

Committee(s): Housing Committee	Date: 12 th September 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...".

Main Report

Brookfield Close and Courage Court Regeneration Update

1. The decanting of the Council's tenants at this first regeneration site is continuing to progress. As of the date of this report, 76.09% of all affected Council owned properties are vacant, a further 2.2% by the end of September 2022, bringing the total decant by the end of September to 78.3% (up from 65% reported at the previous committee). It is anticipated all tenants will have been vacated by end November 2022.
2. The second buy back (of 6) of former Council owned properties sold under the Right to Buy was completed on the 14th July 2022 with a further buy back due to complete on the 1st September 2022, a further three 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 will lay out that strategy with a timetable.

Harewood Regeneration Update

4. This scheme has completed final Preapplication with the LPA and will be submitted for planning in September 2022. 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 41 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 scheme has been 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 throughout the Regeneration process beyond 'planning'. To date residents have received two information booklets a recent Newsletter and one-to-one calls continue directly to discuss views and concerns. Ward Councillors have been kept updated on progress.

Small Sites Programme Update

Willingale Close, Hutton

7. Pelling's LLP, the Council's technical advisor for the small sites programme secured planning permission for Willingale Close, Hutton, as previously reported to this Committee. The scheme offers the provision for 3 x 3 Bed Zero Carbon (in use) Council Homes. Members are asked to note this development in Willingale Close will be brought into the Tender Pack for Brookfield Close in order to obtain cost savings in construction.

17, Crescent Road, Brentwood

8. Works on site are reaching completion to convert this vacant Council owned property into 2 x 2 Bed (3 person) affordable homes by the appointed contractor Colnesett Ltd. Completion was expected early August 2022 however the contract is being adjusted to enable the appointed contractor to carry out external repairs of the contiguous Council owned property. Ward Councillors have been kept updated on progress. A site visit for Housing Committee Members is being planned for Autumn 2022.

Ingleton House, Stock Lane, Ingatestone

9. The strategy for consultation with all those affected, and Stakeholders is currently being finalised by Barton Wilmore for issue to the delivery team. Ward Councillors will be updated and supplied with the consultation strategy prior to commencement; in conjunction with this work, the technical team continue developing the affordable housing scheme. The delivery team remains aware of the desire to find an alternative site in the area for health provision and remains working on identifying a potential plot within the Council's ownership.
10. Since the previous committee contact with the NHS Estates Representative has been carried out by officers, a meeting is scheduled for mid- September with the NHS and senior officers. A substantive report on discussions and recommended outcomes will be brought to members at the December Housing Committee.

Highwood Close

11. Community engagement bespoke to this site is planned to commence late September 2022. In advance of consultation, Ward Members will be notified and issued with the consultation methodology by the delivery team. It is expected a detailed planning submission will be made prior to the next Housing Committee, the delivery team will therefore ensure a Housing Member Briefing session takes place prior to submission and Ward Members are also fully appraised of the proposals in advance of submission. Members are asked to note this scheme does not have direct impact upon tenants in terms of housing decants or housing buy backs, this is part garage and part vacant undeveloped land.

Four Oaks

12. Community engagement bespoke to this site is due to commence late September 2022, and the future scheme will be developed in conjunction with this process. In advance of consultation Ward Members will be notified and issued with the consultation methodology and finalised programme by the delivery team, in addition Ward members will be invited to any consultation sessions planned.

Community Consultation Methodology

13. As reported at the previous meeting a dedicated Community Engagement Team has recently been procured to support the SHDP, in particular in respect of the delivery of Highwood Close, Ingleton House and Four Oaks. The successful candidate, Barton Wilmore facilitated an internal team Consultation Workshop in July 2022, the output from this Workshop was three community engagement programmes (one for each site) these are currently being reviewed alongside the delivery milestones of the technical partners. The programme will be refined throughout September. Once finalised Ward Members will be notified of stakeholder events and any literature shared with residents as part of the engagement process will be issued to Ward Members in advance

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

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13. 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.
14. 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.

15. To date the following costs have been incurred in delivering the SHDP. Please note that the vast majority of revenue costs will be capitalised by year end as costs are being proportioned across capital codes as appropriate. The below figures include the purchase of 4 properties at the Brookfield/Courage Court Site and 1 property at Four Oaks which is included the capital other costs.

16. Other properties included in the Harewood Road site include 1 extra at Harewood Road, 4 in Iver Road, and 10 in Carisbrook Road.

Site	Revenue	Capital	Total
Whittington Mews		1,414,381	1,414,381
Crescent Road		318,196	318,196
Brookfield/Courage Court		2,137,794	2,137,794
Willingale Close		44,526	44,526
Harewood Road		422,715	422,715
Other	439,401	855,309	1,294,710
Total	439,401	5,192,921	5,632,322

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17. The Council must follow the statutory process when looking to develop or regenerate areas. This includes serving the statutory notices and holding consultations.

18. The Council in following the process is mitigating the risks of challenge as the programme moves forward.

Economic Implications

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19. The Council's Housing Strategy provides further detail to the Corporate Plan and the recently adopted Local Plan. The Strategic Housing Development 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 related construction 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 the borough remains an attractive place to live, work and visit.

Background Papers

None