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Planning

Pin. Affordable Housing Development proposal in Bracknell Forest, 74-76 Binfield Road

Bracknell Forest Borough Council

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-034811

Procurement identifier (OCID): ocds-h6vhtk-038bf0

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Section I: Contracting authority

I.1) Name and addresses

Bracknell Forest Borough Council

Time Square, Market Street

Bracknell

RG12 1JD

Email

Procurement.Team@Bracknell-Forest.gov.uk

Country

United Kingdom

Region code

UKJ11 - Berkshire

Internet address(es)

Main address

<http://www.bracknell-forest.gov.uk>

Buyer's address

<http://www.bracknell-forest.gov.uk>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://sebp.due-north.com>

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Pin. Affordable Housing Development proposal in Bracknell Forest, 74-76 Binfield Road

Reference number

DN646683

II.1.2) Main CPV code

- 45211100 - Construction work for houses

II.1.3) Type of contract

Works

II.1.4) Short description

Introduction

BFC is seeking interest in a proposal to transfer surplus council-owned land at 74-76 Binfield Road (RG42 2AR) to a Registered Provider (RP). It is proposed that offers over £100k will be invited for the freehold to enable a new development of 4 bed family homes for rent and meet a critical shortage of these homes in the area.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKJ11 - Berkshire

II.2.4) Description of the procurement

Site description

The total site area of the combined sites edged red on the site plan (74 and 76 Binfield Road) is approximately 1850 sq m. Planning permission was granted for the demolition of the existing buildings on 14 September 2022 (a copy is available on the planning portal under reference 22/00090/DEM) and the buildings are in the process of being demolished to slab level. This work will be completed before the site is transferred.

Relevant planning history and policy

The previous use of 76 Binfield Road as an office would have fallen within B1(a) of the Use Classes Order (this would now fall within the much broader class E). There is no evidence of planning consent for this use being granted, but this use had existed for in excess of 10 years prior to the demolition of the buildings.

The previous use of 74 Binfield Road was as part of the adjoining adult services site and was used as short and medium stay residential facilities for adults with learning disabilities, which falls within use class C2 (residential institution).

The proposed residential use would be within use class C3 and whilst there have been no discussions with the planning service, given the site comprises previously developed land within the defined settlement boundary, it is believed that the principle of redevelopment of the entire site for this use would be acceptable.

The site is located within a predominantly residential area, with a petrol station to the North-West and adjacent to the existing access point. The site is located within 5km of the Thames Basin Heaths SPA and within 2km of an SSSI.

As at today's date the relevant contributions are as follows, but will need to be verified at the point of the application

- A development of 100% affordable housing on the site will attract CIL social housing relief.
- SANG contributions payable would be a £ £3088 per unit for affordable dwellings
- SAMMS contributions would total £1,021 per unit for 4 bed units
- There may be other s106 costs to be determined at the application state, which will depend on the detail of the scheme. For example SUDs monitoring fee, Traffic Regulation Order or Biodiversity Net Gain.

Access and parking

The site adjoins the publicly adopted highway to the south side on Binfield Road. Access into the site was historically via the adult services site to the rear, but has more recently been through a single point onto Binfield Road. Whilst this access point has not been regularised as part of previous planning applications for parking at the site, this has been the only access for in excess of ten years. Access to the site will need to be improved to make it suitable for the proposed redevelopment as the current access is not wide enough for easy two-way movements. The site is opposite a junction and adjoins a petrol station therefore careful consideration will be needed as to how to gain access to the newly developed properties. It is thought that a large number of new access points onto Binfield Road would most likely not be acceptable.

Biodiversity

There are various trees on the site, which will need to be considered as part of any application. No tree survey is available and the purchaser will need to make their own investigations in relation to this.

The previous buildings hosted a bat roost which has been relocated to a tree within the site. As part of the consent to demolish the previous buildings, a licence for development works affecting bats was obtained from Natural England. A copy can be supplied on request and the purchaser will need to continue to comply with the terms of this licence.

Utilities

Utilities are in the process of being disconnected as part of the demolition programme. The services will be disconnected prior to the sale and information on any known locations will be passed to the purchaser for information. The purchaser will however need to make their own enquiries to satisfy themselves as to the location of services and the capacity of services for the new development.

Other Terms

Subject to satisfactory interest from RPs the Council will be seeking offers in excess of £100k for the freehold, and on the basis of the following;

- a) The site is to be developed for affordable four bed family homes for rent. Higher priority will be given to bidders who are able to offer properties for rent at social rent, rather than affordable rent.
- b) Nomination rights to be granted to BFC in perpetuity
- c) The contract will be subject to the purchaser achieving a planning consent for their chosen scheme within a reasonable timeframe (to be agreed with the successful provider prior to contracts being exchanged).

d) The homes must be delivered and made available for occupation within 2 years of completion of the sale (which will occur after the grant of planning consent).

For the avoidance of doubt, no offer below £100k will be considered

Please complete the questionnaire attached to the portal notice.

All information pertaining to this PIN is published on the South East Business Portal (SEBP) <https://sebp.due-north.com/> Providers must register to ensure they receive updates and information pertaining to this PIN. This notice is not a call for competition. The Council and/or any of its advisers reserve the right to contact any interested parties who notify the Council of its interest

II.3) Estimated date of publication of contract notice

1 June 2023

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes