

## **Report to the Council Housebuilding Cabinet Committee**



**Epping Forest  
District Council**

**Report reference:** CHB-006-2021/22  
**Date of meeting:** 13 December 2021

**Portfolio:** Housing Services – Councillor H Whitbread  
**Subject:** Council House Building Progress Report Phase 4-5  
**Responsible Officer:** Rochelle Hoyte (01992 562054)  
**Democratic Services:** Jackie Leither (01992 564756)

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### **Recommendations/Decisions Required:**

That the contents of this Progress Report on Phases 4 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.

No recommendations – paper is for update and noting only.

### **Executive Summary:**

The report set's out the progress that has been made across phases 4 to 5 of the Housebuilding programme that are either completed, on-site and are currently being procured. Phase 4, Package 4.1 - 16 units - have been contracted and all on site. Handovers for 4.1 have slipped and are now scheduled to be between January and February 2022, Pick Hill remaining in March 22. Package 4.2 - 22 units all are on site, handover dates for these are between Feb and March 22. Package 4.3 – 15 units – contract is now signed, start on site was expected September 21 but as last reported due to planning condition approval slipping is now due to start on site the end of January 2022. has been delayed pending planning condition approval. Pentlow Way remains delayed due to the sub – station. Package 4.4 - 24 units – Still awaiting determination by planning, committee date for these is due in Feb 2022 Package 4.5 – 2 units – is also still awaiting determination by planning, these are chased regularly.

I am pleased to be able to report that I have been able to secure floor coverings for all units within phases 4.1 and 4.2 and this is something that I intend to be carried through as a part of a gifted item to new residents. Recognising that we are providing homes particularly for those not able to afford on the open market, floor coverings are a large expense in a new home. This fits in with our vision of creating great places where people want to live. As a gifted item the floor coverings will not be covered by any defects period or repair programme. All costs have been achievable through our contingency's and s106 contributions available.

Appendix 1 Phase 4 management report no.26 details scheme budgets for each scheme as requested. It is pleasing to see that all schemes are within budget and where variations have taken us above this we are able to cover this through the use of our s106 contributions.

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 for update and noting purposes only. There are no other options for action.

## Report:

## Phase 4

(Please see **Appendix 1. Phase 4 Management report No 26** dated September 2021).

### 1. Phase 4.1 – Contracted with TSG Ltd

### SOS. - Weeks - Handover

Revised handover dates are expected by the 6<sup>th</sup> December, as some forecasted dates since last reporting have slipped. EOT requests on some schemes from the contractor is still to be reviewed and agreed following meeting on the 30<sup>th</sup> November.

<b>Chequers Road (A), Loughton</b>	: HR 124	3 x 3B units	31/07/20	56	Jan 22
<b>Bushfields, Loughton</b>	: HR 122	2 x 2B units	13/07/20	56	TBA
<b>Chester Road, Loughton</b>	: HR 130	3 x 2B units	07/09/20	56	24/01/22
<b>Queensway, Ongar</b>	: HR 140	4 x 1B units	02/11/20	53	Jan 22
<b>Millfield, Ongar</b>	: HR 138	2 x 1B units	30/11/20	53	31/01/22
<b>Pick Hill, Waltham Abbey</b>	: HR 145	2 x 3B units	15/03/21	53	14/03/22
<b>Totalling</b>		<b>16 units</b>			

### 2. Chequers Road (A), Loughton

Since last reporting Essex Highways have approved the alternative foul drainage connection. TSG will further co-ordinate these works in line with the programme. No further variation orders have been sought since last reporting.

Revised practical completion date to be agreed as above for Jan 2022

### 3. Bushfields, Loughton

All variation costs agreed and instructed. Works have been severely delayed due to a roof leak which has now been rectified, works are now being scheduled to start on the internals in the coming days.

Revised practical completion date to be agreed.

### 4. Chester Road, Loughton

No further variation orders requested in the last period. Works are progressing on site with a revised handover date of the 24<sup>th</sup> Jan 2022.

**5. Queensway, Ongar**

We are coming towards the final works on this site, due to some delays with materials and trade handover is now expected in Jan 2022, date to be confirmed.

**6. Millfield, Ongar**

Works continue on site and no further variation orders have been raised. Revised practical completion date now 31/01/22

**7. Pick Hill, Waltham Abbey HR145: 2 x units**

Works are progressing on site; postal addresses are to be confirmed but the options have been discussed with the portfolio holder. Confirmation of this is now critical.

The practical completion date remains unchanged, expected March 2022.

**8. Phase 4.2 – Contracted with Indecon Ltd**

Since the last report no handover dates have been changed except for Beechfield walk which is now expected a week earlier.

