

Report to the Council Housebuilding Cabinet Committee



**Epping Forest
District Council**

Report reference: CHB-001-2021/22
Date of meeting: 14 June 2021

Portfolio: Housing Services – Councillor H Whitbread

Subject: Council House Building Progress Report – Phases 3 - 5

Responsible Officer: Rochelle Hoyte (01992 562054)
Service Manager - Development

Democratic Services: J Leither (01992 564756)

Recommendations/Decisions Required:

That the contents of this Progress Report on Phases 3 to 5 of the Council House Building Programme be noted and presented to the Cabinet in line with the Terms of Reference of the Council House Building Cabinet Committee.

That members consider the proposals for Phase 5 and award officers the approval to move the schemes forward through planning and construction.

Executive Summary:

The report set's out the progress that has been made across phases 3 to 5 of the Housebuilding programme that are either completed, on-site and are currently being procured. In Phase 4, Package 4.1 - 16 units - have been contracted and all on site. All handovers for 4.1 are between September and November 21 with Pick Hill in March 22.

Package 4.2 - 22 units – are all on site, handover dates for these are between Feb and March 22.

Package 4.3 – 15 units – Work is underway to get both contracts signed. Pentlow Way has been delayed mainly due to the sub - station being re-sited. Start on site still to be achieved August 21.

Package 4.4 - 24 units – awaiting consent from planning, determination expected June 21 to work through next steps for Jan 22 start on site.

Package 4.5 – 2 units – is delayed within planning, updates hoped to be received June 21 to achieve a Jan 22 start on site.

An update on Phase 5 is also provided within this report.

Reasons for Proposed Decision:

Set out in its Terms of Reference, the Council House Building Cabinet Committee is to monitor and report to the Council, on an annual basis progress and expenditure concerning the Council House Building Programme. This report sets out the progress made since last reported.

Other Options for Action:

This report is on the progress made since last reported in March and is for noting purposes only. There are no other options for action.

Report:

Phase 3

Queens Road, North Weald: HR116

10 x 3 Bed Houses & 2 x 2 Bed Houses

Scheme	Contractor	Site Start	Contract Period	Original Comp. Date
Queens Road	Storm Bld.	07:01:19	83 Wks	07:08:20
Ant. Comp.	Variation	Contract Sum	Ant. Final Acc.	Variation
30:09:20	6 Wks	£2,470,493	£2,914,732	£444,239 (18%)

Cyril Hawkins Close formally known as Queens Road, is now in the defects period which is being managed between Storm and Qualis. Officers step in were required to support with defects raised to find a resolution. Final account will be achieved following the 2 years end of defects review.

Phase 4

Phase 4.1 – Contracted with TSG Ltd

SoS. - Weeks - Handover

Chequers Road (A), Loughton : HR 124	3 x 3B units	31:07:20	56	17:09:21
Bushfields, Loughton : HR 122	2 x 2B units	13:07:20	56	17:09:21
Chester Road, Loughton : HR 130	3 x 2B units	07:09:20	56	10:09:21
Queensway, Ongar : HR 140	4 x 1B units	02:11:20	53	22:11:21
Millfield, Ongar : HR 138	2 x 1B units	30:11:20	53	22:11:21
Pick Hill, Waltham Abbey : HR 145	2 x 3B units	15.03.21	53	14.03.22
Totalling	16 units			

(Please see **Appendix 1. Phase 4 Executive Report No 20** dated May 2021).

Chequers Road (A), Loughton

Since last reporting the foul drainage alternative connection has been agreed with the connection via a neighbouring garden, this will prove to be a huge saving for the scheme as the alternative would have come with heavy cost in relation to highways. Approval is now being formally confirmed with Essex Highways. No further variation orders have been sought since last reporting. The foul drainage connections have caused huge delays for the scheme and have pushed our handover dates to September 21. We have had to source an alternative roof tile due to supply issues; these are to be confirmed with the contractors in due course.

Bushfields, Loughton

No further variation orders have been raised. Works have been delayed due to roof tile supply issues; these are to be confirmed with the contractors in due course. Works on site are expected to pick back up once this has been resolved. Practical completion is now forecasted for September 21.

