

ABERDEEN CITY COUNCIL

COMMITTEE	Communities, Housing and Public Protection
DATE	5 September 2023
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	New Housing Cloverhill Gold Standard
REPORT NUMBER	RES/23/286
DIRECTOR	Steve Whyte
CHIEF OFFICER	John Wilson
REPORT AUTHOR	John Wilson
TERMS OF REFERENCE	1.1.1

1. PURPOSE OF REPORT

- 1.1 To highlight the delivery of the first phase of Council Led Gold Standard new housing at Cloverhill and the expected benefits which are anticipated to be provided.

2. RECOMMENDATION(S)

That Committee:-

- 2.1 Note that a report is due to go before the Finance and Resources Committee on 13 September 2023: Capital Programme Delivery: Projects Update Report no RES/23/284, which outlines the delivery of the first phase of 36 Units built to the Gold Standard at Cloverhill;
- 2.2 Note further phases will continue to be delivered between now and 2026 when it is expected the full complement of 536 Units will be complete;
- 2.3 Note the expected benefits to be derived for the new Council tenants who will occupy this development, and
- 2.4 Note that the delivery of new technology will bring about the need to train staff to enable them to be able to maintain and service the new equipment as noted in paragraph 3.9.
- 2.5 Instruct the Chief Officer – Capital to report to this committee when other phases of all new housing developments are delivered charting any issues.

3. CURRENT SITUATION

Background

3.1 Cloverhill forms a key part of the Council's ambitious plans to deliver new high quality Council Housing for the residents of the city. The ambition is to create integrated communities, delivering affordable homes designed for life that supports the well-being and resilience of our tenants. To achieve this the Gold Standards for Social Housing design have been applied to this development. The aims of the Gold Standard are set out in paragraph 3.3 below.

3.2 Cloverhill is a Developer led scheme with construction being carried out by Bancon Homes Limited comprising of 536 units. Bancon started on site on the 7 February 2022 and the Practical Completion date for the Project is Autumn 2026. The Project will be delivered over phases as follows;

Section 1 Build -	Flats (36 units, 3 shops) - Summer 2023 (completed)
Section 2 Build -	Semi/terrace Mix (31 units) - Autumn 2023
Section 3 Build -	Flats & Semi/terrace mix (10 + 48 units) incl comm hall - Spring 2024
Section 1A Build -	Semi/terrace mix (43 units) – Winter 2023
Section 7 Build -	Semi/terrace mix (30 units) – Summer 2026
Section 8 Build -	Semi/terrace mix (23 units) – Autumn 2026
Section 5A Build -	Semi/terrace mix (34 units) & Sports Pitch – Summer 2026
Section 4 Build -	Semi/terrace mix (35 units) – Autumn 2024
Section 2A Build -	Semi/terrace mix (36 units) – Summer 2025
Section 5 Build -	Semi/terrace mix (58 units) – Summer 2025
Section 6 Build -	Semi/terrace mix (70 units) – Winter 2025
Section 3A Build -	Flats, Semi/terrace mix (24 +21 units) – Autumn 2024
Section 4A Build -	Semi/terrace mix (37 units) – Winter 2025

Refer to the map at Appendix B : Phased Delivery Plan.

Gold Standard

3.3 Gold standard homes aim for a significant reduction in carbon dioxide emissions which is achieved partly through using renewable energy to provide hot water demand. It incorporates other carbon saving measures including more effective insulation and air circulation techniques. Combining renewable technologies, including air source heat pumps and PV roof panels, with state-of-the-art energy efficiency has the potential to significantly reduce household running costs both for heating and overall electricity costs.

3.4 They also include better outdoor space, larger rooms, additional storage for bikes, prams or mobility scooters, including charging facilities. Home office spaces and excellent digital connectivity are also a key part of the equation.

3.5 The overall benefits are to improve people's quality of life and their wellbeing as well as looking to reduce the impact of fuel poverty through reducing utility bills and contributing to the Council's aim of moving to Net Zero by reducing the overall carbon footprint of each property.

