

**REPORT FOR: Tenants', Leaseholders'
and Residents'
Consultative Forum**

Date of Meeting: 11 December 2013

Subject: **Affordable Housing Programme
update – Report by Housing
Partnerships and Strategy Manager**

Responsible Officer: Lynne Pennington
Divisional Director of Housing

Exempt: No

Enclosures: None

Section 1 – Summary

This report provides a progress update on the proposed Affordable Housing Programme.

RECOMMENDATION: Comments are requested, particularly on how TRA's would like to be involved in the consultation process for the infill development programme and estate regeneration study.

Section 2 – Report

1. Introduction

- 1.1 On 20 June 2013, Cabinet approved the first phase of an Affordable Housing Programme which will see:
- the development of new housing for affordable rent and sale being developed on vacant or under utilised HRA land/assets such as garage sites, funded partly through the additional income being generated in the HRA as a result of self financing and partly through other resources held by the Council specifically for the purpose of delivering additional affordable housing;
 - Detailed regeneration feasibility studies being taken forward on HRA housing estates where an initial assessment indicates there is viable potential to develop additional new homes.
- 1.2 A financial assessment was carried out to see what capacity the HRA has to enable a new build affordable housing programme to be taken forward. The modeling suggested that the HRA could afford to develop up to 150 properties over the next 5 years by using a combination of S106 receipts, other capital receipts, RTB receipts and revenue contributions. There is already financial capacity to deliver around 50 new homes over the next two years. Once these new homes are completed immediate positive net cash flows will be generated for the HRA and this will contribute to increased balances over the 30 year period of the Housing Business Plan.
- 1.3 HFTRA were briefed on the proposals in July 2013 and discussions took place on the best way to ensure that local residents are involved in taking forward both of the above projects. This report provides a progress update on the projects for TLRCF.

2. First Phase Infill Development programme

- 2.1 Identification of infill development opportunities has been undertaken using a number of methods, including examination of detailed site plans and estate boundaries, digital mapping and including discussions with Council Housing and Planning Officers. Potential garage sites had already been identified by the Garage Strategy Steering Group. Opportunities for developing around 150 new homes were identified.
- 2.2 These sites were then prioritised using the following criteria to produce a first phase programme of 50 new homes:
- Sites not currently occupied or which can achieve vacant possession quickly;

- Sites where initial checks indicate there are no rights of access issues;
- Sites where initial checks suggest there are unlikely to be problems arising from previous uses e.g. contamination, flood risk, conservation, ecology etc;
- Initial planning advice supports development;
- Exclusion of sites that can only accommodate 1 unit which are likely to be significantly more expensive to develop on a per unit basis.

2.3 Detailed site investigations are being undertaken and the sites currently proposed for detailed design options are:

Site	Estate	Ward	Potential Unit type	No of potential units
Garages 5-52, Stuart Ave	Eastcote Lane	Roxbourne	House	8 plus
Garages 1-16, Atherton Place	Harrow View	Headstone South	House	2 + undercroft = 3
Garages 1-23, and land at Chichester Court	Chichester Court	Queensbury	Flats	18+
Demolished garages 1-14, Chenduit Way	Cottesmore	Stanmore Park	House	5
Land at Moelyn Mews, off Elmgrove Road	Elmgrove	Greenhill	House/Flats	3
Garages 20-23, The Heights	Northolt Park	Roxeth		2
Garages 1-10, Binyon Crescent	Woodlands	Stanmore Park	House	2
The Middleway, vacant site	Weald Village	Wealdstone	House	2
Total potential units				43
Reserve Schemes				
Land at Holsworth Close	Kingsfield	Headstone South	House	4

2.4 Officers are currently in the process of appointing architects to start the design option process to enable the submission of planning applications and the appointment of building contractors.

Proposed consultation with local residents and Ward Councillors

2.4 Once the architects are appointed, meetings will be arranged with estate residents and Ward Councillors to discuss the potential design options for each of the sites above. Where sites are identified for potential shared ownership schemes, interested tenants who have

expressed an interest in buying a home will also be invited to participate in the design process. It is anticipated these meetings will start in the New Year.

3. Estate Regeneration

3.1 Consultants were appointed in December 2012 to assess initial estate regeneration opportunities for the Council's existing 73 defined estates using a bespoke financial viability model. This was a desktop exercise to assess the potential to redevelop existing estates at higher density to provide additional housing and replace poorer quality estates which may not be sustainable in the long term with new higher quality housing in an improved setting.

3.2 This study concluded that many of the Council's estates are not suitable for redevelopment because the Council now owns less than 60% of the homes and/or because there is limited potential for redevelopment at a higher density.

3.3 A provisional shortlist of estates was identified where partial or full redevelopment may be financially achievable and create opportunities to increase the level of housing, including additional affordable housing. On some estates, the majority of new homes developed would need to be for private sale to produce a viable business plan. In some cases additional funding would be needed to allow them to break even as was the case with the Rayners Lane and Mill Farm regeneration schemes. These will require consideration of different delivery models to ascertain the optimum solution. The short listed estates approved by Cabinet are:

Pinner Hill – Howards and Deacons Close
Pinner Green – Hazeldene Drive and Pinner Green flats
West End Lane - Dickson Fold
Brookside Close
301 Pinner Road
Former Brent Houses – Amy Johnson Court
Alexandra Avenue
George V Avenue

3.4 In addition it is now also proposed to include the Grange Farm estate within the shortlist to enable a more detailed long term assessment of its potential for regeneration.

3.4 PRP architects were appointed in November 2013 by an officer panel which also included HFTRA, to carry out the detailed feasibilities for each estate. These will involve design options being developed for each estate in consultation with residents and then assessing costs and funding options to decide whether they should be taken forward. HFTRA were involved in the appointment of PRP architects.

Proposed consultation with local residents and Ward Councillors

- 3.5 Estate residents and Ward Councillors will be invited to participate in the detailed feasibility study process following the best practice principles already established for the Mill Farm and Rayners Lane estate regeneration schemes. The first meetings are in the process of being set up.
- 3.6 At this stage no decisions are being taken forward to demolish and regenerate either part or all of the short listed estates and this will be made clear in all communications with estate residents.

Financial Implications

There are no financial implications to this report. For information, at its meeting on the 20th June 2013 Cabinet approved expenditure from HRA reserves, HRA capital receipts and the Council's Affordable Housing Fund of up to £6.5m to fund the development of the First Phase Affordable Housing Programme. Funding is also set aside to enable the detailed estate regeneration feasibilities to be taken forward.

Equalities Implications

An Equality Impact Assessment was carried out for the Housing Strategy approved by Cabinet in April 2013. The development of additional affordable housing has an overall positive impact on a number of protected characteristics.

Name: Dave Roberts	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 22 November 2013		

Contact Details and Background Papers

Contact:

Alison Pegg
Housing Partnerships and Strategy Manager
Tel: 020 8424 1933
Email: Alison.pegg@harrow.gov.uk

Background Papers:

Cabinet report 20 June 2013 plus appendices which can be found on pg 61 at <http://www.harrow.gov.uk/www2/documents/g61429/Public%20reports%20pack%20Thursday%2020-Jun-2013%2018.30%20Cabinet.pdf?T=10>