Chester Road, Loughton

No further variation orders requested in the last period. The contractor's proposals on boundary treatments and external lighting are to be issued. The flood doors have verbally been confirmed as meeting Flood and Part M requirements. TSG have issued this to the planners and building control for approval, which is expected to be received imminently.

Contract completion remains Sep 21, no delays reported.

Queensway, Ongar

Discussed proposals on external lighting to be issued by the contractor. We are awaiting an updated sketch on the drainage route, although already installed.

We have approached a neighbouring property to discuss purchase of a small area of land to improve access, however if this is not achieved it will have no effect on the development progressing and current access is not inadequate. The land value is exceptionally small.

Practical completion delayed and now expected for October 21.

Millfield, Ongar

Previously discussed contractor proposals for boundary treatments and external lighting are due to be issued. Asbestos was found under a concrete slab and all costs have been agreed for the removal of this. The final retaining wall specification is under cost review. The pumping station specification is being assessed to ensure compliance with adoptable standards, although not proposed for this, if this was to ever change no further works would be required as it would already meet the required standards.

Practical completion now forecasted for October 21.

Pick Hill, Waltham Abbey HR145: 2 x units

Since last reporting the cost of the drainage alterations have been agreed and the instruction issued. the landscape pre- start condition

Piling foundations required due to proximity of trees. Contact has been made with Essex Highways and City of London regarding the verge protection and rubbish clearance to what will be the front entrance to the development. All of the area in front of the site will be cleared of all rubbish under this contract and the area of land shown as under EFDC ownerships will be cleared of excess soil and undergrowth.

SOS was achieved on the 15th March 2021.

The 4.1 contract currently has a remaining £27k contingency, chequers A is over by £28k, Millfield is over by £33k. To manage the overspends on these schemes, these costs will be covered by s106 contributions. The s106 contributions are currently being finalised, which are c£250,000. These will be able to support our schemes that have gone over budget.

Phase 4.2 – Contracted with Indecon Ltd

			SoS	Handover
Hornbeam Close (B) Buckhurst Hill:	HR 136	3 x units	25:01:21	04:02:22
Hornbeam House, Buckhurst Hill:	HR 137	2 x units	25:01:21	04:02:22
Bourne House, Buckhurst Hill:	HR 135	2 x units	25:01:21	04:02:22
Etheridge Road, Debden:	HR 127	3 x units	11:01:21	16:03:22

Denny Avenue , Waltham Abbey:	HR 144	3 x units	11:01:21	15:02:22
Beechfield Walk , Waltham Abbey:	HR 147	5 x units	11:01:21	15:02:22
Kirby Close , Loughton:	HR 120	4 x units	11:01:21	15:02:22

Total **22 units**

Hornbeam Close (B) Buckhurst Hill: HR 136 3 x units

Practical completion dates have been delayed due to delays with discharging planning conditions. Retaining wall details have been reviewed and a cost breakdown is due to be issued. Surface water drain diverted, and pipes jetted. Sprinkler requirements are currently being discussed with Essex fire and Building control. Some issues were raised regarding the quality of bricks which seemed to be damaged prior/during construction, this has been addressed with the contractors and is now being monitored closely.

Hornbeam House, Buckhurst Hill: HR 137 2 x units

Revised practical completion dates issued due to delays with planning condition discharges. Sprinkler requirements are also being discussed with Essex Fire and building control for this scheme.

Bourne House, Buckhurst Hill: HR 135 2 x units

Practical completion dates have been updated to reflect the delays caused by planning condition discharges. Pumping station specifications are under review as well as alternative routes as the original plan is not viable.

Etheridge Road, Debden: HR 127 3 x units

As with the previous schemes the practical completion dates have been updated. Sprinkler requirements are under discussion with Essex fire and Building control. Boundary wall assessments have been completed.

Denny Avenue, Waltham Abbey: HR 144 3 x units

Practical completion dates have been updated; delays are due to the drainage issues within this site. The surface water drain from the site was found to be blocked and further investigations were required, including drains within neighbouring properties. The proposals for the route replacement are being agreed.

Beechfield Walk, Waltham Abbey: HR 147 5 x units

Works are progressing on site; practical completion dates are unchanged since last reported.

