

Birmingham City Council

Report to Cabinet

25 April 2023



Subject: Development of Housing at Dawberry Fields Road

Report of: Paul Kitson, Strategic Director, Place, Prosperity & Sustainability Directorate

Relevant Cabinet Member: Cllr Ian Ward, Leader
Cllr Sharon Thompson, Housing and Homelessness
Cllr Yvonne Mosquito, Finance and Resources

Relevant O &S Chair(s): Cllr Sir Albert Bore, Co-Ordinating
Cllr Mohammed Idrees, Housing and Neighbourhoods
Cllr Akhlaq Ahmed, Resources

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|---|---|--|
| Are specific wards affected? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No – All wards affected |
| If yes, name(s) of ward(s): Brandwood & King's Heath | | |
| Is this a key decision? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| If relevant, add Forward Plan Reference: 009213/2021 | | |
| 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: | | |

1 Executive Summary

- 1.1 The report seeks to obtain approval for the Full Business Case (FBC) and the procurement strategy of a pilot scheme for the construction of 55 new homes to Passivhaus energy efficiency standards for social rent at Dawberry Fields Road (the Scheme).

2 Recommendations

- 2.1 Approves the FBC attached to this report as Appendix A for the Scheme and delegates any changes to the FBC for the Scheme financial expenditure of up to 20% to the Strategic Director, Place, Prosperity & Sustainability.
- 2.2 Approves the procurement strategy and commencement of the procurement activity for the housing development and associated works for the Scheme using the Homes England Dynamic Purchasing System (DPS) Framework Agreement.
- 2.3 Delegates the approval of the contract award for the Scheme to the Strategic Director of Place, Prosperity and Sustainability in conjunction with the Assistant Director of 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 Authorises the Strategic Director Place, Prosperity & 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.
- 2.5 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.
- 2.6 Authorises the Director of Planning, Transport & 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.
- 2.7 Delegates to the Strategic Director Place, Prosperity & Sustainability the power to amend or vary the development boundaries by up to 10% for the Scheme.
- 2.8 Delegates authority to the Strategic Director Place, Prosperity & 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 Fund or any other funding agency and accept successful applications to facilitate the Scheme development where required.
- 2.9 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 housing development at Dawberry Fields Road is located in the south of the city and the development is split into two sites (see appendix B, site layout plan).
- 3.2 Both sites were appropriated via Cabinet into the Housing Revenue Account (HRA) for housing development purposes; the northern site in March 2021 and the southern site in March 2017. The sites are cleared, and the northern site is approximately 0.95 Hectares / 2.35 Acres, and the southern site is approximately 0.33 Hectares / 0.81 Acres.
- 3.3 The wider area (including the 2 sites) forms part of a proposed SINC (Site of Interest for Nature Conservation) after the discovery of protected species. There are areas of woodland, a water course that runs between the 2 sites, a pond, significant level issues, and a larger public open space to the west of the 2 sites that includes a sports pitch.
- 3.4 Due to the challenging nature of the site, a great deal of partnership working was undertaken from the outset to ensure that the challenges can be overcome, and the scheme layout, design and all associated policy requirements could be achieved. The proposed scheme has been shaped, influenced, and supported by a number of key stakeholders which includes, planning, future parks, urban design, landscape practice group, principal ecologist / arboriculturist, local flood authority, highways, and city housing.
- 3.5 The Dawberry Fields Road development was identified as the Council's first scheme to be built to the Passivhaus energy efficiency standard and referenced within the Action Plan of the Route to Zero (R20) report to Cabinet in January 2021.
- 3.6 Passivhaus was developed in Germany in the 1990s. It is a quality assured standard and methodology for low energy construction which can help create buildings which use approximately 75% less energy than standard practice for UK newbuild. Using this methodology for these new homes will be of significant benefit to tenants to help alleviate fuel poverty and could be used for other sites across Birmingham in the future, subject to viability.
- 3.7 The scheme will be developed using sustainable technologies including, mechanical ventilation heat recovery (MVHR), air source heat pumps, photovoltaic panels, electric vehicle charging points.
- 3.8 Key benefits of Passivhaus for Tenants:
 - Low energy costs: addressing fuel poverty, providing opportunity for better quality of life for residents.
 - Healthy environment: a consistent supply of fresh oxygen filled pre-warmed air, combined with no fabric cold spots removes potential for condensation and mould growth. The MVHR can also filter pollen and pollution providing a much better air quality compared to natural ventilation.