Energy Usage and carbon emissions

- 3.6 These houses and flats are designed with high levels of insulation and energy efficient windows and doors, ensuring that the building fabric is highly energy efficient and reduces any heat loss.
- 3.7 It is anticipated that the space heating requirement will be reduced with the installation of mechanical ventilation with heat recovery and any further space and hot water heating requirement is met with the air source heat pumps, a renewable energy heating source.
- 3.8 Overall the energy usage and carbon emissions will be lower than the standard gas heating system and existing building fabric standard.
- 3.9 In terms of maintenance, there will be no requirement for annual gas maintenance servicing or gas safety checks. However it is noted that with the additional renewable equipment, training for maintenance and servicing will be required.
- 3.10 Feedback from tenants moving into these new properties and lessons learnt from the project will be collated to inform future phases of the development and other new housing projects.

4. FINANCIAL IMPLICATIONS

- 4.1 Expected financial benefits to tenants is cutting fuel poverty through the high levels of insulation and use of new technology that will assist in leading towards a reduction in their household bills.
- 4.2 Going forward data will be collated, such as but not limited to, energy usage, utility bills, tenant surveys, and maintenance costs to inform future strategies and specifications.

5. LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from the recommendations of this report.

6. ENVIRONMENTAL IMPLICATIONS

- 6.1 There are direct environmental benefits arising from the delivery of this project
- 6.2 Refer to sections 3.3 – 3.8 as set out above which reference benefits such as carbon footprint reduction, increased use of waste water and assist with the Council's aims to meet net zero through use of renewable technologies with the introduction of Electric Vehicle (EV) charging points on site for cars.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	Failure to manage Council finance and resources could lead to failure to achieve strategic objectives.	Regular financial reporting and monitoring activities, to incorporate financial resilience to address financial pressures arising in year is maintained and monitored.	M	Yes
Compliance	Failure to be able to comply with project requirements	Increase site visits and monitoring of the construction works. If required, review alternative options as soon as possible.	L	Yes
Operational	Balancing the pressures of finite resources both internal and external to the Council	Regular engagement between relevant Clusters within the Council along with ongoing engagement with Framework hosts, Suppliers, Procurement & Services re alternative products or delivery methods.	M	Yes
Financial	Escalation of costs Differing market conditions depending on commodity/service	Development of suitable price mechanisms. Use of Business Intelligence to predict market changes/trends. Price Increase Request Process. Market engagement/use of business intelligence to assist in predicting market changes and trends.	M M	Yes
Reputational	Programmes/projects being delayed or stopped	As above.	M	Yes

Environment / Climate	Failure to consider sustainable options due to costs.	Ensure all contracts consider environmental considerations, and early market engagement is conducted to seek market intelligence.	M	Yes
------------------------------	---	---	---	-----

8. OUTCOMES

<u>COUNCIL DELIVERY PLAN 2022-2023</u>	
	Impact of Report
Aberdeen City Council Policy Statement <u>Working in Partnership for Aberdeen</u>	Reviewing the approved Capital Programme in light of the cost pressures resulting from external drivers, will enable the Council best to meet and prioritise the delivery of its capital funded programmes /projects.
<u>Aberdeen City Local Outcome Improvement Plan 2016-26</u>	
Prosperous Economy Stretch Outcomes	The recommendations outlined within this report have included consideration of the current stage of programme/project delivery.
Prosperous People Stretch Outcomes	The recommendations outlined within this report have included consideration of the current stage of programme/project delivery.
Prosperous Place Stretch Outcomes	The recommendations outlined within this report have included consideration of the current stage of programme/project delivery.
Regional and City Strategies	Reviewing the approved Capital Programme in light of the cost pressures resulting from external drivers, will enable the Council best to meet and prioritise the delivery of its capital funded programmes /projects to align with its regional and city strategies.

9. IMPACT ASSESSMENTS

Assessment	Outcome
------------	---------

Integrated Impact Assessment	For the purpose of this report which is an update on the overall programme and delivery of key projects within it, it is confirmed by Chief Officer John Wilson that no Integrated Impact Assessment is required.
Data Protection Impact Assessment	Not required.
Other	Not required.

10. BACKGROUND PAPERS

- 10.1 Finance and Resources Committee 6 February 2020: Aberdeen City Council - Housing Programme: report no RES/20/049.
- 10.2 Finance and Resources Committee 13 September 2023: Capital Programme Delivery : Projects Update : report no RES/23/284.