Kirby Close, Loughton: HR 120 4 x units

The practical completion dates have been updated to reflect current position. Works are progressing on site. Sprinkler requirements are being discussed with Essex Fire and Building control. The grass island is temporarily being used as an access route into the site. This will be reinstated once the development is complete.

The 4.2 contract has a remaining contingency of £345k. Allowances have been made for the sprinkler requirements, variations to drainage, retaining walls have been accounted for. We expect all schemes within 4.2 to deliver within budget.

Phase 4.3 - Comprising: -

Pentlow Way , Buckhurst Hill:	HR139	7 x units
Woollard Street , Waltham Abbey:	HR149	8 x units
Total		15 units

Contracts for both Pentlow Way and Woollard Street are still to be signed.

There are a number of actions that have taken place for Pentlow way, mainly in regard to the substation. A visit by UKPN is being made with officers on the 8th June and following this visit, the site location of the sub station is hoped to be agreed so that matters can be progressed. The build over agreement has been agreed with Thames Water. The leaseholder agreements have been chased and are expected to be completed June 21, so that progression can be made to

There have also been a number of delays with pre- start condition discharges.

SOS dates are anticipated to slip due to the delays.

Contract documents for Woollard are ready to be printed and administered, this is pending the completion of the leases at Pentlow way.

Phase 4.4 - Comprising: -

Ladyfields , Loughton:	16 x units
Chequers Road (B) , Loughton:	8 x units
And possibly (held in SAC)	
Lower Alderton Hall Lane , Loughton:	2 x units
Thatchers Close , Loughton:	1 x unit
Stonyshotts , Waltham Abbey:	1 x unit
Total	28 units

Both Ladyfields and Chequers Road (B) remain within planning and delayed due to the SAC issue. Planning issued a request for extension of determination time to 31 May 21. We are hoping to have an update from planning by June 21.

Lower Alderton Hall Drive and Thatchers Close, Loughton

Both these sites are awaiting planning consent and have been delayed by the Local Plan and SAC issues – we are still hoping that these will be determined by June 21.

Stonyshotts, Waltham Abbey

Since last reporting there are no further updates on the development of this scheme. Consent is still to be reviewed for either resubmission as previously consented, potentially redesigned to deliver 2 x 1 Bed units and considered as a test site for delivery of EFDC's first Self Build or Custom-built property as it will potentially require a 'Planning Passport' type approach and will require significant internal consultation.

Whitehills Road, Loughton

Planning application submitted Feb 21. Site is due to be sold via auction. There are a number of details to be confirmed by consultants before this can progressed.

Phase 5

Since last meeting we have been working with architects ECDA to assess whether there are viable schemes for the developments listed below.

Attached at Appendix 2 are the development scheme proposals. It is now important that consultations are held with Cllrs and residents to obtain their views on the schemes to be taken forward. These will be held across June 21.

Conclusion

Officers are beginning to arrange consultations with both members and residents to request comments on all proposals.

The use of the Proval is continuing with all phase 4 sites, Phase 5 will be completed by July 21 and beyond this Proval will be used ahead of any proposals taken forward.

Financial Reporting

Officers continue to work with colleagues in the Finance department to develop a more robust reporting system, particularly around cash flow.

Resource Implications:

None applicable

Legal and Governance Implications:

None to report

Safer, Cleaner and Greener Implications:

The continued delivery of the development housing programme will help address the antisocial behaviour issues raised within some of the sites, reducing the opportunity for fly-tipping and thereby contribute to a Greener environment. In addition we are taking the necessary steps to move towards passivhaus standards in order to honour our commitment to being carbon neutral by 2030.

Consultation Undertaken:

Interdepartmental involvement has and will continue to be engaged.

Background Papers:

The Phase 4 Executive Report

ECDA Design proposals

Risk Management:

The Risks associated with the delivery of the current housing development programme is identified within the Executive Report attached.

Equality Analysis:

The Equality Act 2010 requires that the Public Sector Equality Duty is actively applied in decision-making. This means that the equality information provided to accompany this report is essential reading for all members involved in consideration of this report. The equality information is provided as an Appendix to this report.