- Consistent temperatures: minimal heating requirements mean that temperatures can be maintained at a comfortable level and careful sizing and orientations of windows means overheating is more easily managed.

3.9 Key benefits of Passivhaus for Landlords:

- Quality assurance: The construction of Passivhaus homes requires the materials used and the way they are constructed to be evidenced alongside having continuous insulation and very good airtightness that is tested. Homes will be built as intended. In addition, the careful balance of insulation, avoiding thermal bridges and MVHR eliminates risk of mould growth.
- Lower rent arrears: Lower energy bills means that residents are more able to afford rent.
- Longer tenancies and shorter void periods: Resulting in reduced administration and legal costs, and more appealing properties when they do become available.
- Zero carbon ready homes: Homes built to old, or 2021 Building Control standards will need additional thermal and servicing upgrades to meet zero carbon homes standards. Even homes built to Future Homes Standard will likely need upgrades beyond just adding renewables to be true zero carbon.

3.10 There are also significant benefits to support tenants with the on-going cost of living crisis. The below table shows the potential energy cost comparisons of a notional 3bed semi-detached home:

| | Future Homes Standard (From 2025) | Passivhaus | Anticipated energy cost savings |
|----------------------------------|--|----------------------|--|
| | Electric / Heat Pump | Electric / Heat Pump | Electric / Heat Pump |
| Anticipated Annual Energy Costs | £1,911 | £1,136 | £775 p/a |
| Anticipated Monthly Energy Costs | £159 | £95 | £64 p/m |

(Includes all power, lighting, heating, hot water. Rates based on Ofgem data for Oct 2022 price cap)

3.11 Based on the above table, the overall saving for a notional 3bed property over a 30 year period (based on the October 2022 price cap and not including inflation) is an estimated £23,250.

3.12 The development site comprises of the following:

| House Type (Site A) | No of units for this house type | Gross Internal Area (GIA) per unit |
|---------------------|---------------------------------|------------------------------------|
| | | |

| | | |
|-----------------------|---------------------------------|------------------------------------|
| 2 Bed 4 Person House | 9 | 80.8 SQM |
| 3 Bed 5 Person House | 10 | 93.8 SQM |
| 4 Bed 7 Person House | 10 | 123 SQM |
| Total (Site A) | 29 | |
| | | |
| House Type (Site B) | No of units for this house type | Gross Internal Area (GIA) per unit |
| 2 Bed 3 Person Flat | 6 | 63.1 SQM |
| 2 Bed 4 Person Flat | 20 | 72.1 SQM |
| Total (Site B) | 26 | |
| | | |
| Total Units | 55 | |

3.13 The Dawberry Fields Road development will be a fully accredited Passivhaus scheme on completion and provisions will be put in place to monitor the energy usage for a period of 12 months following occupation of the properties.

3.14 A pre-planning application for the scheme has been submitted and the reference number is 2022/05934/PA.

4 Options considered and Recommended Proposal

4.1 To develop the Scheme as outlined in this report through Birmingham Municipal Housing Trust (BMHT) with resources for the development being made available through the Housing Revenue Account (HRA) business plan. This is the recommended proposal.

4.2 To do nothing – this is not an option as the scheme will contribute to the Council's policy for Route to Zero, to increase the supply of new homes for the city and also the BMHT 10-year delivery plan.

5 Consultation

5.1 Please see Appendix C, Consultation Plan.

6 Risk Management

6.1 Please see Appendix D, 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 supports 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 the climate crisis.

7.1.2 The Scheme is in accordance with the objectives of the housing revenue account (HRA) Business Plan 2023+.

7.1.3 The Scheme will make a direct contribution and is consistent with The Council's Corporate Plan 2022 to 2026 main priorities (as updated in Dec 2022) 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 the 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.

7.1.4 Birmingham Business Charter for Social Responsibility (BBC4SR)

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.

7.1.4.1 The social value outcomes for the local area that 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 Brandwood & Kings Heath and the surrounding area.

