

Committee(s): Housing Committee	Date: 27 th February 2023
Subject: Strategic Housing Delivery Plan (SHDP)	Wards Affected: All
Report of: Julian Higson	Public
Report Author/s: Name: Paulette McAllister, Programme Lead, Strategic Housing Delivery Programme	For Update

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 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...".

Recommendation(s)

Members are requested to:

- R1. To note continuing progress in the delivery of new Council homes through the SHDP.**

Brookfield Close and Courage Court Regeneration Update

1. The decanting of the Council's tenants at this first regeneration site is nearing full completion, Courage Court is fully decanted and all leaseholds now under the ownership of the HRA; one occupied property within the 'red line' development of the site with Council tenancy is remaining, decant is pending.

2. All buy backs are completed with the exception of two which are currently in the period of exchange to completion, final completion is registered as the 14th March 2023.
3. A secure hoarding has been erected across the north perimeter of the development zone to progress the securing of the site. Additional and active patrolled security measures are in place across the entire site and its hinterland, this is to remain in place until the site transfers to its appointed contractor.
4. Further to the full decanting of Courage Court (January 2023) the Council's appointed technical advisors, Hamson Barron Smith (HBS) (part of the NPS Group) have completed the Intrusive Surveys to further complete the tender pack for construction, this is in parallel to finalising the strategy for the procurement of the main contractor, given the specialist zero carbon 'in use' nature of the specification this will likely require 'pre-qualification' to ensure delivery capability. HBS are developing the PQQs with phasing strategy alongside 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

5. This scheme was unanimously approved by Brentwood Borough Councils Planning Committee in December 2023, it will result in 29 of the Councils poorest quality and currently rented homes, mostly of a post-war 'pre-fabricated' construction with timber and felt roofs, being replaced with 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. The Landlord Offer is subject to a separate Report for Decision at this committee.
6. The dedicated community support team for Harewood Regeneration continues and 121 interviews with all residents directly affected have been undertaken by the SHDP and Housing Team to inform the Landlord Offer. A Local Lettings Policy for this new development will be brought to a future Housing Committee.
7. The Council's appointed technical advisors, Hamson Barron Smith (HBS) (part of the NPS Group) are now undertaking RIBA Stage 4 technical detail in conjunction and liaising with the SHDP Team to develop 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. A future report to this committee will lay out that strategy with a timetable.

Small Sites Programme Update

Willingale Close, Hutton

8. The scheme offers the provision for 3 x 3 Bed Zero Carbon (in use) Council Homes. Members are reminded this development will be brought into the Tender Pack for Brookfield Close in order to obtain cost savings in construction.

17, Crescent Road, Brentwood

9. This former vacant Council owned property became occupied in December 2022, the property was converted into 2 x 2 Bed (3 person) affordable homes by the appointed contractor Colnesett Ltd.
10. A Scheme Audit has been undertaken. To-date this demonstrates the project was completed within the expected budget. However, a final audit will be brought forward to a future committee at the end of the retention period.

Ingleton House, Stock Lane, Ingatestone

11. Since the last Housing Committee (December 2022) where members resolved to progress the redevelopment of Ingleton House through the SHDP, the strategy for consultation with Stakeholders has been completed. The engagement programme will be issued by the end of March 2023. Community engagement and consultation will be held post-election, overall stages are as follows:
 - **Stage A:** this is the first stage and includes 121 discussions with directly impacted residents in order to gain an understanding of their circumstances and letting them know what will happen in the coming months. As demonstrated through previous projects within the SHDP, e.g., Brookfield Close and Harewood Regeneration, Community Engagement will continue with these residents for the duration of the project.
 - **Stage B:** Design Concept Workshops: this includes two ½ day invite-only workshops for impacted residents, the nearest neighbours to the site, parish councillors, members including Ward councillors and other identified stakeholders. Our objective in holding the workshops is to gain a high level of feedback from the community, allowing the project team to develop the emerging proposal for the public exhibition, and demonstrating that we have considered local views.

