic Director, Place, Prosperity and Sustainability to amend the tenure mix of open market sale and social rent properties should circumstances dictate a need to change tenure especially in light of the known facts that Help To Buy ceases to be available from April 2023 and that the current rise in interest rates will impact on the affordability of mortgages
- 2.5 Authorises the Strategic Director, City Operations to place an order not to exceed the sum of £0.99m in total for construction of a changing pavilion at Senneleys Park
- 2.6 Authorises the Strategic Director, Places, Prosperity and Sustainability to seek consent from the Secretary of State under Section 174 of Localism Act 2011, to exclude the new council properties developed through the Scheme from the Right to Buy pooling requirements, and to ensure that any capital receipts generated from any future sale of homes under the Right to Buy are retained by the Council for reinvestment in future housing delivery.

- 2.7 Authorises the Assistant Director, Transport and Connectivity to grant technical approval of the Scheme highways proposals and progress the preferred option to detailed design which will be the responsibility of the appointed contractor.
- 2.8 Authorises the Strategic Director, Place, Prosperity and Sustainability to submit and process all necessary highway closures and notices required to facilitate the Scheme highlighted in the FBC and to enter into any appropriate agreements for the creation, improvement and alterations to highway access to the sites.
- 2.9 Delegates to the Strategic Director, Place, Prosperity and Sustainability the power to amend or vary the development boundaries by up to 10% for the Scheme.
- 2.10 Delegates authority to the Strategic Director, Places, Prosperity and Sustainability to submit funding applications to Homes England (HE), West Midlands Combined Authority (WMCA), the Department for Levelling Up, Housing and Communities (DLUHC), European Regional Development Fund or any other funding agency to facilitate the scheme development where required.
- 2.11 Authorises the City Solicitor and Monitoring Officer (or their delegate) to take all steps necessary for the preparation of any documents, to negotiate, execute and complete all necessary documentation to give effect to the above recommendations.

### **3 Background**

- 3.1 The proposed development site at Long Nuke Road is located within the Bartley Green Ward, approximately 6 miles from the City Centre
- 3.2 The site was appropriated into the Housing Revenue Account (HRA) for housing development purposes in the Driving Housing Growth, Land Appropriations report to Cabinet in March 2018.
- 3.3 The scheme was identified in the Birmingham Municipal Housing Trust (BMHT) Delivery Plan 2019-2029 report to Cabinet on 14 May 2019. The Full Business Case for the scheme contained within the report is for 65 homes, 23 for social rent and 42 for outright sale and for the delivery of the sports pitches and sports pavilion in Senneleys Park. See Appendix A.
- 3.4 The site was identified as obsolete from its former use as a playing field due to its lack of changing rooms and poor drainage and had not been used for sporting purposes for approximately ten years.
- 3.5 The site within Bartley Green is close to a number of completed and currently under construction Birmingham Municipal Housing Trust schemes at Loftus Close, Bangham Pit Road and Monmouth Road and this development will complement the completed schemes and those schemes in progress by providing additional urgently needed homes for open market sale and social rent and provide additional sporting facilities for use by the wider community in Senneleys Park.

- 3.6 A planning application for the scheme was submitted and subsequently approved on 26<sup>th</sup> November 2021, the reference number is 2019/05652/PA
- 3.7 The current Planning condition No. 13 requires that the replacement pitches to be provided in Senneleys Park are completed and available for use prior to start on site for the construction of the homes.
- 3.8 Current Planning condition No. 14 requires a financial contribution to BCC City Operations to deliver the pitches required in condition 13
- 3.9 The original development restriction was that the 65 new homes would be constructed after the replacement sports pitches and changing pavilion had been constructed in Senneleys Park; two current planning conditions preclude any start on the housing development until those facilities have been provided and are available for use.
- 3.10 BCC Planning have been consulted and a minor planning amendment has been submitted to vary the conditions, which, if approved, will allow a start on site for both the pitches and the homes, in late 2023. (Planning application - 2022/06466/PA refers) Had the existing condition remained, the earliest start on site for the construction of the homes would be in late 2025 which would incur unacceptable cost increases and may be financially unviable with a loss of 65 urgently needed new homes for Birmingham.
- 3.11 Sport England have agreed that the pitches can now be delivered as part of the overall construction contract and that consequently the financial contribution set out in condition 13 will be expended directly by Birmingham Municipal Housing Trust on the sports pitches. Sport England have also agreed to support an application to vary conditions 13 and 14 to allow the delivery of the sports pitches concurrently with the delivery of the homes.
- 3.12 The specialist sub-contractor will be sufficiently qualified and experienced to deliver the replacement sports pitches and LPG will provide the landscape clerk of works service to supervise the work. Acivico Ltd has designed and acquired planning permission for the construction of a 4-changing room pavilion at Senneleys Park. A Cabinet Member report and Outline Business Case were approved in July 2021. The project was tendered on the open market; however, no tenders for the project were received. Pre-tender cost estimates for the changing room pavilion have indicated that the available budget is insufficient however additional funding was approved at Capital Board on the 14<sup>th</sup> June 2022. It is therefore intended to include the changing pavilion in the Scheme for the homes to achieve economies of scale from reduced preliminary costs and synergies from construction. The pitches also require the changing pavilion to be constructed prior to the completion of the pitches for them to be let to a prospective team.
- 3.13 As the Pavilion is being funded directly by Leisure, all ongoing maintenance and management of the Pavilion will be the responsibility of Leisure from their funding stream.

