

Report to the Council Housebuilding Cabinet Committee



**Epping Forest
District Council**

Report reference: CHB-001-2022/23

Date of meeting: 20th June 2022

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)

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 – this report is for noting purposes 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 – only 2 schemes remaining to be handed over. Package 4.2 - 22 units are all now complete and all grant funding has been received for these units. Package 4.3 – 15 units – Woollard Street is now on site having started 31st Jan 2022, Pentlow Way is on site but there has been some delays to the substation works starting and is due to have a full site present from August 2022 June 2022. Package 4.4 - 24 units – Still awaiting determination by planning, Chequers B is at committee on the 8th June, so we hope to have a determination shortly thereafter. It is hoped that Ladyfields will go up to planning committee in July. It will then be the aim to have both sites if approved in contract and on site by the end of the year. Package 4.5 – 2 units – following planning approval we are now out to tender on this and these are expected back Wednesday 22nd June, we will be going through these following that date.

An internal audit carried out back in April on our department concluded that all recommendations had been met since the last audit and no further recommendations were made. The team and I will ensure that these standards are continued to be met going forward.

The proposed schemes within phase 5 continue to be worked on with the design team, feedback from residents on surveys are being collated. Response rates vary considerably. On schemes that will be taken forward planning submissions will follow. There is no phase 5 report attached to this report as there has been no updates to the cashflow on individual scheme proposals. It is expected that more time will be spent on progressing these schemes as Phase 4 schemes reach PC and a report will be supplied at the next cabinet meeting.

Site surveys are being carried out on the remaining garage sites to determine development potential and land opportunities are being discussed.

We have 18 units that begun on site in January 2022, with our preferred partner B3 Living, 14 units are for AR and 4 units for SO. These are expected to complete in June 2023.

Appendix 1 Phase 4 management report & Cashflow no.32

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:

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

Handover

All schemes except Pick Hill and Bushfields have now handed over. The Schemes complete are now within their defects period and this period is being managed within the team. Any defects raised so far have been picked up by the contractors within the contractual times allowed. All schemes complete will now drop off from reports.

| | | | | |
|------------------------------------|----------|-----------------|----------|------------|
| Chequers Road (A), Loughton | : HR 124 | 3 x 3B units | 31/07/20 | Complete |
| Bushfields, Loughton | : HR 122 | 2 x 2B units | 13/07/20 | 27/06/2022 |
| Chester Road, Loughton | : HR 130 | 3 x 2B units | 07/09/20 | Complete |
| Queensway, Ongar | : HR 140 | 4 x 1B units | 02/11/20 | Complete |
| Millfield, Ongar | : HR 138 | 2 x 1B units | 30/11/20 | Complete |
| Pick Hill, Waltham Abbey | : HR 145 | 2 x 3B units | 15/03/21 | 07/09/2022 |
| Totalling | | 16 units | | |

2. Chequers Road (A), Loughton

The site reached practical completion on the 11th may. The scheme is now in the defects period.

3. Bushfields, Loughton

A road closure is required for remaining drainage connection works and this is yet to be approved, discussions are ongoing between the bus service and Essex highways in order to get this progressed. This is being chased by our officers.

4. Chester Road, Loughton

The site reached practical completion on the 5th April 2022. The scheme is now in the defects period.

5. Queensway, Ongar

As reported at the last meeting, the scheme achieved practical

6. Millfield, Ongar

The site achieved practical completion on the 10th May 2022.

7. Pick Hill, Waltham Abbey

There is a large water main to be extended and a road closure is required for these works to be completed. Approval is still awaited. There have been national delays with service connections and this has affected many of our schemes over the last few months.

8. Phase 4.2 – Contracted with Indecon Ltd

All sites have now achieved practical completion and are now within their defects period, the contractors are managing this well. These schemes will now drop off from reporting.

| | | | SOS | Handover |
|---|--------|-----------------|------------|-----------------|
| Hornbeam Close (B) Buckhurst Hill: | HR 136 | 3 x units | 25/01/21 | Completed |
| Hornbeam House , Buckhurst Hill: | HR 137 | 2 x units | 25/01/21 | Completed |
| Bourne House , Buckhurst Hill: | HR 135 | 2 x units | 25/01/21 | Completed |
| Etheridge Road , Debden: | HR 127 | 3 x units | 11/01/21 | Completed |
| Denny Avenue , Waltham Abbey: | HR 144 | 3 x units | 11/01/21 | Completed |
| Beechfield Walk , Waltham Abbey: | HR 147 | 5 x units | 11/01/21 | Completed |
| Kirby Close , Loughton: | HR 120 | 4 x units | 11/01/21 | Completed |
| Total | | 22 units | | |

9. Hornbeam Close, Buckhurst Hill

The site achieved practical completion on the 28th March 2022.

