



COMMITTEE TITLE Housing, Health & Community

DATE 19th June 2023

REPORT TITLE:	Strategic Housing Delivery Plan (SHDP)
REPORT OF:	Steve Summers (SHDP Programme Sponsor)

REPORT 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 further Zero Carbon affordable homes on further 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...".

RECOMMENDATIONS

Members are requested to:

- R1. To note continuing progress in the delivery of new Council homes through the SHDP.**
- R2. Resolve to submit a Planning Application for Affordable Homes at Highwood Close.**

SUPPORT ING INFORMATION

1.0 BACKGROUND INFORMATION

2.0 Brookfield Close and Courage Court Regeneration Update

The decanting of the Council's tenants at this first regeneration site is completed. All leaseholds now under the ownership of the HRA. At the time of the last Housing Committee two properties were in the period of exchange to completion.

The secure hoarding erected across the northern perimeter of the development zone and active patrolled security measures remain in place across the entire site and its hinterland, this is planned to continue until the site transfers to an appointed contractor, permission to 'tender' this scheme is presented to this committee under a separate report for decision.

The Council's appointed technical advisors, Hamson Barron Smith (HBS) (part of the Norse Group) completed 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 require 'pre-qualification' to ensure delivery capability.

Members of this committee are requested to note an alteration in the nature of the previously assumed construction for the new units at Courage Court. The build assumptions originally sought to retain the skeletal core of the building frame and adopt an EnerPhit model. This concept was adopted by the project team in September 2020 but was conditional on the findings of a more intrusive investigation of the buildings frame, build methodology and sub-structure.

The intrusive investigations could only be undertaken at a time when the decant of Courage Court had reached its conclusion; these were undertaken in January and February 2023. Findings have highlighted a non-typical form of construction whereby the columns, floors, external walls and a number of internal walls are solid concrete and structural. Consequently, the planned alternations to the building to create a more modern and liveable space would be compromised by structural supports, beams and localised frame reinforcement.

The alternative for construction of the new units at Courage Court preserves the original project aspirations of creating innovative, standard defining living accommodation for future residents. The opportunistic benefit of Embodied Carbon reduction remains as the frame may be used for crush on site.

As a matter of procedure, a revised submission reflecting this amendment in construction will be submitted to the LPA (expected June 2023). This does not affect the quantum or mix as already approved. Preapplication engagement has been carried out with the Planning Team in advance and the units remains as Zero Carbon (in use) Affordable Homes.

3.0 Harewood Regeneration Update

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. Most affected homes are currently rented or void and therefore no 'buy-back' of homes is required to facilitate the regeneration.

This scheme was developed through a process of Co-Design with the community through three stages of engagement; since Planning Permission was awarded, individual engagement with those residents directly impacted upon (i.e., those subject to home loss and decant) was carried out.

The 'Landlord Offer' was approved by members of the Housing Committee 27th February 2023, further to this, additional Resident Surveys for decant were commenced by the Delivery Team (SHDP). It is anticipated the site will be fully vacant by late Autumn 2023.

A Local Lettings Policy for this new development will be brought to a future Housing, Health & Community Committee.

The Council's appointed technical advisors, Hamson Barron Smith (HBS) (part of the NPS Group) are completing RIBA Stage 4 technical detail in conjunction with the SHDP Team in preparation of the procurement of the main contractor, this is the subject of a separate report to this committee for Decision this evening.

4.0 Small Sites Programme Update

Willingale Close, Hutton

The scheme offers the provision for 3 x 3 Bed Zero Carbon (in use) Council Homes. Members are reminded this development was expected to be included within the Tender Pack for Brookfield Close, however given the complexities of the Construction at Brookfield Close, its delivery is proposed through a separate competitive tender. A scheme review of the technical elements of the units is currently in progress, an update.

Ingleton House, Stock Lane, Ingatestone

Further to the RIBA Stage 1 site feasibility being undertaken to examine the 'red line' of the development area and site constraints. The SHDP and Housing Estates Team are reviewing opportunities for a hybrid scheme comprising new development and decarbonisation. Prior to a detailed design stage an engagement programme and consultation will be programmed, Members of this committee will be updated along with Ward Members and Parish Council representatives.