- 3.14 If the development of 65 new homes is unlikely to be delivered due to delays in starting on site and cost increases in the construction industry, the implication is that the urgently need replacement sports pitches and pavilion in Senneleys Park would also not be delivered, as well as the appropriated land set aside for the housing development would then be returned to Education for them to maintain.

#### **4 Options considered and Recommended Proposal**

- 4.1 To do nothing until the sports pitches and pavilion have been constructed which would delay the homes by at least two years– this is not an option as the scheme will contribute to the Council’s target for new homes for the city and also the BMHT 10-year delivery plan. Furthermore, Housing will have no control as to when the site could be delivered and the opportunity to deliver 65 new homes would be lost due to escalating prices or the failure to deliver the pitches and pavilion.
- 4.2 To wait for Sport and Physical Activity, City Operations to deliver the Sports Pavilion so that the new changing rooms are available when the new sports pitches are ready for use. This would delay the delivery of the houses on the site for at least two years which would incur unacceptable cost increases that may make the entire delivery financially non-viable which would mean 65 urgently needed homes would not be built.
- 4.3 To develop the Scheme with the pitches and pavilion as outlined in this report through Birmingham Municipal Housing Trust (BMHT) and with resources for the development being made available through the Housing Revenue Account (HRA) business plan, and BCC Capital resources. Funding for the sports pavilion and a contribution towards the pitches will be from S106 funds assigned to City Operations; the Changing Pavilion needs to be constructed as soon as possible once a contract for the overall construction of the site is in place, in order for clubs to use the new pitches following their establishment. This is the recommended proposal.

#### **5 Consultation**

- 5.1 Please see Appendix D, Consultation Plan.

#### **6 Risk Management**

- 6.1 Please see Appendix E, Risk Register.

#### **7 Compliance Issues:**

##### **7.1 How are the recommended decisions consistent with the City Council’s priorities, plans and strategies?**

- 7.1.1 The scheme is in accordance with the objectives of the housing revenue account (HRA) Business Plan 2022+.

7.1.2 The delivery of the sports pitches and pavilion in Senneleys Park will add to the high-quality sporting provision both within Bartley Green and across the City and is in line with and supports the Council's priorities.

7.1.3 The scheme is in line with the Council's Route to Zero Strategy approved by Cabinet in January 2021. The Strategy commits to reducing the city's carbon emissions and limit climate crisis.

7.1.4 The Scheme will make a direct contribution and is consistent with the Council's Plan 2018 – 2022 (as updated in 2020) priorities and outcomes as outlined below:

- A Bold Prosperous Birmingham; the Council is committed to the development of enough high-quality new homes to meet the needs of a growing city, and the proposals within this report to accelerate housing growth in the City by providing new homes for rent and will help ease pressure on the housing register.
- A Bold Green Birmingham; the new homes will be built to a high standard of energy efficiency by using the latest technologies and use a range of measures to improve the environment and tackle air pollution by using cleaner technologies and building energy efficient homes.
- A Bold Inclusive Birmingham; the new social housing will be available to any applicant on housing register.
- A Bold Healthy Birmingham; the links between health and housing are well recognised. New thermally efficient, economical to run new homes which are designed to high standards of quality and internal space standards will provide social rented housing for residents and offer a higher quality of life, leading to better health outcomes.
- A Bold Safe Birmingham; new homes will be developed which will provide a safe, warm, sustainable, and connected neighbourhood in which all communities can thrive.

