

Appendix B

Opendoor Homes New Build Update September 2019

Opendoor Homes Tranche 3 programme – 320 Homes across 21 sites (100% affordable rent)

Total approved budget: c£81m

Architects

HTA and BPTW

Employers Agent

Hunters

Constructors

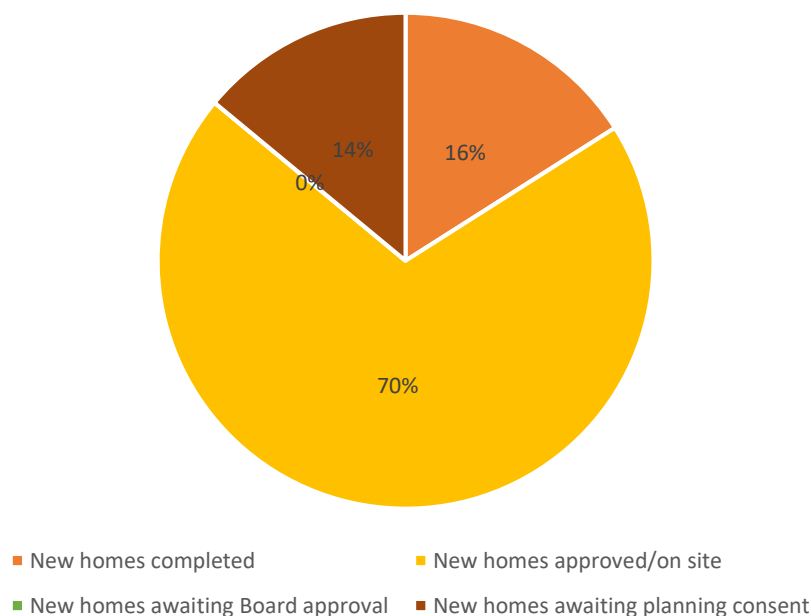
Bugler, Hill Partnerships, Rydon, Lifebuild, Indecon, Cityline, Kind & Co and Borrás

Programme overall progress

Planning consents and scheme approvals have now been achieved for 20 of the 21 sites representing 86% of the programme. We had two completions during this quarter with 9 new homes handed over at Salcombe Gardens (Perry Court) and West Close. This means that we have now completed 7 sites out of the 21 in the programme.

Four of our five largest schemes continue to progress well delivering half of the overall programme in their own right. Three of these will complete during 2020 delivering just under 100 homes between them.

Opendoor Homes 320 homes programme progress @ Qtr1 19/20



By the end of the next quarter we expect that:

- Completion of 4 new homes at West Farm Place
- The final scheme in the programme at Basing Way Open Space will be submitted for planning
- We will seek approval at LBB Policy and Resources October committee meeting for the updated Opendoor Homes business plan

Completions

Gordon Court N2 (Elmshurst Crescent garages)

Builder: Bugler - 13 homes



Burgundy Court N3 (Basing Way garages)

Builder: Bugler – 14 homes



Pyrus Court N2 (Hertford Road)
Builder: Bugler - 10 homes



Alexandra Road N10
Builder: Indecon - 4 homes



Westbrook Crescent EN4
Builder: Cityline – 2 homes



Perry Court NW7 (Salcombe Gardens)
Builder: Rydon – 6 homes



West Close EN5
Builder: Indecon – 3 homes



Due to complete
West Farm Place EN4
Builder: Cityline – 4 homes - Completion due October 2019.



The four largest schemes on site – 147 homes (46% of the programme)

Burnt Oak Registry Office HA8

Builder: Hill Partnerships - 30 homes, completion due May 2020.



The Croft HA8

Builder: Bugler - 33 homes, completion due May 2020.



Prospect Ring N2

Builder: Hill Partnerships – 50 homes, due for completion Sept 2021



Sheaveshill Court NW9

Builder: Bugler – 34 homes, due for completion November 2020.



Other approved schemes on site, or in final detailed design phase

Norfolk Close N2

Builder: Lifebuild – 8 homes, due to complete May 2020



Mount Pleasant EN4

Builder: Kind & Co – 12 homes, completion date May 2020.



Linden and Pine N11

Builder: Lifebuild – 6 homes, completion due June 2020.



Mount Parade EN4

Builder: Borras – 7 homes

Detailed design underway, completion due December 2020.



Brunswick Park Rd N11

Builder: Lifebuild – 8 homes

Detailed design and pre-commencement planning conditions currently being completed to enable demolition to commence, completion due September 2020.



Summers Lane N12

Builder: Lifebuild – 14 homes

Detailed design currently underway, completion due October 2020.



Hanshawe Drive HA8

Builder: Indecon – 6 homes, demolition commenced, due for completion December 2020.



Friern Court N20

Builder: Lifebuild – 11 homes, detailed design commenced, due for completion December 2020.



Final scheme to be submitted for planning

Basing Way OpenSpace

Builder: Hills – 46 homes, currently in pre-application for planning, completion due February 2022.



“Micro sites” phase 1 – 10 homes

Builder: Glenman Corp, due for completion March 2019

Sites: Crispin Rd HA8, Quinta Drive EN5, Rycroft Crescent EN5 and Mayhill Road EN5



“Micro sites” phase 2 – 10 homes

Contractors: Cityline and Indecon, contracts due for signing start on site early 2020.

Sites: Back Lane HA8 and Warwick Close EN4



Derek Rust (TBG Group Director, Development and Growth)

17 September 2019