

Committee(s): Housing Committee	Date: 27 June 2022
Subject: Strategic Housing Delivery Plan (SHDP)	Wards Affected: All
Report of: Ian Winslet, Strategic Director	Public
Report Author/s: Name: Paulette McAllister, Programme Lead, Strategic Housing Delivery Programme	For Information

Summary

This report summarises progress of the development of a pipeline of new affordable homes through the development and regeneration of various Housing Revenue Account (HRA) owned sites. As a reminder, this Strategic Housing Delivery Programme (SHDP) is made up of two distinct elements, 1) the regeneration of Brookfield Close and Courage Court, Hutton to develop 62 zero carbon homes alongside the Harewood Regeneration Project consisting of around 40 new zero carbon homes, and 2) the development of a range of smaller HRA sites to deliver a further 80 Zero Carbon homes on a further 8 council owned sites.

The Council's Corporate Strategy 'Brentwood 2025' commits to Introducing "innovative Carbon reduction and absorption schemes", "identify opportunities for low emission and green developments" and using 'brownfield sites efficiently, such as council owned garage sites, to provide affordable homes...".

Brookfield Close and Courage Court Regeneration Update

1. This scheme has planning consent for 62 new zero carbon in use affordable homes. The decanting of the Council's tenants at this first regeneration site is continuing to progress. As of the date of this report, 65% of all affected Council owned properties are vacant, a further 9% by the end of June 2022, bringing the total decant by the end of June to 74%. It is anticipated that all tenants will have left by end August 2022.
2. The first buy back (of 6) of former Council owned properties sold under the Right to Buy was completed on the 29 April 2022, a further four are at various stages of negotiation. It remains possible that one property may require the Council to undertake a compulsory purchase (CPO) process. Given that the offers made are consistent with the RICS 'Red Book' valuation methodology plus a 7.5 -10% premium payment on top, CPO is unlikely to result in a significantly improved financial outcome for the owner concerned. It is of course the owners' right and judgement to require the Council to go through such a process.
3. In anticipation of the site being 100% decanted, the Council's appointed technical advisors, Hamson Barron Smith (HBS) (part of the NPS Group) are developing a strategy for the procurement of the main contractor which, given the specialist zero carbon 'in use' nature of the specification will likely require some 'pre-qualification' to ensure delivery capability. HBS are developing their strategy with the Council's procurement and SHDP delivery teams. A future report to this

committee (most likely within the next two cycles) will lay out that strategy with a timetable.

Harewood Regeneration Update

4. This scheme is at advanced design development stage and is anticipated to be submitted for planning by September 2022, plans for the regeneration will be brought to this committee for update prior to submission. Preapplication with planning officers is already in progress. The Harewood Regeneration project, subject to approval, will result in 29 of the Council's poorest quality and currently rented homes, mostly of a post-war 'pre-fabricated' construction with timber and felt roofs, being replaced with, early feasibility suggests, 40 new energy efficient homes using modern construction methods. All affected homes are currently rented and therefore no 'buy-back' of homes will be required to facilitate the regeneration.
5. This emerging scheme continues to be developed with input from the community; to date, three stages of engagement with residents directly affected and wider residents within the site context has taken place, this includes a Public Exhibition. This component of the Regeneration will culminate in a detailed Statement of Community Involvement (SCI) being submitted as part of the future planning application.
6. The dedicated community support team for Harewood Regeneration is led by Barton Wilmore who are engaged to ensure resident support through the Regeneration process beyond 'planning'. To date residents have received two information booklets and one-to-one calls directly to discuss views and concerns. Ward Councillors have been kept updated on progress.

Small Sites Programme Update

7. Pellings LLP, the Council's technical advisor for the small sites programme have secured planning permission for the first site within the pack of 8 further expected applications for new homes. Willingale Close, Hutton, as reported to this Committee at its last meeting, was considered and unanimously approved by the Planning Committee on 22nd February 2022 and will offer the provision for 3 x 3 Bed Zero Carbon (in use) Council Homes. Technical assessment and procurement of a contractor is currently in progress.

Ingleton House, Stock Road, Ingatestone

8. The delivery team is not yet at a stage where it can determine exact new home numbers on this site. This project is currently undergoing detailed technical and

heritage impact assessment following the consideration of options and the decision taken by this Committee in September 2021 to regenerate this site for new affordable homes. Resident consultation with all those affected is about to commence (target July 2022) including those in adjacent council dwellings, private owners, local business and the local sports and social club. Ward Councillors will be given a schedule of engagement with the local community prior to commencement. The expectation is that this site will proceed to planning in Autumn this year. The delivery team is aware of the desire to find an alternative site in the area for health provision and is working on identifying both a potential plot in the Council's ownership but also the need to support health providers to identify their own opportunities and support those too. Once complete NHS providers will be approached. Direct active engagement will only follow once a site has been identified.

