



LBHF Development Programme Update



To cover:

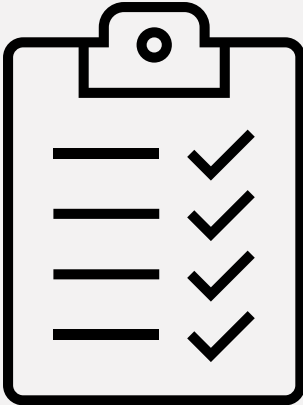
Development strategy and programme overview

Opportunities within private developments

Partnership approaches to development

Co-production in practice

Development response to the climate emergency



Development Programme Overview



WHY?



Building Homes and Communities Strategy
Housing Revenue Account 40 Year Financial Plan
H&F 2030: Climate and Ecology Strategy

WHO?



For local residents whose housing needs are not met by the market

WHAT?



Current programme consists of 1133 homes, of which c. 65% are affordable and new community facilities such as 2 schools, a nursery, and 2 community hubs

WHEN?



The current programme of new sustainable homes and facilities will be delivered on a rolling programme over the next 7 years

WHERE?



Currently on 16 sites across the borough, such as White City Estate, Hartopp and Lannoy, Farm Lane and Lillie Road

HOW?



The council, as the developer, manages the whole process from inception to completion, appointing an 'integrated project team' and a construction contractor

LBHF Direct Delivery Programme

Project	Affordable Homes				Market Homes		Total Homes	Planning Application Submission	Start On Site (Forecast)	Completion (Estimated)
	Genuinely Affordable	Intermediate	Total Affordable	%	Homes	%				
Springvale (Completed)	10	0	10	100%	0	0%	10			Apr 2022
Education City	33	99	132	100%	0	0%	132		Autumn 2021	Nov 2025
Hartopp & Lannoy Site	67	45	112	84%	22	16%	134	May 2022	Mar 2023	Jul 2025
Farm Lane Site	10	6	16	52%	15	48%	31	Nov 2022	May 2024	Apr 2026
Lillie Road Site	12	9	21	50%	21	50%	42	Jan 2023	Jun 2024	May 2026
White City Central	81	53	134	50%	134	50%	268	Apr 2023	Jun 2024	Mar 2028
Flora Gardens School	32	22	54	50%	55	50%	109	TBC	TBC	TBC
Avonmore School	28	18	46	51%	45	49%	91	TBC	TBC	TBC
Mund Street Site	34	23	57	50%	58	50%	115	Sep 2023	Mar 2026	Mar 2028
Barclay Close	4	2	6	100%	0	0%	6	Aug 2024	Mar 2026	Nov 2027
Becklow Gardens	4	8	12	92%	1	8%	13	Aug 2024	Mar 2026	Nov 2027
The Grange	5	3	8	50%	8	50%	16	Aug 2024	Mar 2026	Nov 2027
Land Near Jepson House	14	9	23	51%	22	49%	45	Aug 2024	Mar 2026	Nov 2027
Old Laundry Yard	23	16	39	100%	0	0%	39	TBC	TBC	TBC
Commonwealth Avenue	24	16	40	100%	0	0%	40	TBC	TBC	TBC
Hemlock Garages	2	1	3	50%	3	50%	6	TBC	TBC	TBC
Pipeline Site	11	7	18	50%	18	50%	36	TBC	TBC	TBC
Grand Total	394	337	731	65%	402	35%	1133			

LBHF Partnership Delivery Projects

Partnership	Affordable Housing				Market Housing		Total Homes	Status
	Genuinely Affordable	Intermediate	Total Affordable	%	Homes	%		
Lavender court	24	21	45	100%	0	0%	45	Completed
Emlyn Gardens	14	0	14	100%	0	0%	14	Completed
Mo Mowlam house	18	12	30	100%	0	0%	30	Completed
Civic Campus	69	36	105	51%	99	49%	204	Under Construction
Watermeadow Court	83	50	133	50%	133	50%	266	Start on Site March 2023
Edith Summerskill House	105	28	133	100%	0	0%	133	Start on Site Sept. 2023
	313	147	460	66%	232	34%	692	

How affordable is 'affordable housing'?

Our developments typically provide the following housing tenures:

- **Genuinely affordable homes** - in H&F, we mean the lowest market rents available. These are Social Rent and London Affordable Rent.
- **Intermediate homes** - aimed at those who do not qualify for social housing but cannot afford to rent or buy on the open market, such as Shared Ownership, Council Shared Equity, and London Living Rent
- **Market Sale homes** - to be sold at market value to help cross-subsidise the affordable homes and any civic space re-provision within the development



Funding and Financial performance

£505m

Total development cost.
(Land, Works, On-Costs,
Interest/Borrowing)

£45m

GLA Grant funding for
affordable housing

£685m

Development programme's
Gross Development Value
(GDV)

£55m

Estimated cost of re-
providing new Community
amenities

£41m

Right to Buy receipts to help
fund affordable housing

Section 106 funding

can also be used after
planning to convert market
homes to affordable
housing.



Negotiating Affordable Housing Obligations in Private Developments (Section 106)

Private developers have differing strategic objectives (usually concerned with profit maximisation). This means they sometimes seek to provide the minimum affordable housing provision in their schemes.

The Council's Planning policy is to build 50% affordable housing, the London Plan requires a minimum of 35%.

Developers and the council negotiate the scheme's viability to reach a compromise position.

In some instances, the council may agree to a payment instead of homes (off site provision). The money is used to provide affordable housing elsewhere in the borough

Where a developer is delivering the agreed quantum of affordable housing (on site), they usually seek a Registered Provider to buy the affordable homes.

