

Meeting: N/A	Agenda item: n/a
Date: October 2021	
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TITLE OF REPORT: Quarterly update report	ACTION: INFORMATION
Private & Confidential	

1. Quarterly Update Report – October 2021

- 1.1 The S106 agreement was completed in September 2021. The planning decision notice has now been issued and the Judicial Review period expired on the 18th October 2021 and we now have an implementable planning consent.
- 1.2 An amendment to the planning strategy for the Phase 1 Reserved Matters Application (RMA) is required to meet the overall programme milestones.
- 1.3 Homes England have confirmed acceptance of the extended “availability period” for the current HIF allocation and the amended milestones and forecasts. This is subject to confirmation of the overall funding position for the project, which is subject to the principles for the senior debt being set out for Phase 1 and the Enabling Works.
- 1.4 A draft back-to-back agreement for SELEP funding has been provided by the council to the LLP, and the LLP has had this reviewed by Devonshires, who confirm it is acceptable for the LLP to sign to enable LLP to begin drawing SELEP funding in connection with the early enabling works. Devonshires summary note will be circulated to the board for review.
- 1.5 The remaining site surveys have now all been instructed and completed. The information is being processed and fed into the pre-construction activities and design activities for the workstreams.
- 1.6 Scheme viability remains challenging due to a variety of factors but principally due to increased cost estimates for the enabling infrastructure work, build cost inflation and additional unforeseen costs on the scheme

through the S106. Following the period of scheme optimisation and value engineering over the summer, the project team identified the opportunity to increase the number of homes and improve the efficiency of the blocks in Phase 1. Several items have been able to be rationalised through this process. Some further savings have been identified through the highways workstream. However, we still have a challenge with viability having considered all these potential opportunities, and so a range of scenarios is to be presented and a funding and viability workshop is to be held.

- 1.7 Due to the optimisation for Phase 1, the RMA application will now need to be made in two stages of a Phase 1A RMA and a Phase 1B RMA. This will not affect the delivery programme as Phase 1B has always required the completion of Phase 1A for it to be able to be progressed due to decanting requirements.
- 1.8 The CPO Workstream is continuing on programme. S16 notices have been issued to all property interests in and adjoining the CPO red line boundary in line with the legal requirements to establish all known property interests. The workstream has been pro-actively engaging with property owners to complete initial negotiations with all parties as necessary. Door knocking of resident leaseholders is taking place to continue progress in buy outs.
- 1.9 Resident engagement returned in person with a successful estate resident fun day on Queensway with excellent turn out from existing residents and positive feedback, along with connecting residents to training and skills opportunities.
- 1.10 Work is continuing on an amended business plan and budget for next year.