

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

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<b>Date of Meeting:</b>	7 <sup>th</sup> October 2014
<b>Subject:</b>	<b>INFORMATION REPORT: Homes for Harrow update</b>
<b>Key Decision:</b>	No
<b>Responsible Officer:</b>	Lynne Pennington Divisional Director of Housing
<b>Portfolio Holder:</b>	Cllr Glen Hearnden Portfolio Holder Housing
<b>Exempt:</b>	No
<b>Decision subject to Call-in:</b>	Yes
<b>Wards affected:</b>	All
<b>Enclosures:</b>	None

## **Section 1 – Summary and Recommendations**

This report provides an update on the Homes for Harrow Programme. There will be a presentation on the current proposals at the meeting. Comments are requested, particularly on how to improve resident involvement in future consultation events on projects within the Homes for Harrow programme.

**FOR INFORMATION AND CONSULTATION**

## Section 2 – Report

2.1 The Homes for Harrow programme has two strands:

2.1.1 Infill programme - Building new council housing for rent as well as homes for sale on a shared ownership basis on vacant or under- utilised HRA land/assets such as garage sites. This is 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;

2.1.2 Estate Regeneration - Comprehensive or partial regeneration of housing estates where the cost of refurbishing/maintaining existing homes are high and/or where there is potential to build additional new homes.

### Infill Programme

2.2 The sites proposed for the first 50 new homes are set out below:

Site/Scheme Address	Units	Tenure	Type	Progress
Binyon Crescent, Stanmore	2	Affordable Rent (AR)	2 bed bungalows	PRP architects appointed. Detailed designs being progressed
Chenduit Way, Stanmore	4	AR	4 bed houses	PRP architects appointed. Detailed designs being progressed
Grove Avenue, Pinner	7	AR	1,2,3 bed flats	Architects and other consultants in process of being appointed
Holsworth Close, North Harrow	4	AR	4 bed houses	As above

Alexandra Avenue	11	AR	1,2,3 bed flats	Initial designs completed. Architects and consultants in process of being appointed to draw up detailed designs and submit planning applications.
Stuart Avenue, South Harrow	4	AR	3 bed houses	As above
The Heights, Northolt	3	AR	1,2 bed flats	Architects and other consultants in process of being appointed
Amy Johnson Court	3	AR	1,2 bed flats	Initial designs completed. Architects and consultants in process of being appointed to draw up detailed designs and submit planning applications.
Moelyn Mews or Brookside Close	2	AR	3 bed flats or houses	Architects and other consultants in process of being appointed
Allerford Court, North Harrow	3	Shared Ownership (S/O)	3 bed houses	As above
Atherton Place, Harrow	2	S/O	3 bed houses	As above
Pinner Grove	2	S/O	3 bed flats	As above
Stuart Avenue, South Harrow	3	S/O	3 bed houses	As above
<b>Total</b>	<b>50</b>			

2.3 A consultation event for Chenduit Ave, Binyon Crescent and Masefield Ave was held on the 16<sup>th</sup> September 2014. Feedback from this event will be presented at the meeting.

### **Estate Regeneration**

2.4 The following estates are included within this programme and the details are set out below:

Estate	Type of development (Subject to Planning, detailed legal, service information etc)	Potential additional new homes	Proposed future	Latest position
Grange Farm estate	Complete regeneration driven by need to replace existing homes in the long term	Replacement of existing 260 homes with c433 new homes and replacement community centre	Complete redevelopment ie demolition of most of the existing homes and replacement with new homes	<ul style="list-style-type: none"> <li>• <b>Residents meeting held 31 July 2014</b></li> <li>• <b>Steering Group being set up</b></li> <li>• <b>Housing Needs surveys underway</b></li> <li>• <b>Void properties being let on a temporary basis</b></li> </ul>
Hazeldene Drive and Pinner Green flats	3 options considered: Complete regeneration, infill and major improvement of existing housing. Needs further	Proposals considered replacement of existing 123 homes with 177 new homes	Complete regeneration not financially feasible. Further feasibility work required to assess potential of partial redevelopment and comprehensive refurbishment	<b>Planned capital works for 2014/15 to proceed. Further feasibility work to start in the Autumn considering investment needs over next 30 years compared to partial redevelopment.</b>
Howards and Deacons Close	Complete regeneration or major improvement of existing homes	Proposals considered replacement of existing 84 homes with 147 new homes	Further feasibility required to decide whether complete regeneration would be a better solution than comprehensive refurbishment	<b>Planned capital works for 2014/15 to proceed. Further feasibility work to start in the Autumn considering investment needs over next 30 years compared to partial redevelopment.</b>