#### **7.1.5 Birmingham Business Charter for Social Responsibility (BBC4SR)**

7.1.5.1 Compliance with the BBC4SR is a mandatory requirement that will form part of the conditions of this contract. The successful tenderer will submit an action plan which will be implemented and monitored during the contract period.

7.1.5.2 The social value outcomes to the benefit of the Bartley Green ward and the surrounding areas, tenderers will be required to address will include:

##### **Local Employment**

- Employment and employability opportunities for the target groups particularly young people.

- To provide a donation of £500 for every property built to support the Building Birmingham Scholarship to assist young professionals within the construction industry.
- A strong local employment offer with the focus on the hardest to reach groups particularly focused on the residents in Bartley Green Ward and the surrounding area. Based on the value of the scheme, a minimum of 14 full time equivalent employment / apprenticeship opportunities is expected.
- The provision of new high-quality sports pitches in Senneleys Park enabling local and visiting teams to play a variety of sports as well as being available for anyone in the area to use therefore increasing the opportunity for sport and physical exercise in the area.
- The delivery of the new sports pavilion will provide changing and meeting facilities for sports teams and officials enabling more organised events to be conducted in an efficient manner and for players and officials to change and shower before and after matches.

### **Buy Local**

- Spend to be, as practically as possible, with local, small and medium enterprises as well as social enterprises within a 30-mile radius of the scheme.
- In recognition of the Council's policy to support sheltered workshops and its commitment to promote such firms who employ People with Disabilities, the tender will include a requirement for tenderers to seek a quotation from Shelforce to ensure they have the opportunity to price for this Scheme.

### **Partners in Communities**

- Bidders and their supply chain will need to utilise their community reach and focus their outcomes on community cohesion with sensitivity to local demographics.
- Working with schools to focus on increasing attainment and employment options for those students facing disadvantage.
- A robust understanding and methodology for community engagement.

### **Good Employer**

- Provide good employment practices to increase the staff employability and quality of employment.
- Demonstration of the provision of in-depth training for their employees in equality, diversity and inclusion.
- Good practices around areas including collective representation, zero-hour contracts, whistle blowing policies.
- The payment of the Real Living Wage down the supply chain is a mandatory requirement in accordance with the Council's policy.

### **Green and Sustainable**

- Plans for a carbon natural position and what activities they are undertaking to achieve that additional to the specification including details relating to transport, recycling, materials used and offsetting.

### **Ethical Procurement**

- The outcomes sought under this theme relate to the treatment of subcontractors in terms of payment and training.
- Evidence will be required as to how the bidder is ensuring that the materials used are sourced ethically.

## **7.2 Legal Implications**

7.2.1 As the Housing Authority, the relevant legal powers relating to the discharge of the Council's statutory function to provide its housing need are contained in Section 9 of the Housing Act 1985.

7.2.2 Section 1 of the Localism Act 2011 contains the Council's general power of competence; Section 111 of the Local Government Act contains the Council's subsidiary financial powers in relation to the discharge of its functions.

7.2.3 The City Council carries out transportation, highways and infrastructure work under the relevant primary legislation including the Town and Country Planning Act 1990, Highways Act 1980, Road Traffic Regulation Act 1984, Traffic Management Act 2004, Transport Act 2000, and other related regulations, instructions, directives, and general guidance, and the Highways Act 1980 contains the highway closures and diversions.

7.2.4 As the Birmingham Municipal Housing Trust is an integral part of Birmingham City Council, a standard Section 38 and Section 278 Highways agreement cannot be undertaken, a Memorandum of Understanding for the Section 38 and Section 278 works will be utilised in place of the standard agreements. The Memorandum of Understanding is in place and has been signed off by Legal Services and Highways as appropriate for this development to facilitate the improvement of existing areas of highway maintainable at public expense, that will be affected by the development proposals.

7.2.5 Under Section 19 of the Local Government (Miscellaneous Provisions) Act 1976, the Council has the power to provide recreational facilities such as playing pitches and changing pavilions.

