

# Hewell Road Swimming Pool Development Brief



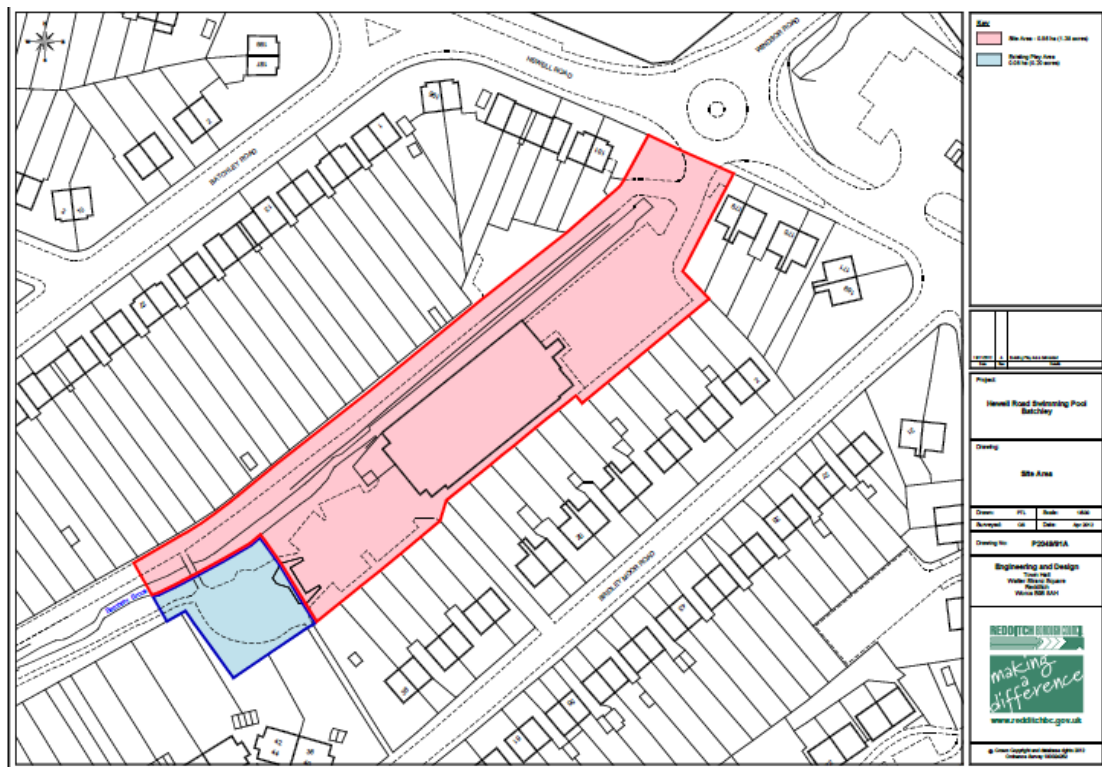
**December 2012**

## Introduction

The Hewell Road Swimming pool site was declared surplus by the Council in October 2011, following the redevelopment of the Abbey Stadium which introduced a new swimming facility in the Town.

The Council is committed to increasing the numbers of affordable housing in the Borough and has identified this site for potential development of affordable housing in partnership with a Registered Provider on the Councils Preferred Partners list.

## Site and local area information



The building is a single storey traditional brick structure with rendered finish to external walls. The main building consists of a swimming pool and changing rooms and to the south two single storey extensions of flat roof construction. To the north there are two single storey extensions with timber framed pitched roofs with profiled asbestos cement roof coverings.

The original swimming pool was constructed in the late 19th century with the single storey building enclosure constructed in approximately the 1930's.

The site consists of two areas with Batchley Brook running parallel to the site.

The main area (Red) is 0.56 ha (1.38 acres) in size and is occupied by the swimming pool complex and as part of the redevelopment it is expected that this will be demolished.

The second area (Blue) is 0.08 ha (0.20 acres) in size and occupied by play equipment. Following consultation with relevant Council Officers this play area is not suitable and it is expected that this area will form part of the development area.

### **Land Ownership**

The Council is the freeholder of the land within the red and blue thick lines. This freehold is subject to a Covenant restricting the use of the site to leisure land. Company searches have not enabled the Council to locate Earl of Plymouth Estates or their successors. The Council will take out an indemnity policy to cover any future potential claims.

### **Planning**

Planning Policy has confirmed the site is currently white land with a green corridor and they are not adverse to the site coming forward for housing as this is white land and a Brownfield site. Partners will need to consider the following issues in their submission

- Drainage
- Flooding
- Access to the site
- Density
- Opportunities to improve the green corridor

### **The surrounding area**

The site is on the edge of the residential area of Batchley. Batchley was originally a council owned estate developed over 50 years ago. Whilst the council is still the largest social housing provider in the area a large number of properties have been sold through the Right to Buy. The site is adjacent to the Enfield industrial estate with a small traffic island at the opening of the site

The site is within lower super output area Redditch 003c which is an area of high deprivation as described below.

		<b>Super Output Area Lower Layer</b>
<b>Redditch 003C</b>		
Index of Multiple Deprivation Rank where 1 is the most deprived	Rank	3272
Rank of Income Score	Rank	4037
Rank of Employment Score	Rank	4225

Rank of Health Deprivation and Disability Score	Rank	1824
Rank of Education Skills and Training Score	Rank	2027
Rank of Barriers to Housing and Services Score	Rank	11185
Rank of Crime Score	Rank	3923
Rank of Living Environment Score	Rank	17007
Total of 33,844 areas in England		

### **Affordable Housing Requirements**

Redditch has a high need for affordable housing with over 190 additional dwellings required each year. Council officers have undertaken a detailed analysis of the Council's housing waiting list and identified the housing needs required to mitigate the impacts of Welfare Reform. There is a need for all types of properties; however the most need is for two bedroom houses. In considering welfare reform the Council will require any two bedroom properties to have two double bedrooms to enable 4 occupiers.

The selection criteria below, identifies the categories and criteria on which the Council will make its decision on selecting a development proposal.

### **Selection Criteria**

The Council will expect the current building on the site to be cleared within 6 months of the transfer of the land from the Council. The Council does not want to be prescriptive on what type of development is delivered on the site, however there are certain criteria that the Council will insist upon. These are any rented accommodation developed must meet Lifetime Homes standards and the development must meet 'Secured by Design' principles.

<b>CATEGORY</b>	<b>CRITERIA</b>	<b>SCORE</b>	<b>TOTAL SCORE</b>
Environmental Design (Max Score 20)	Code of Sustainable Homes level 4	10	
	Code of Sustainable Homes level 5	15	
	Code of Sustainable Homes level 6	20	
Tenure Mix (Max Score 30)	All Social Rented	30	
	All Affordable Rented Model	20	
	Mixed Tenure (Rented/Shared	15	

	Ownership		
	All Shared Ownership	10	
Sustainability (Max Score 20)	100% nominations to the Council in perpetuity	10	
	Flexible Tenancies	-5	
	Affordable in Perpetuity	10	
Resident Involvement (Max Score 20)	Detailed involvement in management of properties and the selection of internal fixtures and finishing	20	
	Limited involvement in management of properties and the selection of internal fixtures and finishing	10	
Management Office location (Max Score 10)	within Redditch Borough	10	
	Within Worcestershire	5	
Employment (Max Score 10)	Apprenticeships created on the development	10	
Capital receipt to Council (Max Score 10)		10	
<b>TOTAL</b>			<b>/120</b>