## Resident involvement

2.5 Since January 2014, we have been holding consultation events to enable residents to be involved from the outset in developing our plans for new homes. However attendance at the events has been varied

and below the target set of 50% attendance (see below). There will be a discussion at the meeting on ways to improve resident involvement in our Homes for Harrow programme.

### **Attendance at consultation events**

1. Alexandra Ave – 15 out of 133 properties = 11%
2. Amy Johnson – 7 out of 15 properties = 47%
3. Brookside – 24 out of 77 properties = 31%
4. Dickson – 8 out of 18 properties (at one event) = 31%
5. Grange Farm - 86 out of 282 properties = 30%
6. Howards & Deacons – 28 out of 84 = 33%
7. Hazeldene – 26 out of 106 = 26%

## **4.0 Financial Implications**

- 4.1 There are no specific financial implications arising from this report as it is a progress update. For information, at its meeting on the 17<sup>th</sup> July 2014 Cabinet approved expenditure from HRA reserves, HRA capital receipts and the Council's Affordable Housing Fund of up to £8.5m to fund the development of the first 50 new homes in the infill programme. The estimated costs of this programme have increased for several reasons but sufficient funding is available in the HRA. Additionally we also made a successful bid to the government for £1.7m to support this programme.
- 4.2 Cabinet also approved £2.1M to take forward the Grange Farm Regeneration project. This is additional funding to that already approved for the existing housing capital programme.

## **5.0 Risk Management Implications**

- 5.1 Risk included on Directorate risk register? Yes  
Separate risk register in place? Risk registers are being developed for each scheme

## **6.0 Equalities implications**

- 6.1 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. Specific EQIA's will be carried out for projects such as the Grange Farm regeneration.

## **7.0 Council Priorities**

- 7.1 The Council's vision:

**Working Together to Make a Difference for Harrow**

- 7.2 The Homes for Harrow programme will contribute positively to the Council's vision for Harrow and the Council's priorities in the following ways:
- a. Making a difference for the vulnerable – building a range of new affordable homes including homes for those who are most in need.
  - b. Making a difference for communities – This work provides an opportunity to involve and engage both residents on estates and from the wider community in the development of new homes, the replacement of poor housing and improvements to the external environment.
  - c. Making a difference for local businesses – The procurement of contractors for the infill development programme provides an opportunity to encourage and support local, small to medium sized contractors in tendering for the work. The work of the Housing Department supports the administration's priorities as follows.

### **Section 3 - Statutory Officer Clearance**

Name: Dave Roberts	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 18 September 2014		

<b>Ward Councillors notified:</b>	<b>No</b>
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### **Section 4 - Contact Details and Background Papers**

**Contact:**

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Housing Partnerships & Strategy Manager  
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## **Background Papers:**

Cabinet report 20 June 2013, Housing Business Plan 2013, consultation draft Asset Management Strategy, Proposals for a future Affordable Housing Programme, and Proposed Grants to Move scheme

<http://www.harrow.gov.uk/www2/documents/g61429/Public%20reports%20pack%20Thursday%2020-Jun-2013%2018.30%20Cabinet.pdf?T=10>

Cabinet report 10 April 2014 Affordable Housing Programme Update

<http://www.harrow.gov.uk/www2/documents/g61438/Public%20reports%20pack%20Thursday%2010-Apr-2014%2018.30%20Cabinet.pdf?T=10>

Cabinet report 17 July 2014 Homes for Harrow

<http://www.harrow.gov.uk/www2/documents/g62354/Public%20reports%20pack%20Thursday%2017-Jul-2014%2018.30%20Cabinet.pdf?T=10>