### **7.3 Financial Implications**

7.3.1. The total estimated cost of the proposed development is £14.522 million to be completed in 2025/26, this sum includes the delivery of the replacement sports pitches but excludes the sum for the delivery of the changing pavilion in Senneleys Park and all associated design, specification and clerk of works fees for the sports pavilion. The sum for the sports Pavilion is shown as an addendum on the FBC at a cost of £991,000 and will be funded directly from Birmingham City Council capital resources. The housing scheme will be funded from HRA revenue contributions, Right to Buy one for one receipts and Affordable Housing Section 106 contributions is included in the HRA Business Plan 2022+.

7.3.2 The future running costs of the properties and areas of public realm retained will be met from ongoing rental income.

7.3.3 The financial viability of the Scheme proposal is based on the Government's social housing rent policy that rents will increase annually by the Consumer Price Index (CPI) + 1 % over a 5-year period from 2020/2021.

7.3.4 The new Council rented homes will be subject to the Right to Buy cost floor regulations, which mean that for the first 15 years following the completion of the new homes, any tenant purchasing their Council property through the Right to Buy will be obliged to pay the Council the full construction cost of the property, irrespective of any discount to which they may be entitled under the Right to Buy legislation.

7.3.5 The construction of the new Council homes should not be liable to VAT; however, VAT may be payable on other project costs. The letting of HRA homes is non-business; as are sales of such homes under Right to Buy. The Council can reclaim VAT incurred on the development and management of HRA homes, including sales under Right to Buy. Therefore, VAT should not be a cost to the project. VAT implications are detailed in the Full Business Case in Appendix A

- 7.3.6 A revenue budget is already in place for the maintenance of the park premises. It previously supported the operational costs of the now closed former changing pavilion. This will be sufficient to fund the maintenance of a new pavilion.

## **7.4 Procurement Implications**

7.4.1 It is recommended that a further competition exercise is carried out in accordance with the protocol of the Homes England Dynamic Purchasing System (DPS).

7.4.2 The DPS is specifically designed for the development of housing with a suitable breadth of suppliers and is considered to deliver better value for money than an open tender or any other framework agreement and has been used successfully for the delivery of a number of similar BMHT housing development schemes.

7.4.3 The evaluation criterion to be used is 40% quality, 20% social value and 40% price.

7.4.4 Should the tender exercise using the DPS not be successful, an alternative procurement route compliant with the Procurement Regulations will be undertaken.

### **7.4.5 Human Resources Implications (if required)**

7.4.6 The project will be staffed by the Housing Development team (Place, Prosperity & Sustainability Directorate) internally, with support from the scheme's Employers Agent, Capita (UK) Ltd.

## **7.5 Public Sector Equality Duty**

7.5.1 There are currently around 16,955 active applicants on the Council's affordable housing register. Many of these people live in overcrowded conditions across the housing sector. Evidence from allocating properties previously developed under the Birmingham Municipal Housing Trust (BMHT) banner has revealed the extent of this problem, many families being allocated from accommodation that was too small for their needs.

7.5.2 An initial Equality assessment ref: EQUA968 is attached as Appendix G. A full Equality Assessment has not been undertaken as it is considered that the proposals of this report do not have any adverse impact on the characteristics and groups protected under the Equality Act 2010.

## **8 Appendices**

8.1 Appendix A – Full Business Case

8.2 Appendix B – Site Layout Plan

8.3 Appendix C – Leisure Sports Pitch and Pavilion Design

8.4 Appendix D – Consultation Plan

8.5 Appendix E – Risk Register

8.6 Appendix F – Environment & Sustainability Assessment

8.7 Appendix G – Equality Impact Assessment

## **9 Background Documents**

9.1 Birmingham Municipal Housing Trust (BMHT) Delivery Plan 2019-2029 report to Cabinet on 14 May 2019.

Appendix B – site layout plan – Housing



## Pitches site plan

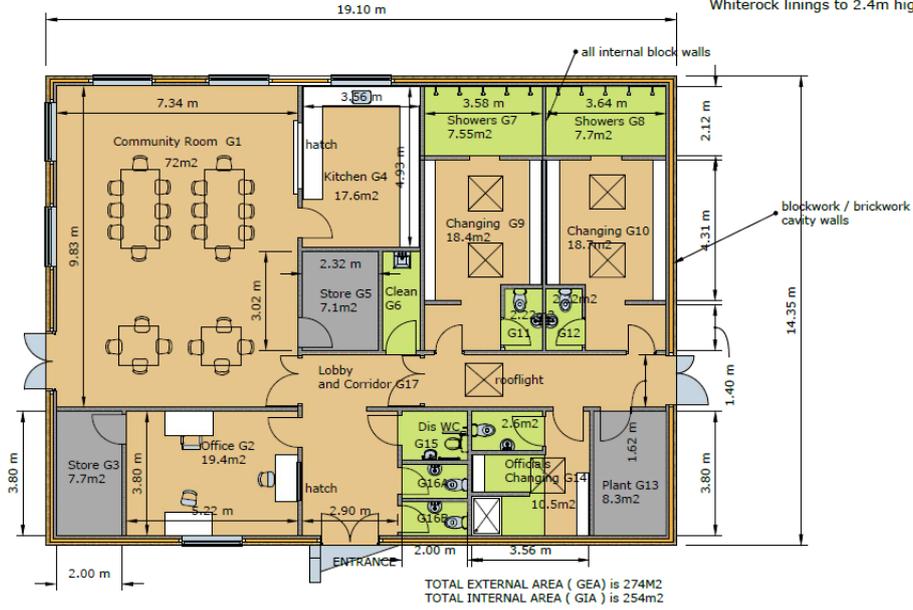


## Pitches and changing rooms site plan



## Sports Pavilion design and floor plan

BASIC SHELL WALL CONSTRUCTION-  
 Masonry insulated cavity walls with  
 fairfaced painted blockwork inner skin.  
 All Internal walls painted blockwork  
 apart from Showers that use ALTRO  
 Whiterock linings to 2.4m high



SENNELEYS PARK CHANGING PAVILION -GROUND FLOOR PLAN

scale is 1:100@A3 Scale

## Appendix D – Consultation plan

Consultee	Date	Comments
Bartley Green Ward Forum	19 <sup>th</sup> July 2019	Plans presented to Ward Forum by Clive French
Paul Kitson, Strategic Director, Place, Prosperity and Sustainability	15 <sup>th</sup> July 2022  15 <sup>th</sup> September 2022	Briefing note submitted and email support from Paul Kitson for the development as set out in the cabinet report received.  Cabinet report and full business case sent by email on 15 <sup>th</sup> September 2022
Councillor Ian Ward, Leader	15 <sup>th</sup> September 2022	Cabinet report and full business case sent by email on 15 <sup>th</sup> September 2022 by email to Rebecca Grant
Councillor Sharon Thompson, Cabinet Member for Housing and Homelessness	15 <sup>th</sup> September 2022	Cabinet report and full business case sent by email on 15 <sup>th</sup> September 2022
Councillor Yvonne Mosquito, Cabinet Member for Finance and Resources	15 <sup>th</sup> September 2022	Cabinet report and full business case sent by email on 15 <sup>th</sup> September 2022 by email to Jon Lawton. Email approval from Jon Lawton for Cllr Mosquito received on 15 <sup>th</sup> September 2022
Councillor Majid Mahmood, Cabinet Member for Environment	15 <sup>th</sup> September 2022	Cabinet report and full business case sent by email on 15 <sup>th</sup> September 2022 by email to Jon Lawton.
Councillor Aikhlaq Ahmed, O & S Chair, Resources	15 <sup>th</sup> September 2022	Cabinet report and full business case sent by email on 15 <sup>th</sup> September 2022
Councillor Mohammed Idrees, O & S Chair, Housing and Neighbourhoods	15 <sup>th</sup> September 2022	Cabinet report and full business case sent by email on 15 <sup>th</sup> September 2022

Councillor Chaman Lal, O & S Chair, Sustainability and Transport	15 <sup>th</sup> September 2022	Cabinet report and full business case sent by email on 15 <sup>th</sup> September 2022
Councillor Bruce Lines and Councillor Kerry Brewer	11 <sup>th</sup> August 2022  15 <sup>th</sup> September 2022	Email detailing project to date with site layout plans and explanation of the delivery of the entire project sent Email with copy of cabinet report sent on 15 <sup>th</sup> September to Cllr Bruce Lines and Cllr Kerry Brewer.
Nicholas Milton, Press and Public Relations Officer	15 <sup>th</sup> September 2022	Cabinet report and full business case sent by email on 15 <sup>th</sup> September 2022

