



THE FORMER LAWRENCE'S FACTORY SITE

STAKEHOLDER ENGAGEMENT

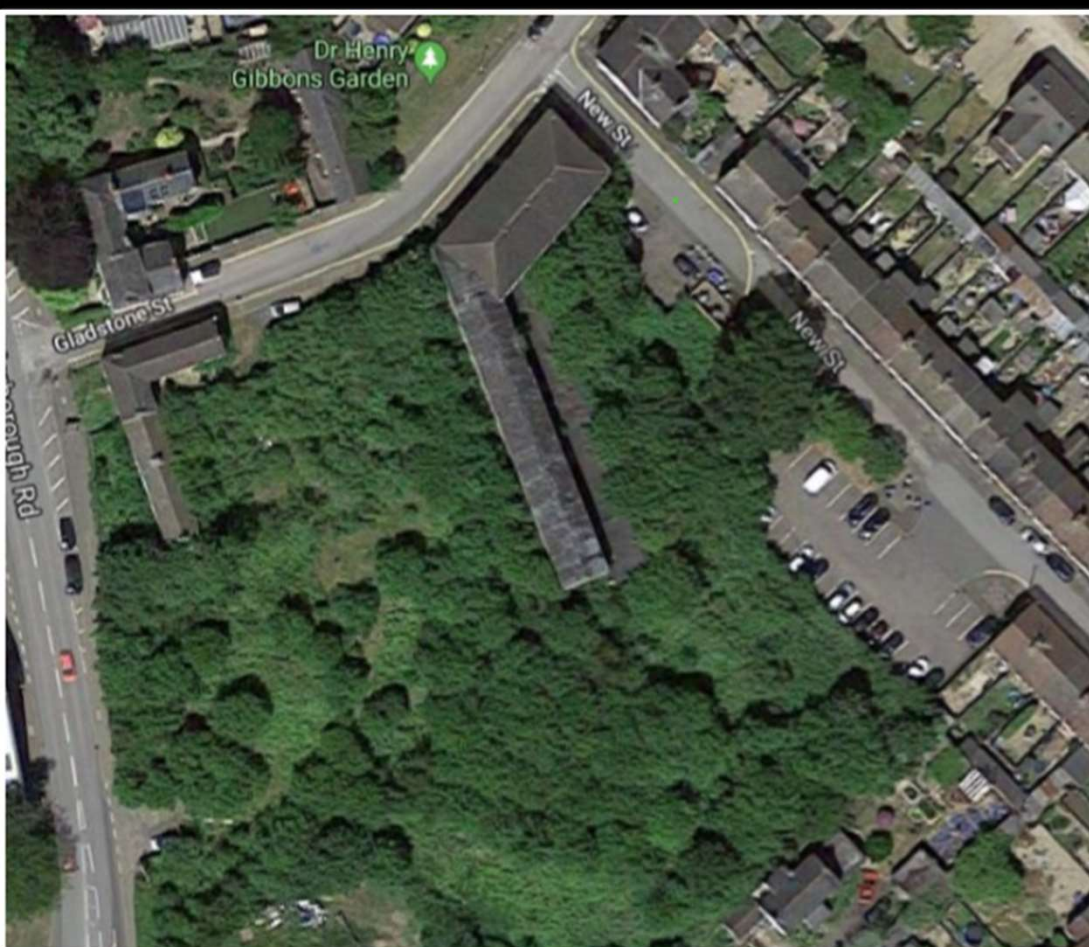
MAY 2021



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THE HISTORY



- Site Purchased by Kettering Borough Council in 2005
- Long and complex history of attempts to redevelop the site
- In October 2018 KBC's Executive Committee gave approval for the site to be progressed as part of the Housing Development Programme
- Original factory buildings dating back to early 19th century
- The site forms a significant part of the Desborough Conservation Area, reflecting Desborough's industrial heritage



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THE DEVELOPMENT PROPOSAL



- 43 homes ranging from 1 to 5 bedrooms
- Proposal to retain and convert existing buildings into apartments and houses
- All homes provided for Affordable Rent
- Detailed cost plan and risk register has been produced (Est. costs of £10.3m)
- Funded with the use of Right to Buy Receipts and HRA borrowing
- Borrowing paid back by rent collected from the completed homes



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PROJECT PROGRESS



- Planning pre-application advice has been received
- Historic England have issued letter of support
- Currently refining plans based on Planning and statutory consultee feedback
- Carrying out further surveys
- Engaging with local stakeholders
- Considering options to enhance environmental sustainability
- Full planning submission July 2021



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THE PROJECT PROGRAMME



The former Lawrence's Factory - Indicative Programme	
Task	Date
Pre-application advice	March-April 2021
Stakeholder Engagement	April- May 2021
Commence RIBA stage 3 design	May- June 2021
Submit planning application	July 2021
RIBA stage 4 design	November 2021
Tender period and analysis	March 2022
Contractor mobilisation	June 2022
Start on site	July 2022
Practical completion	End of 2023/24 financial year



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Questions

For further comments and questions please contact:

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