			<b>SOS</b>	<b>Handover</b>
<b>Hornbeam Close (B) Buckhurst Hill:</b>	HR 136	3 x units	25/01/21	21/03/22
<b>Hornbeam House, Buckhurst Hill:</b>	HR 137	2 x units	25/01/21	11/02/22
<b>Bourne House, Buckhurst Hill:</b>	HR 135	2 x units	25/01/21	25/02/22
<b>Etheridge Road, Debden:</b>	HR 127	3 x units	11/01/21	19/04/22
<b>Denny Avenue, Waltham Abbey:</b>	HR 144	3 x units	11/01/21	29/03/22
<b>Beechfield Walk, Waltham Abbey:</b>	HR 147	5 x units	11/01/21	8/02/22
<b>Kirby Close, Loughton:</b>	HR 120	4 x units	11/01/21	29/03/22
<b>Total</b>		<b>22 units</b>		

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

Works are progressing on site, variation costs were received with valuations, all are currently within the contingency, most agreed and instructions are being issued.

**10. Hornbeam House, Buckhurst Hill: HR 137 2 x units**

Works are continuing on site all variation costs agreed and instructions issued. Costs remain within the contingency.

**11. Bourne House, Buckhurst Hill: HR 135 2 x units**

Works continue on site; variation costs reviewed and are within contingency amounts.

**12. Etheridge Road, Debden:** HR 127 3 x units

Works continue on site, all variations received as a part of the recent valuation and are within the contingency budget. All have been agreed and confirmation of instructions have been issued.

Completion date remains the same since last reported and is closely monitored due to Homes England Funding. A meeting is being held with Homes England on the 16<sup>th</sup> December to discuss industry wide problems with delays and options available for delayed schemes. An update will be provided for our next meeting.

**13. Denny Avenue, Waltham Abbey:** HR 144 3 x units

Works are continuing on site; all variations and break downs confirmed and remain within contingency amounts.

Practical completion date remains unchanged since last reporting

**14. Beechfield Walk, Waltham Abbey:** HR 147 5 x units

Works are progressing on site; All variation cost break downs have been received and agreed, instructions have since been issued. All remain within the contingency figure.

The practical completion has changed slightly and is now expected a week earlier.

**15. Kirby Close, Loughton:** HR 120 4 x units

Works are progressing, delays are noted due to material supply and labour. Boundary works to a neighbouring property are now confirmed and agreed by all parties. All variation costs agreed, and instructions issued. All remain within the contingency.

We are still awaiting confirmation from Homes England on our result following the audit back in June, we are chasing this currently and hope to have a result to share for our next meeting.

No change to the completion date since last reporting.

**16. Phase 4.3 - Comprising: -**

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

Contracts for both Pentlow Way and Woollard Street are signed.

UKPN revised costs agreed and instructed. Site layouts are to be reviewed. Some finer details on bins to be finalised and site inspection of rear garages to be updated on.

Prestart planning conditions expected to be determined March 2022. Start on site still anticipated for June 2022.

Woollard street start on site expected early Feb 2022, exact date to be confirmed. Conditions have been validated by planners. Rear access options have been confirmed and instructions issued.

## 17. Phase 4.4 - Comprising: -

<b>Ladyfields</b> , Loughton:	16 x units
<b>Chequers Road (B)</b> , Loughton:	8 x units
<b>Lower Alderton Hall Lane</b> , Loughton:	2 x units
<b>Thatchers Close</b> , Loughton:	1 x unit
<b>Stonyshotts</b> , Waltham Abbey:	1 x unit
<b>Total</b>	<b>28</b> units

Both Ladyfields and Chequers Road (B) remain within planning and delayed due to the SAC issue. Planning have been chased and advice remains that they are continuing to work through the schemes affected by this, no revised dates given for determination.

### **Lower Alderton Hall Drive and Thatchers Close, Loughton**

Both these sites are still awaiting planning consent and have been delayed by the Local Plan and SAC issues – determination date for Lower Alderton Hall expected Feb 2022. Thatchers Close is to be further discussed.

### **Stonyshotts, Waltham Abbey**

Update on position to be confirmed.

### **Whitehills Road, Loughton**

Whitehill is awaiting planning consent which is expected by March 22. Once planning approval is confirmed a decision is to be confirmed on whether the site it is to go to auction.

## **Phase 5**

**18.** Since last reporting we are continuing to work with our architects on design stages for the proposed developments. Internal meetings have also been had with other departments for comments as a part of our revised consultation process, this is particularly important to consider past schemes learning lessons and improvements for the future. There is further design meeting with the architects in December, this meeting will provide us with an update on the design stages for all schemes and I will therefore in the new year be able to further continue consultations with Councillors on relevant schemes.

### **Conclusion**

Works are continually being monitored on our schemes within phase 4 as we are approaching our handover stages, in particular on 4.2 where we have Homes England funding. Further consultations with Cllrs will be arranged once design proposals have been updated for Phase 5 schemes.

Our s106 and nominations agreement has been agreed and circulation of the nomination's agreements are to be done in the new year. This will allow for s106 schemes to progress and will allow us to achieve further affordable homes for our community.

### **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. Local councillors are being consulted on phase 5 proposed schemes as they progress.

**Background Papers:**

The Phase 4 management report no.26 (Appendix 1)

**Risk Management:**

The Risks associated with the delivery of the current housing development programme are 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.