- **Buy Local**
- Spend to be, as practically as possible, with local, small and medium enterprises as well as social enterprises within a 30mile 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 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 BMHT will enter into a memorandum of understanding with the Local Highway Authority to facilitate the improvement of new and existing areas of highway maintainable at public expense, that will be affected by the development proposals.

7.3 Financial Implications

7.3.1 The total estimated cost of the proposed scheme is £14.853m. This figure includes planning obligations which account for approximately £596,500 of the estimated scheme cost. The scheme will be funded from HRA revenue contributions, and 1-4-1 Right to Buy receipts. The cost of development is included in the HRA Business Plan 2023+.

7.3.2 The average cost per unit for this Passivhaus scheme is £270,100. The average cost per unit for a traditional build is £255,145. The average cost difference per unit to build between Passivhaus vs traditional is £14,955.

7.3.3 The financial viability of the scheme in the attached FBC (Appendix A) shows a deficit of £0.88m over a thirty years' period, however, the scheme would break even in year thirty two.

7.3.4 It is pertinent to highlight that a Passivhaus scheme will always be more costly to build than a traditional scheme due to the significant additional build specification. Also, there is a need to factor in the benefits to both the tenant and landlord, and the contribution that this scheme will make to the

challenges of route to zero and the on-going cost of living crisis as demonstrated at 3.7-3.9 above.

7.3.5 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.

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

7.3.7 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.

7.3.8 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.

7.4 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) framework agreement to appoint the preferred contractor.

7.4.2 The DPS framework agreement is specifically designed for the development of housing with a suitable breadth of suppliers with pre-agreed terms and conditions that 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 several similar BMHT housing development schemes.

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

7.5 Human Resources Implications (if required)

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

7.6 Public Sector Equality Duty

7.6.1 An initial Equality assessment, Ref: EQUA959 is attached as Appendix E. 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 – Consultation Plan
- 8.4 Appendix D – Risk Register
- 8.5 Appendix E – Equality Impact Assessment
- 8.6 Appendix F – Environment and Sustainability Assessment

9 Background Documents

- 9.1 Route to Zero (R20) report to Cabinet, January 2021.

Appendix B – Site Layout Plan – Northern Site



Appendix B – Site Layout Plan – Southern Site



Appendix C – Consultation Plan

| Site | Ward | Stakeholder | Activity & Response |
|----------------------|--------------------------|-------------------|---|
| Dawberry Fields Road | Brandwood & King's Heath | Cllr David Barker | <p>E-mail 22 Feb 2023 to Ward Cllrs sharing the scheme details / layout.</p> <p>Thanks for this. I'm really glad to see progress here. I know Cllr Trickett will have a lot to say, but for now I would first flag it looks like one block of flats has 3 bile storages, which is great, but the other block needs a couple next to it – perhaps we could move one? You could have one just south of it by the patch of grass.</p> <p>The other thing is, we will need double yellow lines between Dawberry Fields Road and Harton Way all the way on both sides – and around and corners coming off them.</p> <p>E-mail response 23 Feb 2023:</p> <p>Thank-you for your below comments.</p> <p>In terms of the bike stores, they intend to serve both blocks and have been located at the northern block because this gives the best location from a secured by design perspective, they are close to the block and well overlooked and are only likely to see anyone that should be using them being there. Also, anyone who is cycling is most likely deemed to be able to make the relatively short walk to the southern block. If I am correct in thinking where you have suggested to move one of the 3 bike stores, that small patch shown as a grassed area is within the route protection area the large Tree and due to the level issues would require digging into the ground enough to cause damage to the roots which we want to avoid so unfortunately that location is not suitable. You will have noticed that there are visitors spaces for bikes on the southern block and it is likely that anyone</p> |