Appendix E – Risk register

Risk No	Risk description	Risk mitigation	Residual / current risk			Additional steps to be taken
			Likelihood	Impact	Prioritisation	
1.	Difficulty in attracting bidders for the development opportunity.	<p>The Homes England DPS Framework is a specialist route to market for housing projects with suitable suppliers for this project.</p> <p>The Homes England DPS Framework has been previously used for schemes of this size and nature and has proved to be successful.</p>	Low	Medium	Tolerable	Early market engagement to be undertaken with the framework suppliers to inform of tender opportunity.
2.	Tender pricing comes in above the pre-tender estimate.	The Employers Agent to provide a timely pre-tender estimate that reflects current market conditions prior to issuing tender documentation.	Low	Medium	Tolerable	<p>If tenders are over the pre-tender estimate, the specification will be reviewed to identify possible savings.</p> <p>If further funding is required this will be at the expense of other projects.</p> <p>If the funding is not available and no saving can be identified, the project will be reviewed</p>

						and subject to further FBC approval.
3.	Costs increase during construction period.	Ensure robust contract management process are in place.  Review and challenge all proposed cost increases.	Medium	Medium	<b>Material</b>	Costs continually reviewed in conjunction with project team.
4.	Planning / Highways Approval Delays.	Development and Planning Teams work more closely together on scheme design and objectives.	Medium	Significant	<b>Material</b>	Review on a monthly basis and escalate earlier if necessary.
5.	Covid 19 / Brexit.	Continual monitoring of the latest situation. Review contract terms and conditions to ensure relevance. Seek to transfer risk of cost increase to third parties e.g. contractor.	Medium	Significant	<b>Material</b>	Regularly review the situation.

Appendix F – Environmental & Sustainability Assessment

<b>Project Title:</b> Building Birmingham – Long Nuke Road Development of Housing and Senneleys Park Pitches and Pavilion				
<b>Department:</b> Housing Development Team	<b>Team:</b> Birmingham Municipal Trust development team		<b>Person Responsible for assessment:</b> Terry Webb	
<b>Date of assessment:</b> 10 <sup>th</sup> August 2022		<b>Is it a new or existing proposal?</b> New Proposal		
<b>Brief description of the proposal:</b> To deliver 65 new homes for social rent and open market sale on a site in Long Nuke Road, Bartley Green which was a former unattached school playing fields not used in over ten years and to deliver new sports pitches and a new sports pavilion including changing rooms in Senneleys Park				
<b>Potential impacts of the policy/development decision/procedure/ on:</b>	<b>Positive Impact</b>	<b>Negative Impact</b>	<b>No Specific Impact</b>	<b>What will the impact be? If the impact is negative, how can it be mitigated, what action will be taken?</b>
Natural Resources- Impact on natural resources including water, soil, air			X	65 new homes will increase water usage within the area as well as increasing the wastewater removal slightly when compared to the number of homes already in the area. Water saving measures such as aerated taps and showers aim to minimise the water use.
Energy use and CO <sub>2</sub> emissions			X	The new homes will benefit from highly efficient energy saving measures including insulation, air source heat pumps and mechanical heat recovery ventilation systems and will comply with all building regulations
Impact on local green and open spaces and biodiversity	X			Replacement high quality sports pitches will be provided in the nearby Senneleys Park. Landscaping of the site will increase the diversity of the flora in the area
Use of sustainable products and equipment	X			BMHT specifications require the use of sustainable and wherever possible local products – including air source heat pumps
Minimising waste	X			Waste construction materials will be re-cycled either by industry specialists or by donations to local groups of excess materials. Waste from the site will be recycled wherever possible. Waste during the construction programme will be

				minimised by the contractors planning and purchasing of sufficient materials.
Council plan priority: a city that takes a leading role in tackling climate change	X			Energy efficient heating systems, air source heat pumps will be used maximising heat output for the homes whilst minimising energy use. EV charging points will be provided on each home encouraging the use of electric or hybrid vehicles thus reducing emissions and assisting the Route to Zero aims of BCC
Overall conclusion on the environmental and sustainability impacts of the proposal	The delivery of the new homes, sports pitches and pavilion will help reduce the urgent need for homes within Birmingham, add to the sporting provision both of the City and the local area, reduce the use of fossil fuels by providing energy efficient air source heat pumps. All the homes and pavilion will be energy efficient and use sustainable products wherever possible.			

