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<p>Corporate Plan Output: Information and advice to Council</p>	

The purpose of this report is to update members on the present status of planned housing projects. The report has previously been referred to the Housing Working Party for its information.

**GLOUCESTER STREET DEVELOPMENT**

Progress is going well on the construction of the 20 Unit (37 bed) development in Gloucester Street. The two blocks on the eastern side are almost ready for the painters. External cladding/interior fitout are progressing on the remaining blocks. The painting of these units is scheduled for May. Sitework is due to commence in May also.

The estimated completion/handover is scheduled for late June/early July 1999.

Councillors may recall some discussion at the time of the Housing Working Party bus trip, on the type of trees chosen for the driveway and road frontage. Concern was expressed about the type and potential size of these trees. Agreement was reached that these trees should be changed, however, no decision on their replacement has been made yet. As agreed with the Housing Working party, possible alternatives will be discussed with the landscape architect.

The Burwood Hospital has been consulted over the design/functionality of the disabled persons’ units.

**BECKENHAM (COLOMBO STREET BAPTIST) HOUSING PROJECT**

Proposals for consultancy services for this project were requested from three architectural firms in December 1998. The evaluation team, comprising representatives from the Baptist Church and Council officers, met in January 1999 to review/evaluate the proposals. James Lunday from Common Ground, City Design and Shipston Davies (architect, sub-consultancy services and quantity surveyors, respectively) have been engaged for the design phase.

Commencement of the design work had been delayed pending ratification of the ownership/management agreement by the Colombo Street Baptist Church and the Council. The Council, at its March 1999 meeting, adopted the Property Projects Manager’s report on this matter. We are now waiting for the Church to ratify the agreement.

However, some interim design work has occurred on the preliminary concept plans in the anticipation that the appropriate approvals would be granted by the Council/Church. A copy of the current plans and elevations are tabled. The plans and elevations have also been viewed by representatives of the Church, who are taking them back for comment by their organisation.

We are envisaging that the design/tender documentation phase timeframe will be around two-three months, with a construction period of, say, six to eight months.

Note: These are indicative programme estimates and exclude any Resource Consent process/issues which may emerge from the design phase. It is too early to predict whether this will be an issue at the moment.

### **HORNBY STAGE 1 HOUSING PROJECT**

Common Ground, City Design and Shipston Davies (architects, sub-consultancy services, quantity surveyors respectively) have been engaged for the design consultancy services in accordance with the Council's September 1998 resolution.

Progress on the preliminary design phase has commenced, albeit slowly. The design team have been waiting for the release of the City Plan. I believe this will now be 8 May 1999. However, the release of the decision with respect to this particular project will not be known for another three weeks (end of May).

In saying that, the Project Control Group (PCG) have met on several occasions already to progress the concept plans and to look further at material selection, design issues etc, so that when the City Plan decision is released, the design/tender documentation phase can be minimised.

An estimate of the anticipated timeframe for the design phase for this is approximately four to six months, with a construction period of, say, up to one year. Again, these timeframes exclude any allowance for Resource Consent process/issues which may arise.

Buddle Findlay are currently reviewing ownership options for stage 1 and, indeed, the total development. A verbal update may be available at the meeting. Once these matters are clearer, the process of calling for Registrations of Interest for development of the remainder of the site can be further developed and reported back.

We are also reviewing the desirability/legality of acquiring Kitty Brown's adjacent site and have been in discussion with Ms Brown.

### **ENERGY EFFICIENCY GRANT**

The Council, through the assistance of the Council's Energy Manager (Leonid Itskovich), has been fortunate to receive an EECA Energy Saver Grant of \$74,395.

This will enable the Council to:

- (i) Install cylinder wraps of HWC (487 units)
- (ii) Insulate the HWC pipework (487 units)
- (iii) Provide one energy efficient lamp per flat (2,200 in total)

A condition of the Grant is that the above work has to be completed by 30 June 1999.

We are progressing with the implementation of the work now.

## **RESIDENTS' LOUNGES**

Two residents' lounges will be provided this year.

1. **Clent Lane** (38 unit complex)

A contract for the conversion of two flats into a residents' lounge, for a value of \$31,000 plus GST, has just been let. This will be completed before the end of the financial year.

2. **Resolution Courts** (20 unit complex)

One flat has been extended and converted into a residents' lounge. The contract value is \$32,066 plus GST. This contract is almost finished.

**Recommendation:** The recommendation of the Housing Working Party is:

1. That the information be received.
2. That the Concept Plans for the Beckenham Housing development be approved (copies will be available at the meeting).

**Chairman's**

**Recommendation:** That the above recommendation be adopted.