- **Stage C:** Public Exhibition to present the detailed design proposal and highlighting the feedback received from the concept workshops showing how and where this has influenced the proposal.
 - **Stage D:** Community Newsletter: this will be sent to the consultation area, stakeholders and those who have registered for updates following the public consultation and once the final scheme has been prepared. It will provide an overview of the feedback received, information on the final scheme and the next steps leading to the submission of the planning application.
 - **Stage E:** once the planning application has been submitted, we will update the dedicated website. Stakeholders, impacted residents and those who have registered for updates will also be notified by post, email or telephone (as required).
12. The technical team in parallel to the above, continue to examine the site constraints and design opportunities for the emerging affordable housing scheme, the blend of site constraint knowledge and resident engagement is expected to culminate in a fully designed scheme by end July 2023.
13. Members are to note the delivery team reported at the last committee the awareness of the desire to find an alternative site in the area for health provision, and have since met with the Chief Executive Officer of the Council and Strategic Director (SHDP Sponsor) on this matter; further discussions with NHS representatives now reside with executive officers to discuss with other Public Bodies and can be reported in future through the Council's Policy, Resource and Economic Development Committee.

Highwood Close

14. Community engagement bespoke to this site was carried out in Autumn 2022, further to the outputs and feedback from this engagement, further 121s with residents impacted in contiguous properties to the south of the site have been carried out by the SHDP team.
15. Two Ward Member updates have been held via Teams to detail the direction of the resident's responses and discuss emerging ideas as to how these can be incorporated within the future design, revisions were made by the technical team following community engagement and Ward member feedback.
16. A preapplication meeting was held with the LPA on 10th February 2023, formal feedback from the LPA and consultees is expected within 21 days.

17. Further to any design revisions requested by the LPA, a Statement of Community Involvement will be finalised, and a further newsletter delivered to all residents, Ward Members and those who registered to 'keep in touch', this is to communicate the final layout and three-dimensional views of the scheme being submitted to the LPA.
18. It is expected a detailed planning submission will be made in late May 2023; the delivery team will request a Full Member Briefing session takes place prior to determination by the LPA and Ward Members remain apprised of the proposals. 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. No Landlord Offer is therefore required.

Sir Francis Way

19. In April 2022 as part of the Small Sites with technical partner Pelling's LLP, a planning submission was made to the LPA which proposed 'Demolition of existing garages and construction of 4 x 3no bedroom, 3 storey houses with associated car parking along with alterations to existing car parking and bin stores'.
20. Following a review of the initial scheme, the 'red line' boundary has been extended to negate loss of parking for existing residents within the thoroughfare; through engagement with the Housing Department the scheme has been rationalised with improved refuse collection for flats 49-89 St Francis Way. This has involved a protracted period of reconsultation with ECC Highways and the LPA.
21. This application (reference 22/00572/BBC) is expected to be heard at a March Planning Committee.
22. 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 a HRA garage site. No Landlord Offer is therefore required.

Four Oaks

23. Community engagement bespoke to this site was due to commence late September 2022, this has been reordered in order to efficiently resource the delivery of the two major regeneration sites within the SHDP. A review of the programme for this site is currently underway and engagement is expected late summer 2023. In advance of consultation Ward Members will be notified and

issued with the consultation methodology and programme by the delivery team, in addition Ward members will be invited to any consultation sessions planned.

HRA Garage Asset Review

24. To build further on data evolving from the Housing Estates Team in relation to the Condition Surveys of the HRA Garages, a Borough Wide Garage Strategy has been identified as an emerging project. Members of this committee will note the SHDP pipeline of new affordable homes is through the development and regeneration of various Housing Revenue Account (HRA) owned sites, this includes HRA garages, however where the redevelopment of these sites for 'Housing' is not identifiable, further development, including alternate uses, could be accommodated.
25. A workshop with members of the Housing committee to review the wider site network opportunities is proposed, this follows an initial study by Knight Frank Geospatial Team in which Garage Assets were studied to inform future stages and an evidence base.

References to the Corporate Plan

26. 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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Corporate Director (Finance & Resources) and Section 151 Officer
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27. 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.
28. To date the expenditure incurred on the programme is £5.973 million, this is across all the pipeline sites.

29. 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.

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

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

Economic Implications

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32. 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