11. APPENDICES

- 11.1 Appendix A : Photographs
- 11.2 Appendix B Phased Delivery Plan

12. REPORT AUTHOR CONTACT DETAILS

Name	John Wilson
Title	Chief Officer - Capital
Email Address	JohnW@aberdeencity.gov.uk
Tel	01224 523629

Appendix A: Photographs

External Project Images



Internal Project Images:



Typical Radiator Detail (Note: much smaller than conventional)



Typical Internal Boiler Detail



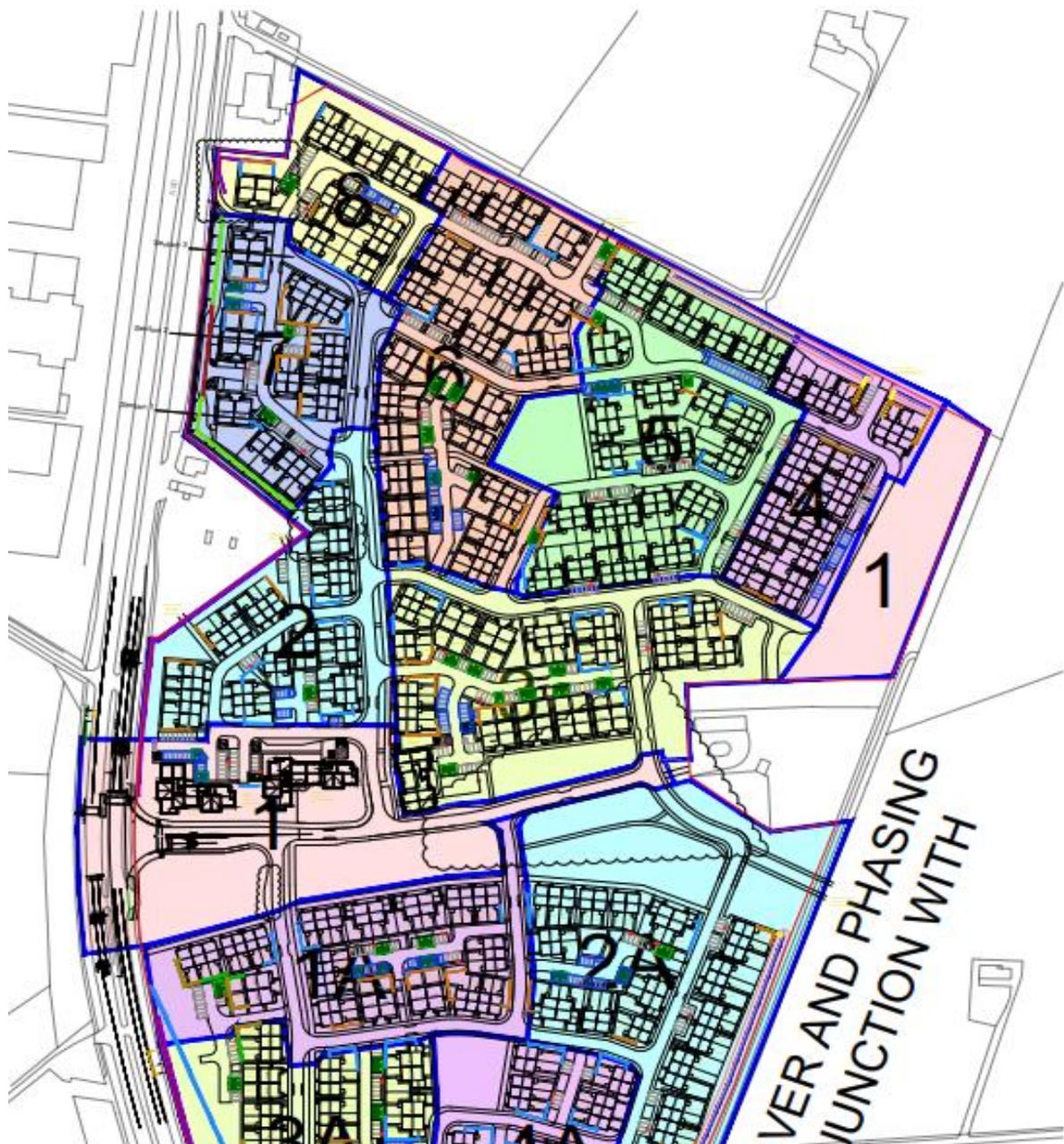