Highwood Close

The site at Highwood Close is within the SHDP portfolio and consists of undeveloped land allocated for Housing in the previous LDP (2005). A structured approach to the site arrangement through community and Ward Member engagement, has seen the layout, mix and density adapt over a period of design development.

Initial Community Engagement bespoke to this site, was carried out in Autumn 2022, further to the outputs and feedback from this engagement, 121s with residents impacted by way of development and in properties contiguous to the south of the site have been carried out by the SHDP team. This includes the owner occupier of one of the HRA garages.

A preapplication meeting was held with the LPA on 10th February 2023, formal feedback from the LPA and consultees have raised no in principle concerns and more detailed studies and reports were advised to be undertaken.

The Statement of Community Involvement will shortly be finalised and those who registered to 'keep in touch' will be notified in advance of the planning application, this is alongside the LPA's duty to consult and advertise the application once validated.

It was expected a detailed planning submission would be made in late May 2023; however, the SHDP team requested further ecological reports from the technical team (Pelling's LLP) in advance of any submission following advice from the Council's Ecology and Landscape Consultee.

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 site and part vacant undeveloped land. No Landlord Offer is required.

Sir Francis Way

In April 2022 as part of the Small Sites by 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'.

This application (reference 22/00572/BBC) was heard at a March Planning Committee and resolved for Approval.

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 required.

The next stage technical brief is currently being reviewed by the SHDP Team in parallel with viability assumptions and SHDP delivery milestones.

Four Oaks

Community engagement bespoke to this site was due to commence late September 2022, this was 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 remains underway in parallel with viability assumptions and SHDP delivery milestones.

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.

School Education Programme

As part of the scheme 'Land at Brookfield Close', the SHDP team have engaged with two local primary schools to involve them in the ongoing project. The two local primary schools are 'Willowbrook' and 'St Joseph the Worker'. Both schools are located in a close proximity to the redevelopment location, and it is likely that the pupils walk past the site on their way to school.

Engagement in this type of project is vital, not only for directly affected residents but also those young people who are in close vicinity of SHDP schemes; messaging around Sustainability and Healthy Homes and Communities are at the heart of the parallel engagement programme.

For Land at Brookfield Close, initial engagement is an art project with the schools producing various types of artworks that will be used on the large hoardings erected around the site once demolition commences.

An initial meeting with the school staff was undertaken prior to both schools affording a 'whole school assembly' where the SHDP team provided background information on why and where we were building the new houses and the importance of community and protecting the environment.

The artwork will be produced in the summer term and displayed on the hoarding towards the end of the year. The chair of this committee will be updated on progress and school engagement events and initiatives.

References to the Corporate Plan

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.

5.0 FINANCIAL IMPLICATIONS

Name & Title: Tim Willis, Director – Resources & Section 151 Officer
Tel & Email: 01277 312500 / tim.willis@brentwood.rochford.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.

6.0 LEGAL IMPLICATIONS

Name & Title: Claire Mayhew – Joint Acting Director of People and Governance & Monitoring Officer

Tel & Email 01277 312741 / claire.mayhew@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.

7.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS

Included within the Housing Development Strategy.

8.0 RELEVANT RISKS

SHDP Risk Log for development programme in review.

Individual scheme risk registers updated by technical teams.

9.0 ENGAGEMENT/CONSULTATION

This is set out in detail within each SHDP scheme.

10.0 ECONOMIC IMPLICATIONS

Name & Title: Phil Drane, Corporate Director -Place

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

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.

8.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS

None

9.0 EQUALITY AND DIVERSITY IMPLICATIONS

The Public Sector Equality Duty applies to the Council when it makes decisions. The duty requires us to have regard to the need to:

- a) Eliminate unlawful discrimination, harassment and victimisation and other behaviour prohibited by the Act. In summary, the Act makes discrimination etc. on the grounds of a protected characteristic unlawful
- b) Advance equality of opportunity between people who share a protected characteristic and those who do not.

- c) Foster good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, marriage and civil partnership, race, religion or belief, gender, and sexual orientation. The Act states that 'marriage and civil partnership' is not a relevant protected characteristic for (b) or (c) although it is relevant for (a).

The proposals in this report will not have a disproportionate adverse impact on anybody with a protected characteristic.

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APPENDICES

None

BACKGROUND PAPERS

None

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Housing Committee	27th February 2023

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