

Gleadless Valley

A great place to live and grow



Meeting:	Gleadless Valley Regeneration Board
Meeting date:	2 nd June 2025
Subject:	Castelayn Development Brief
Author:	Natalie Marsh
Action required:	For decision

Report purpose

The Board is asked to agree that the proposed development requirements outlined in this report are used to select a development partner for the Castelayn former care home site.

Introduction

On 24th March, the Board agreed that the site of the former Castelayn care facility is included in the first phase of sites to be disposed of through the council's project of 'Disposal of Council Owned Land for 100% Affordable Housing'. This project is part of the Council's approved Housing Growth delivery plan however the details on the final disposal process and sites to be disposed of are still subject to the relevant committee approvals.

Following the decision, work has been ongoing to prepare a draft development brief to inform the disposal process. The draft was circulated to board members via email on 14th May, and a workshop was held on 23rd May to review the proposed requirements. Board members who were unable to attend the workshop were invited to provide feedback via email.

Disposal Process

Work is ongoing to finalise the specific details of the disposal process, this is being supplemented with legal and procurement advice. The main requirement will be to deliver new affordable housing on these sites with the primary delivery partner being Housing Associations. Subject to this ongoing legal and procurement advice, criteria will be developed to select a development partner for the sites. These will include:



1. Their ability to ability to design and build high quality affordable housing.
2. Their ability to offer a comprehensive and high-quality property and tenancy management service for the completed homes
3. The financial offer for the site

In addition to this, the Council will set out its requirements for each individual site. Bidders will also be assessed on their ability to meet these site-specific requirements. The workshop on 23rd May focused on agreeing these requirements and the importance of them.

Proposed Requirements

Below are the revised list of proposed requirements agreed at the workshop on 23rd May. The requirements are listed in order of importance and as such additional weighting would be given to developers who meet the first two criteria;

1. Tenure

All homes must be delivered as 100% general needs social or affordable rent. While preference will be given to social rent, any affordable rent proposals must ensure rents are set within Local Housing Allowance (LHA) levels.

2. Nomination rights

The Council will retain 100% nomination rights for the initial letting and a minimum of 50% for all subsequent lettings in perpetuity. Preference will be given to proposals offering a higher proportion of nomination rights for subsequent lettings.

3. Scale of Development and housing mix

The Council is keen to create as much accommodation on the site as possible without compromising the need to deliver high quality, well managed, popular homes that meet planning requirements.

We would welcome proposals that incorporate a mix of houses and flats in typologies suitable for family living at medium density, ideally at 60-70 dwelling per hectare (subject to planning).

Preference will be given to those who can accommodate a preferred housing mix which currently is;

2 bedroom homes	30%
3 bedroom homes	60%
4 bedroom homes	10%

4. Design Principles

A scheme that demonstrates that the development will meet the ten characteristics set out in the Central Government's National Design Guide ([National design guide.pdf](#)) and the draft Local Plan policies.

A scheme that will align with the emerging regeneration proposals for the local area and meets the requirements of the draft Local Plan.



Designs for high quality outdoor space will be favoured with the preference for a mix of both communal and private outdoor space to provide amenity for residents.

A preference for 2 cycling spaces per household.

5. Environmental Performance

Where possible developers should show innovation in terms of environmental performance and sustainability. Bidders could gain extra points by showing they meet or exceed one or more of the following recognised standards;

- SAP (Standard Assessment Procedure)
- Passivhaus (Passive House)
- BREEAM (Building Research Establishment Environmental Assessment Method)
- Future Homes Standard
- PAS 2035 (Publicly Available Specification 2035)

6. Development deadlines

Developers will be required to be transparent with their development timelines and preference will be given to those who can move at pace.

Action Required

The board is asked to agree that the development requirements listed above are used within the procurement process to select a development partner to build new homes on the Castelayn former care home site.

