



**Committee Title:** Housing, Health & Community

**Date:** 18<sup>th</sup> September 2023

<b>REPORT TITLE:</b>	Strategic Housing Delivery Programme (SHDP)
<b>REPORT OF:</b>	Steve Summers (SHDP Programme Sponsor)

## **REPORT SUMMARY**

This report summarises progress since the last committee in June 2023 on a pipeline of new affordable homes through the development and regeneration of various Housing Revenue Account (HRA) owned sites.

As a reminder, the 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 Harewood Regeneration which consists of 40 new zero carbon homes, and 2) the development of a range of smaller HRA sites to deliver further 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...".

## **SUPPORT ING INFORMATION**

### **1.0 Brookfield Close and Courage Court Regeneration Update**

The site is fully decanted and under the ownership of the HRA. At the last committee (June 2023) members resolved to proceed to Tendering for the Demolition of structures at Brookfield Close and Courage Court and proceed to proceed to Tender of the Main Construction Contract.

At the time of writing this report the Tender for Demolition has closed and in evaluation. The Main Contract remains at Tender stage on the Crown Commercial Services (CCS) Framework, this Tender is due to close at midday on the 29th of September 2023.

Members of this committee are requested to note the planning application for Courage Court (variation of the extant permission as reported last Committee) is expected to be heard at Planning Committee on the 19th of September 2023.

Security at the site remains along with resident and community engagement including the local schools through the SHDP Education Programme.

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

## **2.0 Harewood Regeneration Update**

This scheme was unanimously approved by Brentwood Borough Council's Planning Committee in December 2022, it will result in 29 of the Council's poorest quality and currently rented homes, mostly of a post-war 'prefabricated' 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.

At the time of writing this report the Main Contract remains at Tender stage on the Crown Commercial Services (CCS) Framework, this Tender is due to close at midday on the 29th of September 2023.

The 'Landlord Offer' approved by members of Housing Committee (27th February 2023) has been actively implemented, at the time of authoring this report two thirds of residents have been decanted to appropriate accommodation by the Housing Services Department. Resident support and coordination of the decant remains in place led by the Corporate Manager of Housing Needs and Delivery.

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

## **3.0 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 planned for Autumn 2023.

### **Ingleton Regeneration**

This scheme was previously reported as Ingleton House.

An engagement programme has commenced, including bespoke 121 sessions with those residents directly affected, at the time of writing this report a community co-design and direct stakeholder engagement is pending (6<sup>th</sup> September) Ward Members and Parish Councillors have been updated along with residents within the immediate area of influence. Future Exhibition and briefings form part of the engagement programme and members of this committee will be notified of the events in advance.

This scheme will see a hybrid approach to an SHDP scheme, which will deliver new zero carbon affordable homes and energy efficiency with decarbonisation methods applied upon a range of bungalows to the west of the former Ingleton House building. This scheme endeavours to demonstrate high quality and reduced carbon affordable accommodation without full demolition of all structures.

Members of this committee will be updated of the engagement process along with Ward Members and Parish Council representatives.

A PPA (Planning Performance Agreement) has been facilitated with the LPA and will be subject to a series of preapplications and member briefings. The scheme is expected to be submitted to the LPA by the end of the calendar year.

### **Highwood Close**

A detailed planning submission has been validated by the LPA (August 2023) the development proposes 12 Net Zero Carbon (in use) Affordable Units on HRA land along with the provision of storage and parking for the existing tenants of Highview Close and 'hot spot' parking for Care Workers visiting St Georges Court.

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. A structured approach to the site arrangement through community and Ward Member engagement, has seen the layout, mix and density adapt over the period of design development.

### **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 2022 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 to efficiently resource the delivery of the two major regeneration sites within the SHDP. The programme for delivery of this site remains a priority.

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.

## **4.0 SHDP Education Programme**

As part of the scheme 'Land at Brookfield Close', the SHDP team engaged with two local primary schools 'Willowbrook' and 'St Joseph the Worker'. 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. Artwork was produced in the summer term and handed to the team, Chief Executive Officer and Chair of this committee in July 2023, this artwork will be displayed on the hoarding by the end of the year. The chair of this committee will be updated on this progress and other school engagement events and initiatives.

## **5.0 Grant Funding of the Programme**

Ongoing discussions with Homes England have taken place around access to grant levels for the programme. To bid for grant, Investment Partner (IP) status will be required as reported and resolved at EE&H Committee December 2020. In August 2023 representatives from Homes England visited a selection of sites within the SHDP. An application for Investment Partner Status is planned for Autumn 2023 along with AHP (Affordable Housing Programme) Grant Funding application expected by the end of the financial year for Brookfield and Harewood Regeneration. This committee will be updated on progress of Grant Level awards.

## **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 these strategic objectives.

## **6.0 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.

## **7.0 LEGAL IMPLICATIONS**

**Name & Title: Claire Mayhew – Acting Joint Director of People and Governance & Monitoring Officer**  
**Tel & Email 01277 312741 /claire.mayhew@brentwood.rochford.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.

## **8.0 ECONOMIC IMPLICATIONS**

**Name & Title: Phil Drane, Corporate Director -Place**  
**Tel/Email: 01277 312500 / philip.drane@brentwood.rochford.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.

**9.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS**

**10.0 RELEVANT RISKS**

Viability under current market conditions and Homes England Grant Level Awards.

**11.0 ENGAGEMENT/CONSULTATION**

All SHDP schemes are supported by an engagement strategy which is developed and adjusted according to site specific requirements. This engagement continues through implementation process; contractor community engagement is embedded within Employers Requirements (ERs) for Tendering Main Contracts.

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**SUBJECT HISTORY (last 3 years)**

<b>Council Meeting</b>	<b>Date</b>
<b>HHC Committee</b>	<b>June 2023</b>
<b>Housing Committee</b>	<b>February 2023</b>
<b>Housing Committee</b>	<b>December 2022</b>
<b>Housing Committee</b>	<b>October 2022</b>
<b>Housing Committee</b>	<b>June 2022</b>
<b>EE&amp;H Committee</b>	<b>March 2022</b>
<b>EE&amp;H Committee</b>	<b>September 2021</b>
<b>EE&amp;H Committee</b>	<b>July 2021</b>