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| | | <p>Cllr Lisa Trickett</p> | <p>using a bike in the southern block will probably use that space anyway.</p> <p>In terms of the double yellow lines for the site, I have contacted colleagues in Highways / Transportation and will get back to you when they have responded.</p> <p>E-mail 24 Feb 2023:</p> <p>Shahid, we need to have a proper discussion on this and an opportunity to engage with residents ahead of this proposal going forward. Any road going onto the green space would be objected to and any loss of green space will need to be compensated. Active travel needs to be a key component of this development. We also raised previously that a 100per cent social rent would change the nature of the area considerably and we would need to be looking at some form of local letting alongside assurances on the management of the site and impact on local amenity. In particular we asked that this site would be developed out as a step to the development of a net zero neighbourhood not a development with a bit of net zero thrown in. I also questioned whether this site was best suited to Passivhaus given the required layout. I also want to understand how this development links to the proposed COVID memorial park and the Future Parks programme, given again past concerns expressed. I could find time for a teams call Tuesday at 12.30 if that also worked for you and David.</p> <p>E-mail response 01 March 2023:</p> <p>The road through the both sites is a requirement as it will serve not only the residents, but also provide access for refuse collection, and also emergency services. Loss of POS compensation is a planning policy requirement and is accounted for in the scheme costs.</p> <p>You will note that we have included bike stores to encourage the use of cycling and the adjacent open space will remain accessible from the new development.</p> <p>We have looked into multiple options including for sale units within the site. However, this proved to be financially unviable. I have checked on GIS mapping</p> |
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| | | | <p>and the surrounding area still contains a fair amount of Council and Housing Association stock, and this new scheme to be built to Passivhaus energy efficiency standards will be first of its kind in Birmingham within your ward and will complement the surrounding built stock in showing the progression, improvement and advancement of social housing provision whilst meeting government set standards. I have previously provided a response to you from the local lettings teams.</p> <p>In addition, to the housing scheme, the adjacent open space will also benefit from the scheme as we intend to use it to support the sustainable urban drainage system with features such as the creation of a swale and pond. This will not only help to prevent flooding but will help to create a natural wetland that would help sustain the various species on the site and enhance bio-diversity and ecology which is also a planning obligation.</p> <p>We have worked hard to ensure that the design, layout, and all policy requirements are adhered to and believe the scheme is reflective of this. You will hopefully be aware that the scheme was specifically included in the approved Route to Zero report to Cabinet in Jan 2021 as one of the 'Action Plan' for new build housing.</p> <p>Colleagues in the Future Parks team were involved with this scheme from the early stages and were quite influential in its design and layout. I am aware that there are due to be 10 Constituency led Covid Memorial parks across the City (including Selly Oak/ Dawberry Fields) but I have not seen any specific proposals for this site.</p> <p>This scheme will contribute not only to housing needs for the city, but also support the current cost of living crisis by providing housing that will have considerably less energy bills as well as contribute to the climate change.</p> <p>I trust that this provides some clarity on your questions / comments. Thank-you.</p> <p>E-mail 25 March 2023: Shahid</p> |
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| | | <p>In your layout and proposal you have failed to address the concerns I raised early last year and again have failed to understand the issues I again raised with you.</p> <p>As it stands I would not be able to support this development and would question its efficacy in terms of planning policy, value for money and our net zero pathway. You have failed to appreciate the impact that this development will have on the existing community or appreciate the relationship of the development to the much used and appreciated green space. If you were to take lessons from Passivhaus pilots elsewhere or listen to local authorities that have engaged residents and tenants on this design type (I would very much recommend engaging with Swansea Council) you would understand that the need to keep windows sealed is a major deterrent to residents and whilst they may be appropriate in areas where there is high air pollution so providing a liveable safe space – opening up onto a park where every human instinct is to open a window is inappropriate. The layout of the Passivhaus design is also unsuited to an area where you should be seeking to bound a park not encroach on much needed green space. You could secure many more units and a net zero development with a different design and housing offer. The problem is this proposal does not take us on the pathway to net zero or contribute to the sustainability of the neighbourhood or help secure the wellbeing of the community I am elected to serve, I fear you are seeking to deliver a project not shape a better place.</p> <p>100% social housing is not regarded as good practice and the development of mixed communities is at the core of planning guidance. I had suggested to you that we could overcome this if we looked at an alternative management model where there could be intensive localised housing management - such as within some form of cooperative development or partnership with BVT. I also said given the concerns of residents who have been displaced by clearance from Druids Heath an adjacent neighbourhood we could better build the sustainability of the</p> |
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| | | | <p>tenancies and reduce demands on local services in the neighbourhood if we looked at a local lettings policy – again you said this was not current policy again ignoring my point that we have an ability to create and change policy given we are the strategic housing authority!</p> <p>I can welcome the SUD proposals and potential pool but again how this relates to the challenges currently presenting with the stream and landscape is not clear – compensating the loss of green space in a business plan is not the same as ensuring that an area already deprived of access to green space is able to continue to benefit from the green space. The fact no one has sought to clarify the relationship to the COVID memorial park development speaks volumes. I have also previously referenced the challenge of taking the community with us on this development – they would love to see the allotments reinstated and enhancement of the green space – as would the adjacent school. We are saying we are moving to Net Zero and a City of Nature but are now looking to develop out a space that contributes significantly to the biodiversity of the neighbourhood.</p> <p>Your desire for roads is referenced in relation to bin trucks but again there are opportunities to build into such developments waste disposal and recycling arrangements -that do not require trucks driving through an area. These are not untested, nor is the limiting of car ownership developments such as Bioregional's development BEDZED have been around now for some two decades and are still providing much needed social housing within a one planet living model. I am deeply concerned that this development fails meet the needs climate or the community I am elected to serve. In not looking at the wider principles of sustainable development you put at risk the deliverability of this scheme and inevitably place myself and the community into a position of opposing the development scoring politically a massive own goal.</p> <p>Ian, it would be helpful for us to talk these issues through and revert back to officers</p> |
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| | | | <p>prior to any report going on the Cabinet system.</p> <p>KR Lisa</p> <p>E-mail response:</p> <p>The design and layout was very challenging and we from the outset we worked with a range of key colleagues including, City Housing, Planning, Urban Design, Landscape Practice Group, the Council Ecologist, Highways, Local Flood Authority, and Future Parks to receive advice and guidance to ensure that we are able to put together a scheme that provides the best fit for this difficult site. The layout is designed in a way to maximise solar gain as advised by the scheme architects and it is pertinent to highlight that the properties will be of a higher specification than the proposed 2025 New Homes Standard. To clarify your comment about the windows – they can be opened, however, the principal with these properties is to ensure that they are as airtight as possible to minimise heat loss and the technologies provide a constant flow of recycled air which is of a great benefit to health.</p> <p>As previously advised, we did look into a mixed scheme and looked into a sales element for the site, however, this was not financially viable. As this is a pilot scheme, we believe that it is better for it to be managed by the Council so that we can monitor and evaluate the scheme and also identify lessons learned which would help provide information for any future schemes of this nature. In terms of a local lettings policy, I have previously contacted the lettings team and provided you with their response. You may wish to take this matter up with them.</p> <p>The ecology / bio-diversity proposals have been worked up with the Council's ecologist and there will be an increase in bio-diversity as a result of this development. We also engaged with the local flood authority to ensure that the development drainage strategy mitigates against future flood risk. The loss of POS contribution is a planning policy requirement and where that contribution is</p> |
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| | | | <p>spent is not something that housing is involved in, you might want to liaise with colleagues that are responsible for parks / open spaces. In terms of the allotments, I have clarified previously that the Allotments were removed some 15 or more years ago due to the lack of usage and that decision was taken by the relevant part of the council and my understanding is that the removal of the allotments would have gone through a formal process to get Secretary of State approval. Any new allotments would need to be implemented by the team that deals with allotments for the Council.</p> <p>You will recall that this was discussed during the meeting with Director of Planning (Ian MacLeod) last year and he also confirmed the requirements of the Parking SPD, but we have reduced the parking provision for the apartments to around 80% as a result. We believe that the scheme will be a significant benefit to the local area and is a key contribution towards Route to Zero.</p> |
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Appendix D, Risk Register