Typical Bathroom

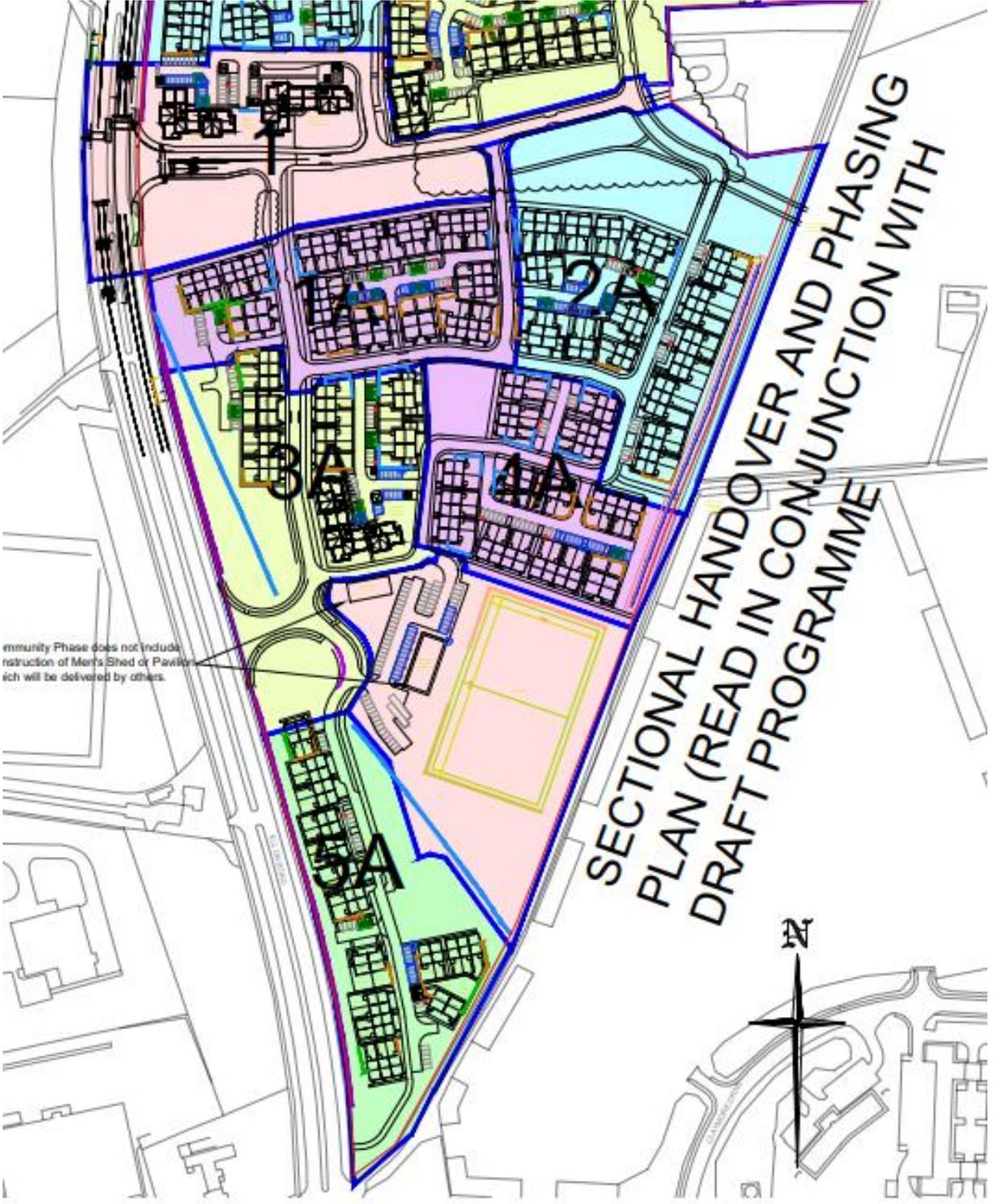


Typical Kitchen

Appendix B: Phased Delivery Plan

(Site is located to the east of the A92 aside the section of dual carriageway located to the north of the Ellon Road/Parkway Junction).





Community Phase does not include
reconstruction of Mens Shed or Pavilion
which will be delivered by others.

**SECTIONAL HANDOVER AND PHASING
PLAN (READ IN CONJUNCTION WITH
DRAFT PROGRAMME**