10. Hornbeam House, Buckhurst Hill

As advised at the last meeting, practical completion was achieved on the 21st February 2022.

11. Bourne House, Buckhurst Hill

The scheme achieved practical completion on the 28th February 2022.

12. Etheridge Road, Debden

The scheme achieved practical completion on the 30th March 2022.

13. Denny Avenue, Waltham Abbey

The site achieved practical completion on the 4th May 2022.

14. Beechfield Walk, Waltham Abbey

The site reached practical completion on the 23rd March 2022.

15. Kirby Close, Loughton

The site achieved practical completion on the 16th May 2022.

16. Phase 4.3 – Contracted with TSG

Our new COWs have been instructed and contracts have been signed and are now visiting the sites as per the contract. Both schemes are on site.

| | | | SOS | Handover |
|--|-------|-----------------|------------|-----------------|
| Pentlow Way , Buckhurst Hill | HR139 | 7 units | March 22 | August 23 |
| Woollard Street , Waltham Abbey | HR149 | 8 units | 31/01/22 | March 23 |
| Total | | 15 units | | |

17. Pentlow Way, Buckhurst Hill

The temporary bin store relocation works are now complete. Substation ducts are in place but overall completion of substation works were due to start in March, but have been delayed and will commence shortly. Overall site completion is expected August 2023.

18. Woollard Street, Waltham Abbey

Woollard Street started on site on the 31st Jan, with site clearance complete. There has been more asbestos found, over what was discovered within the surveys, this has largely now been removed and has delayed progress. Foundations are being poured. Progress will be continued to be monitored as works progress.

19. Phase 4.4 - Comprising: -

| | |
|--------------------------------------|-----------------|
| Ladyfields , Loughton: | 16 x units |
| Chequers Road (B) , Loughton: | 8 x units |
| Total | 24 Units |

Both sites are awaiting a planning decision, Chequers Road (B) is at planning committee on the 8th June with Ladyfields to follow in July. If planning approval is granted, we still aim to have both schemes in contract and on site by the end of the year.

20. Phase 4.5

Lower Alderton Hall Lane, Loughton

The scheme has been tendered and responses are expected back in next week Wednesday 15th June 2022, it is intended to have a quick turn around on this to get the scheme in contract and on site as soon as possible.

21. Additional Schemes

Phase 5

22. As detailed above phase 5 schemes are a work in progress with our design team. Further progress is to be made over the coming months as the schemes develop. An updated report will be provided for the next cabinet meeting.

23. RTB receipts

The latest calculation is below – Finance business partners and I meet on a monthly basis to monitor this and will continue to do so going forward.

| Year Receipts Received | To Be Used By | 1-4-1 Receipts | Capital Expenditure Required |
|-------------------------------|----------------------|-----------------------------|-------------------------------------|
| | | £ | £ |
| 2018/19 | 2023/24 | 2,302,861 | 5,757,153 |
| 2019/20 | 2024/25 | 2,475,231 | 6,188,077 |
| 2020/21 | 2025/26 | 1,945,006 | 4,862,514 |
| 2121/22 | 2026/27 | 4,757,615 | 11,894,037 |
| Total | | <u>11,480,712.71</u> | <u>28,701,781.78</u> |

Conclusion

We are pleased to have completed on the majority of the schemes within phases 4.1 and 4.2, the remaining schemes are to be completed in the coming months. The quality of the units remains of a high standard. Contract review meetings have taken place with the contractors discussing the projects and what has worked well and learning points for future schemes including specification changes. As an industry we are in difficult and somewhat uncertain times with inflations costs currently at around 15% and set to continue to rise. This is something that we closely monitor with our consultants.

Resource Implications:

None applicable

Legal and Governance Implications:

None applicable

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 management report no.32 (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.