| Risk No | Risk description | Risk mitigation | Residual / current risk | | | Additional steps to be taken |
|---------|---|--|-------------------------|-------------|-----------------|---|
| | | | Likelihood | Impact | Prioritisation | |
| 1. | Supply of labour and materials | 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 | Material | Regularly review the situation. |
| 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 | Material | There is a 20% tolerance in the FBC if the scheme cost is above the pre-tender estimate. However, in the unlikely event that the tolerance is exceeded then the specification will be reviewed to achieve any required savings. |
| 3. | Costs increase during construction period due to worldwide market conditions. | Ensure robust contract management process are in place. Review and challenge all proposed cost increases. | Medium | Medium | Material | Costs continually reviewed in conjunction with project team. |
| 4. | Difficulty in attracting bidders for this scheme. | Development and Procurement colleagues will conduct a soft market testing event with suppliers from the Homes England Framework and | Medium | Significant | Material | Feedback provided will be used to inform the tender packs. |

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| | | also invite other suppliers to join the framework to be invited to tender. | | | | |
| 5. | Planning / Highways Approval Delays. | Development and Planning Teams work more closely together on scheme design and objectives. | Low | Medium | Tolerable | Review on a monthly basis and escalate earlier if necessary. |
| 6. | Educating tenants and Asset management colleagues, providing Information and knowledge of technology usage in Passivhaus to limit Maintenance call-out. | Development team and Build partner will work together to provide a handover pack (Home User Guide) which will include a manual of how to operate devices. During handover a demonstration will be shown to tenants by the contractor. A YouTube video will be produced demonstrating how to use/ maintain various pieces of equipment within the house. A Post Occupancy Evaluation (POE) will be conducted after 12 months on energy saving and ease of tech usage. | Low | Medium | Tolerable | Project manager will liaise with stakeholders especially housing officers in operational methods, and regularly review. |

Appendix E – Equality Impact Assessment

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| Title of proposed EIA | BMHT Dawberry Fields Road Passivhaus Development |
| Reference No | EQUA959 |
| EA is in support of | New Function |
| Review Frequency | No preference |
| Date of first review | 30/11/2022 |
| Directorate | Inclusive Growth |
| Division | Housing Development Team |
| Service Area | |
| Responsible Officer(s) | <u>Shahid S Iqbal</u> |
| Quality Control Officer(s) | <u>Richard Woodland</u> |
| Accountable Officer(s) | <u>Colette McCann</u> |
| Purpose of proposal | To review the EIA for the proposed housing development at Dawberry Fields Road, Brandwood & King's Heath Ward |
| Data sources | Other (please specify) |
| Please include any other sources of data | The site is the final phase of the Allen's Croft initiative. |
| 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 |

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| 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 | The proposed development will provide employment, apprenticeship, training, opportunities as part of the build contract in line with the requirements of Birmingham Charter for Social Responsibility (BCC4SR). |
| Please indicate any actions arising from completing this screening exercise. | None |
| Please indicate whether a full impact assessment is recommended | NO |
| What data has been collected to facilitate the assessment of this policy/proposal? | |
| Consultation analysis | N/A |
| Adverse impact on any people with protected characteristics. | No |
| Could the policy/proposal be modified to reduce or eliminate any adverse impact? | N/A |
| How will the effect(s) of this policy/proposal on equality be monitored? | On completion of the housing development, the properties will be let in compliance of the Council's lettings policies to ensure equality. |
| What data is required in the future? | Equality data is collated on the Northgate system for lettings. |
| Are there any adverse impacts on any particular group(s) | No |
| If yes, please explain your reasons for going ahead. | 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 Dawberry Fields Road, Brandwood & Kings Heath Ward. However, the proposal will benefit all members of the local community by: |

The housing development will provide 55 new high-quality homes for social rent 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 housetypes are a mix of 2-bedroom flats 2, 3, and 4 bedroom houses. 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 overcrowding.

This is the first Passivhaus scheme for Birmingham and the design of Passivhaus properties includes:

- Homes that are super insulated.
- Stringent levels of airtightness, no air leakages.
- Building the properties with the orientation that provides the best position to receive heat from the sun and shade in the summer as well.
- Windows that do not allow heat to escape.
- Having fresh air ventilation systems such as mechanical ventilation with heat recovery.
- Passivhaus design relies on a simple 'tea cosy' effect maximising the use of super insulation and stringent airtightness and paying meticulous attention to the removal of thermal bridges.
- By combining this with passive solar gain and mechanical ventilation and heat recovery systems, Passivhaus design can create healthy and comfortable buildings that require minimal heating.
- This scheme will be monitored and evaluated to learn lessons for future BMHT schemes.