If you require assistance in completing this assessment, then please contact: [ESAGuidance@birmingham.gov.uk](mailto:ESAGuidance@birmingham.gov.uk)

## Appendix G – Equality Impact Assessment

Title of proposed EIA	Long Nuke Road (Housing and sports facilities) EIA
Reference No	EQUA968
EA is in support of	New Function
Review Frequency	No preference
Date of first review	31/10/2022
Directorate	Inclusive Growth
Division	Housing Development Team
Service Area	
Responsible Officer(s)	<a href="#">Terry Webb</a>
Quality Control Officer(s)	<a href="#">Richard Woodland</a>
Accountable Officer(s)	<a href="#">Julia C Martin</a>
Purpose of proposal	To approve the FBC and procurement strategy for a site in Long Nuke Road
Data sources	Other (please specify)
Please include any other sources of data	Local Ward Councillors have been consulted, the proposal was put before the Bartley Green Ward Forum in 2019
ASSESS THE IMPACT AGAINST THE PROTECTED CHARACTERISTICS	
Protected characteristic: Age	Not Applicable
Age details:	
Protected characteristic: Disability	Not Applicable
Disability details:	
Protected characteristic: Sex	Not Applicable
Gender details:	
Protected characteristics: Gender Reassignment	Not Applicable
Gender reassignment details:	
Protected characteristics: Marriage and Civil Partnership	Not Applicable
Marriage and civil partnership details:	
Protected characteristics: Pregnancy and Maternity	Not Applicable
Pregnancy and maternity details:	
Protected characteristics: Race	Not Applicable
Race details:	
Protected characteristics: Religion or Beliefs	Not Applicable
Religion or beliefs details:	
Protected characteristics: Sexual Orientation	Not Applicable

Sexual orientation details:

Socio-economic impacts

Please indicate any actions arising from completing this screening exercise.

Please indicate whether a full impact assessment is recommended

What data has been collected to facilitate the assessment of this policy/proposal?

Consultation analysis

Adverse impact on any people with protected characteristics.

Could the policy/proposal be modified to reduce or eliminate any adverse impact?

How will the effect(s) of this policy/proposal on equality be monitored?

What data is required in the future?

Are there any adverse impacts on any particular group(s)

If yes, please explain your reasons for going ahead.

The proposed development will provide employment, apprenticeship, training, opportunities as part of the build contract in line with the requirements of BCC4SR

None

NO

No

No

Initial equality impact assessment of your proposal

The report to Cabinet is initially to approve a procurement strategy and full business case for the proposed housing development at Long Nuke Road, Bartley Green Ward. However, the proposal will benefit all members of the local community by:

The housing development will provide 65 new high-quality homes for social rent and open market sale in an area where there is significant demand for affordable housing. The housing will be available to all residents of Birmingham that qualify.

The proposed development will bring an under-utilised parcel of land into use for housing development and thus improve the local environment and support the local economy.

The proposal will also deliver three new high quality sports pitches and a new sports pavilion in Senneleys Park which will benefit both the local community and the wider City by improving the opportunity for sporting matches to take place that enables people of all ages to become more active and improve their health both physical and mental especially following the impact of Covid and an extended period of lockdown which limited opportunities for socialising and group activities.

The house types are a mix of 2 bed houses as well as larger houses of 4, and 5 bedrooms. There is a significant need for larger housing across the City and this development will make a great contribution to that need to support larger families and reduce over-crowding.

The houses will be built to lifetime homes standard, secured by design standard, and also be built by following the principles of Route to Zero which help support fuel poverty. The homes will benefit from air source heat pumps and EV charging points for electric or hybrid vehicles.

The successful contractor will be a signatory of the BCC4SR and will be obliged to provide employment, training, and apprenticeship opportunities as part of the contract. A £500 contribution towards the BBS programme will also be required to support young people from disadvantaged neighbourhoods into higher education.

Consulted People or Groups  
Informed People or Groups

Summary and evidence of  
findings from your EIA

The proposals of this report do not have any adverse impact on the characteristics and groups protected under the Equality Act 2010. The proposal will help, create employment, training, and apprenticeship opportunities; boost the local economy; provide a wide range of housing options including for larger families; contribute towards reducing the Council's housing register; help reduce fuel poverty; bring an under-utilised site into use that will improve the local environment

The proposal will also add sporting facilities available to all ages to improve physical and mental health and wellbeing.

QUALITY CONTROL SECTION

Submit to the Quality Control Officer for reviewing?

Yes

Quality Control Officer comments

Decision by Quality Control Officer

Submit draft to Accountable Officer?

Yes

Decision by Accountable Officer

Yes

Date approved by the Accountable Officer

20 September 2022

Reasons for approval or rejection

Please print and save a PDF copy for your records

Yes