9. In addition to the above, a further two sites are expected to be formally submitted for planning in Autumn 2022; these will be made after community engagement and presentation to this committee planned at the next meeting. Ward Councillors will be updated prior to formal submission and notified on forthcoming wider Community Engagement sessions (see paragraph 12 below for specific detail).

17, Crescent Road, Brentwood

10. Works on site are progressing to convert this vacant Council owned property into 2 x 2 Bed (3 person) affordable homes by the appointed contractor Colnesett Ltd. Completion is expected early August 2022. The scheme is currently on budget with no slippage on programme delivery to report. Ward Councillors have been kept updated on progress.

Acquisition, former Right to Buy property at Four Oaks, Ingrave Road.

11. Four Oaks, a small Council owned housing estate on Ingrave Road, Brentwood, has been previously identified to this committee as a future potential opportunity for new homes in the Council's small sites programme. The Council has recently acquired the sole property which was outside of its ownership having previously been sold under Right to Buy provisions.

Programme Consultation update

12. Extensive resident consultation has already taken place on Brookfield Close and is in progress at Harewood Regeneration. To take this work further into the wider programme, a competitive tender through the Places for People Framework was undertaken to secure a dedicated Community Engagement Team. The successful candidate, Barton Wilmore has been appointed and are preparing a bespoke programme for engagement at Ingleton House, Four Oaks and

Highwood Close. Ward Members will be notified as part of the engagement process of the scope and timetable.

Development of Website information

13. A 'New Council Homes' webpage is now available highlighting the programme and showing new homes in development. Each site has a dedicated section indicating type and number of homes and timeline for delivery, tenure (either affordable rent or shared ownership) and a vignette of the scheme. <https://www.brentwood.gov.uk/search?q=council+homes>

References to the Corporate Plan

14. The Council's Corporate Strategy 'Brentwood 2025' commits to Introducing "innovative Carbon reduction and absorption schemes", "identify opportunities for low emission and green developments" and using "brownfield sites efficiently, such as council owned garage sites, to provide affordable homes...". The SHDP and specific proposals in this report contribute to all of these strategic objectives.

Implications

Financial Implications

Name/Title: Jacqueline Van Mellaerts, Corporate Director (Finance & Resources) and Section 151 Officer

Tel/Email: 01277 312500 jacqueline.vanmellaerts@brentwood.gov.uk

The Strategic Housing Delivery Plan is expected to spend £60million over 5-7 years. This is currently reflected in the HRA 30-year business plan. The 30-year Business plan is updated to reflect the timeline of development to help ensure the business plan remains relevant and affordable going forward.

The SHDP requires revenue and capital resources from the HRA to deliver this programme. The finance structuring on each scheme is dependent on whether Homes England Grant Funding is applicable, whether any Section 106 is available and if Retained Right to Buy Capital Receipts can be utilised. Any difference requires borrowing which incurs financing costs that are to be borne by the HRA.

To date the following costs have been incurred in delivering the SHDP

Site	Revenue	Capital	Total
Whittington Mews		1,186,325	1,186,325
Crescent Road		116,435	116,435
Brookfield/Courage Court		1,334,579	1,334,579
Willingale Close		43,086	43,086
Harewood Road		164,950	164,950
Other	69,341	599,164	668,505
Total	69,341	3,444,539	3,513,880

Costs associated with the 'New Council Homes' website page have been met from existing budgets and resources.

The acquisition of former Right to Buy property, 13 Four Oaks to assemble this site for future regeneration, was met from the SHDP Capital budget that has been approved by Full Council as part of the Budget setting process.

Name & Title: Amanda Julian, Corporate Director (Law & Governance) & Monitoring Officer

Tel & Email: 01277 312500/amanda.julian@brentwood.gov.uk

The Council must follow the statutory process when looking to develop or regenerate areas. This includes serving the statutory notices and holding consultations. The Council in following the process is mitigating the risks of challenge as the programme moves forward.

Economic Implications

Name/Title: Phil Drane, Corporate Director (Planning and Economy)

Tel/Email: 01277 312500 philip.drane@brentwood.gov.uk

The Council's Housing Strategy provides further detail to the Corporate Strategy and recently adopted Local Plan. The Strategic Housing Delivery Plan adds specific detail on a programme of sites that utilise council-owned land to deliver new affordable homes with environmentally-led innovations. Housing delivery plays a vital role in the local economy, both in terms of short-term construction related benefits (i.e. technical preparatory work, on-site jobs and supply chains), and longer-term accommodation provision for people who can contribute to the local economy in a range of ways. This helps to ensure that the borough remains an attractive place to live, work and visit.

Background Papers

None