This will make a significant impact on reducing fuel poverty. Also, the properties will be built to lifetime homes standard and secured by design standard.

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. In addition, a £500 contribution for each property built is required towards the Building

Birmingham Scholarship (BBS) programme 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.

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? No

Decision by Accountable Officer

Date approved / rejected by the Accountable Officer

Reasons for approval or rejection

Please print and save a PDF copy for your records Yes

Appendix F – Environmental & Sustainability Assessment

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| Project Title: | Dawberry Fields Road – Passivhaus Development | | | |
| Department: Place, Prosperity & Sustainability | Team: Housing Development Team | Person Responsible for assessment: Shahid Iqbal | | |
| Date of assessment: 06 October 2022 | Is it a new or existing proposal? New | | | |
| Brief description of the proposal: 55 new homes for social rent; 29 houses and 26 apartments | | | | |
| Potential impacts of the policy/development decision/procedure/ on: | Positive Impact | Negative Impact | No Specific Impact | What will the impact be? If the impact is negative, how can it be mitigated, what action will be taken? |
| Natural Resources- Impact on natural resources including water, soil, air | ✓ | | | Development to have a range of measures to ease the run-off from the site to reduce potential flooding including swales and ponds and other potential works to the existing water course as discussed with the LLFA. The adjacent side of the site will be improved to provide an easy access to the adjoining open space which will encourage the use of cycling and walking. |
| Energy use and CO ₂ emissions | ✓ | | | The Passivhaus model will ensure that these properties are vastly more energy efficient than traditional build properties. The properties will benefit from a range of modern technologies such as Mechanical Heat Recovery, Air Source Heat Pumps, Photovoltaic Panels and there will be no gas in the properties. All properties will use electricity. Emissions from the properties will be negligible. All properties will benefit from triple glazed windows to reduce heat-loss. In addition, all houses will have their own electric vehicle charging points and the flats will have shared use. In addition, all properties will have electric charging points for bicycles. |

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| Quality of environment | ✓ | | | The design of the scheme will provide a quality aesthetic which is sympathetic to the surrounding locality with the formation of a new community, having the benefit of open space, adjacent to the site. The improvements to the adjacent public open space will significantly improve the quality of the environment. All properties will be subject to detailed landscaping proposals. |
| Impact on local green and open spaces and biodiversity | ✓ | | | Site currently is unkept and closed off and is rarely used by the local community. There is an adjacent large public open space, and this scheme will be designed in a way to provide residents suitable access. Using targeted planting schedules which incorporates wildflowers, shrubs, etc. will harness and improve biodiversity. The adjacent site will benefit significantly from the proposed drainage solution with the creation of a large swale to support drainage off the development site and create a greatly improved natural wetland that will increase bio-diversity. |
| Use of sustainable products and equipment | ✓ | | | All materials that are used with the development are to be sourced where possible with the use of local suppliers (within a 30 miles radius) and is part of the social value agenda. In addition to the measures detailed above, the following are also included within the scheme: <ul style="list-style-type: none"> • Timber frame construction • Non permeable parking • Rain gardens • Recycling bins to be supplied to the kitchen base unit |
| Minimising waste | ✓ | | | The contractor will be using segregated waste and disposal bins on site with all waste transfer notes kept on site and available for inspection. Re-cycling of materials will be maximised with waste to landfill kept to an absolute minimum, with KPI's reported monthly. |

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| | | | | Contract requires a 95% waste reduction by re-cycling during the construction process, with waste wood and materials re-used locally. Contractor will be ISO 14001 accredited for the protection of the environment and operate with an environmental policy statement. Large construction plant(s) will not be idling when not in use. |
| Council plan priority: a city that takes a leading role in tackling climate change | ✓ | | | The site is a key output of the Route to Zero Action Plan that was approved at Cabinet in January 2020. |
| Overall conclusion on the environmental and sustainability impacts of the proposal | The proposal provides much needed housing for the local community and will create the Council's first Passivhaus development which includes a range of modern technologies and will make a significant contribution towards Route to Zero. The wider environment will benefit from the use of wildflowers, shrubs, planting, and the creation of a swale to deal with attenuation which will harness and improve biodiversity and will help local communities to thrive. | | | |