



## **DACORUM BOROUGH COUNCIL**

### **HOUSING SERVICE**

#### **Design Brief**

#### **PROVISION OF NEW AFFORDABLE HOUSING SCHEME REAR OF 36-42 TRING ROAD, WILSTONE**

The Housing Service would like to invite you to submit proposals for the development of the above site. The land is currently owned by Dacorum Borough Council. The Council would welcome a proposal which makes good use of the land and is in keeping with the village environment, providing a mix of general needs social rented housing.

The Borough Council owns the vacant site at the rear of 36-42 Tring Road, Wilstone, see appendix 1 for site plan. The Council has decided to bring this site forward for development to provide much needed affordable rented accommodation to the village of Wilstone, a need that was identified in a Housing Needs Survey undertaken on behalf of Tring Rural Parish Council by the Rural Housing Trust dated April 2006.

The site is currently let on a 6 month license for garden purposes, it will be necessary for the Council to terminate this and obtain vacant possession of the site. Dacorum Borough Council intend to provide the land free of charge, in exchange for 100% nomination rights to all the dwellings in perpetuity. It is anticipated that the successful RSL will bid for Housing Corporation funding.

There is also a neighbouring site which may be available to be incorporated with any development proposals and is currently in private ownership. Details of the Vendors Agent will be available to enable discussions with the successful RSL.

#### **Scheme Requirements**

1. The Council is seeking to achieve a mixed development of up to 8 homes for letting at affordable rents. This should include 2 and 3 bedroom houses with the remainder being 1 or 2 bedroom properties for single people and couples. The properties will be exempt from the Right to Acquire.
2. Access to the site should be via Grange Road. The housing service would be prepared to consider proposals for the re-design of the garage forecourt in Grange Road in order to achieve improved access to the site.

3. The new development should be sympathetic in design to the character of the village. There should be room for landscaping and where possible existing trees on the site should be retained.
4. The proposal should meet Housing Corporation scheme development standards for the type of housing proposed and should achieve a very good or excellent Eco Homes rating.
5. The design plans should take full account of the requirements of the Council's Planning Policies set out in Dacorum Borough Local Plan 1991-2011 and supplementary guidance.

### **Scheme Submission**

You are required to submit the following information as part of your bid:-

1. Outline proposals for the site with an indicative site layout and typical dwelling plans.
2. Anticipated Building Costs including the element of SHG required for the site.
3. Proposed rents for the dwellings.
4. Detail of Eco Homes rating and measures to be applied to achieve this.
5. Proposed management arrangement for dwellings.

You should provide three copies of your submission which should be returned by 12 noon on .....

### **Appointment**

Evaluation of the bids, which is likely to include a presentation, will be undertaken by the Council and an appointment made as soon as possible after bids have been received.

### **Dacorum Borough Council Contacts**

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