



COMMITTEE TITLE Housing, Health & Community

DATE 18th December 2023

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

REPORT SUMMARY

This report summarises progress since the last committee in September 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...".

RECOMMENDATIONS

To note progress in the delivery of new Council homes through the SHDP.

SUPPORT ING INFORMATION

1.0 REASONS FOR RECOMMENDATIONS

To update Members on the progress of the SHDP pipeline and implementation of the adopted strategy.

2.0 OTHER OPTIONS CONSIDERED

Not applicable

3.0 BACKGROUND INFORMATION

3.1 Brookfield Close and Courage Court Regeneration Update

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

The Demolition contract was awarded to Erith Contractors Ltd further to the competitive exercise run through the Crown Commercial Services Framework. A programme for the contract is pending at the time of authoring this report, currently awaiting the date for removal of services by CADENT and UKPN. Ward Members and community updates will be issued as soon as this final programme is signed off by the delivery team.

The Main Contract tender through Crown Commercial Services (CCS) Framework, closed on 29th September 2023. No bids were received. Feedback from the market was obtained and an alternate Framework is currently being pursued in parallel to dedicated procurement resource and targeted market discussions with contractors. A further update on the next tender exercise will be issued in the New Year.

Members of this committee are requested to note the planning application for Courage Court (variation of the extant permission) was approved at Planning Committee on the 19th September 2023.

In terms of the tenure for the site, members are requested to note the delivery team are modelling a 100% affordable scheme, proposing to eliminate the OMS (Open Market Sales) units (as approved), this ensures the scheme retains an improved viability position whilst being Affordable Homes led, any change in tenure will be subject to LPA approval and members of this committee will be briefed prior to any such application to vary is submitted.

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

As previously reported since programme inception, each site will be subject to a Local Lettings Policy, which will be brought to a future Housing, Health & Community Committee, this LLP will set out the rent levels for the Zero Carbon Affordable Homes in line with the guidance from Homes England Grant Advisors.

3.2 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 '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.

The Main Contract tender through Crown Commercial Services (CCS) Framework, closed on 29th September 2023. No bids were received. Feedback from the market was obtained and an alternate Framework is currently being pursued in parallel to

dedicated procurement resource and targeted market discussions with contractors. A further update on the next tender exercise will be issued in the New Year.

The 'Landlord Offer' approved by members of Housing Committee (27th February 2023) has been actively implemented, at the time of authoring this report only three Households remain to be decanted into their 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.

As previously reported since programme inception, each site will be subject to a Local Lettings Policy, which will be brought to a future Housing, Health & Community Committee, this LLP will set out the rent levels for the Zero Carbon Affordable Homes in line with the guidance from Homes England Grant Advisors.

The Harewood Regeneration Scheme received Highly Commended in November at the Essex Housing Awards; from the Leadership Team, the Programme Sponsor through the variety of committees and all service areas within the Council, the SHDP is regarded by the delivery team as a 'collective effort' they wish to express their thanks to members of this committee for its continued support to officer and residents.

3.3 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 has been completed and currently being evaluated for construction and tender options.

Since the last committee members are to note active site security has been implemented and positive community feedback received by the Corporate Manager of Housing Needs and Delivery.

Ingleton Regeneration

At the last committee members were updated on the engagement programme for the site and wider environs, this included bespoke 121 sessions with those residents directly affected.

Since the last committee, community co-design and direct stakeholder engagement including that with Ward Members and Parish Councillors was undertaken, this culminated in a submission for the scheme to the LPA in November 2023.

This scheme will see the first hybrid approach to an SHDP site, which will deliver new both zero carbon affordable homes together with retrofit of stock to a range of HRA bungalows to the west of the former Ingleton House building.

The site is the selected pilot for the '6 Streets' project launched at Solace 2023, this is an initiative to cross share building typology data and measurement of social impact accelerate Retrofitting of housing; a separate briefing on this initiative will be brought to members.

This scheme endeavours to demonstrate high quality and reduced carbon affordable accommodation without full demolition of all structures within the 'blue line' of ownership.

Members of this committee will continue to be updated along with Ward Members and Parish Council representatives.

The scheme is expected to be determined at February/March Planning Committee.

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 in order 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.

3.4 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, now pending the installation by the appointed contractors for demolition.

The chair of this committee will be updated on this progress and other school engagement events and initiatives.

3.5 Grant Funding of the Programme

Investment Partner Status to Homes England has been made alongside further discussion for grant levels required to support the programme.

Grant Funding applications remain 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 of these strategic objectives.

4.0 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.

5.0 LEGAL IMPLICATIONS

Name & Title: Claire Mayhew - Corporate Manager (Democratic Services) & 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.

6.0 ECONOMIC IMPLICAGIONS

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.

7.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS

8.0 RELEVANT RISKS

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

9.0 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.

10.0 ENVIRONMENTAL IMPACT

Name & Title: Henry Muss, Sustainability & Climate Officer

Tel & Email 01277 312500 henry.muss@brentwood.gov.uk

REPORT AUTHOR:

Name: Paulette McAllister

Title: Programme Director Strategic Housing Delivery Programme

Phone: 01277 312500

Email: paulette.mcallister@brentwood.gov.uk

APPENDICES

None

BACKGROUND PAPERS

None

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
HHC Committee	September 2023
HHC Committee	June 2023
Housing Committee	February 2023
Housing Committee	December 2022
Housing Committee	October 2022
Housing Committee	June 2022
EE&H Committee	March 2022
EE&H Committee	September 2021
EE&H Committee	July 2021