The council is now actively engaged as a prospective delivery partner in these discussions.

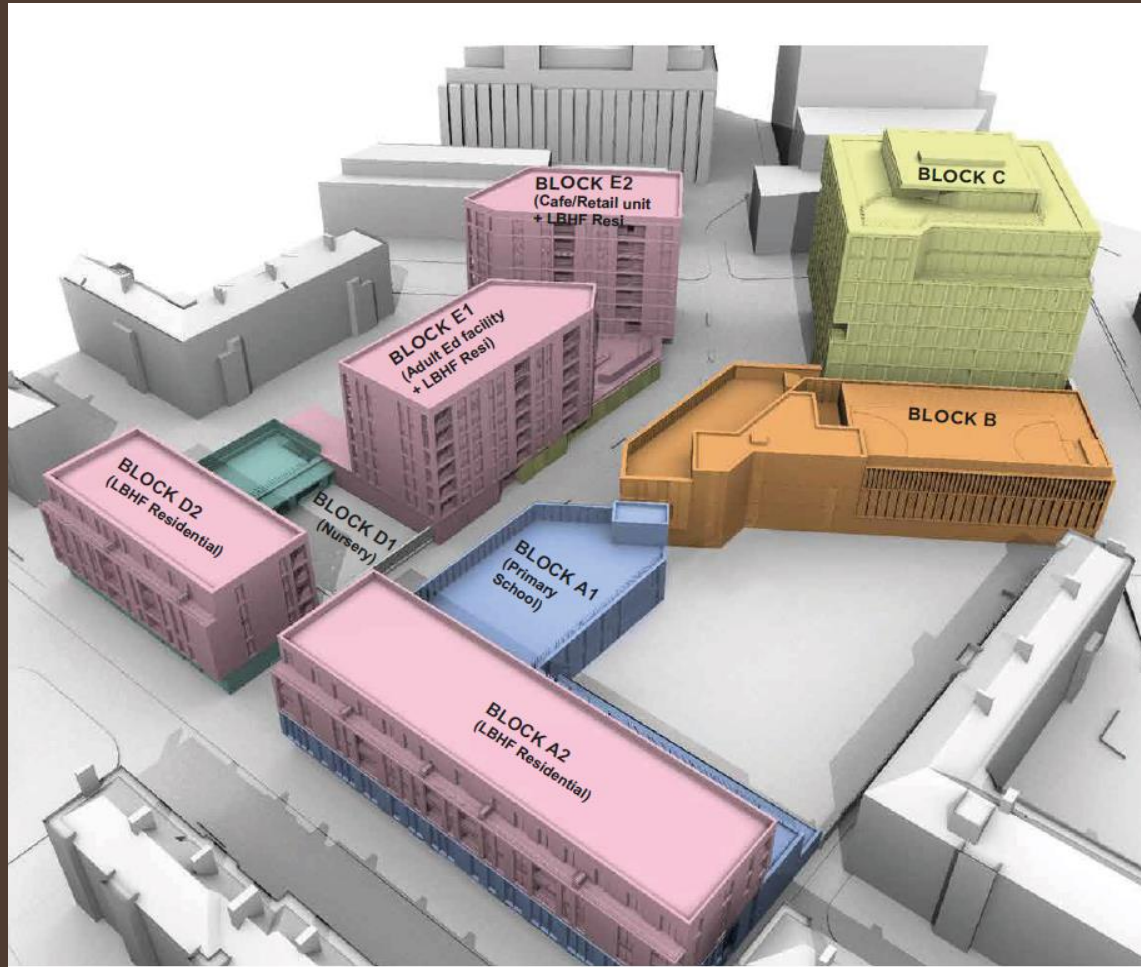


Partnership Delivery
Education City

- **ARK SWIFT PRIMARY ACADEMY SITE**

- Partnership between Ark Schools, the Council and On-Side (Youth Zone) to deliver a mixed use development including:
- A replacement 480 place 2 form entry primary school,
- A 75 place nursery
- An expanded 120 place adult education learning centre
- 132 affordable homes (inclusive of rent and shared ownership)
- New Youth Zone, a two storey building with rooftop MUGA
- Affordable Office floorspace for Ark Schools and other charities or social enterprises
- Public realm works including a boulevard and public square

The Council is lending Ark Schools £39m



132 Affordable homes
(Block A,D & E)

New Nursery (Block D)

Adult Education Centre (Block E)

New Primary School (Block A)

Youth Zone (Block B)

Office Accommodation (Block C)

Education City Tenure Layout

Project Phases

- **Planning Permission: February 2021**
- **Phase 1**
- Demolition Start – Summer 2021
- Construction Start – October 2021
- Practical Completion – September 2023
- **Phase 2**
- Start on Site – August 2023
- Practical Completion – October 2025
- **Public Realm – Boulevard**
- Start on Site – November 2024
- Practical Completion – November 2025



Phase 1 Construction



Residential Housing & School
via Australia Road

Estimated completion: Sep 2023

Youth Zone

Estimated completion: Nov 2023





Office Block

Estimated completion: Nov 2023



Boulevard Open Space
Estimated completion: Nov 2025

Co-production

Co-production is a way of doing things together. It is about building partnerships between the council and the diverse community of Hammersmith and Fulham. The council committed to shifting its culture towards coproduction by adding to its core values *“doing things with residents, not to them”*

The development programme embeds co-production in all development projects, by involving local residents in shaping the projects in their area. This is from the appointing design teams, shaping emerging proposals through to helping appoint a construction contractor to deliver the schemes.

The principles of co-production are re-enforced through implementation of the Defend Council Homes Policy.

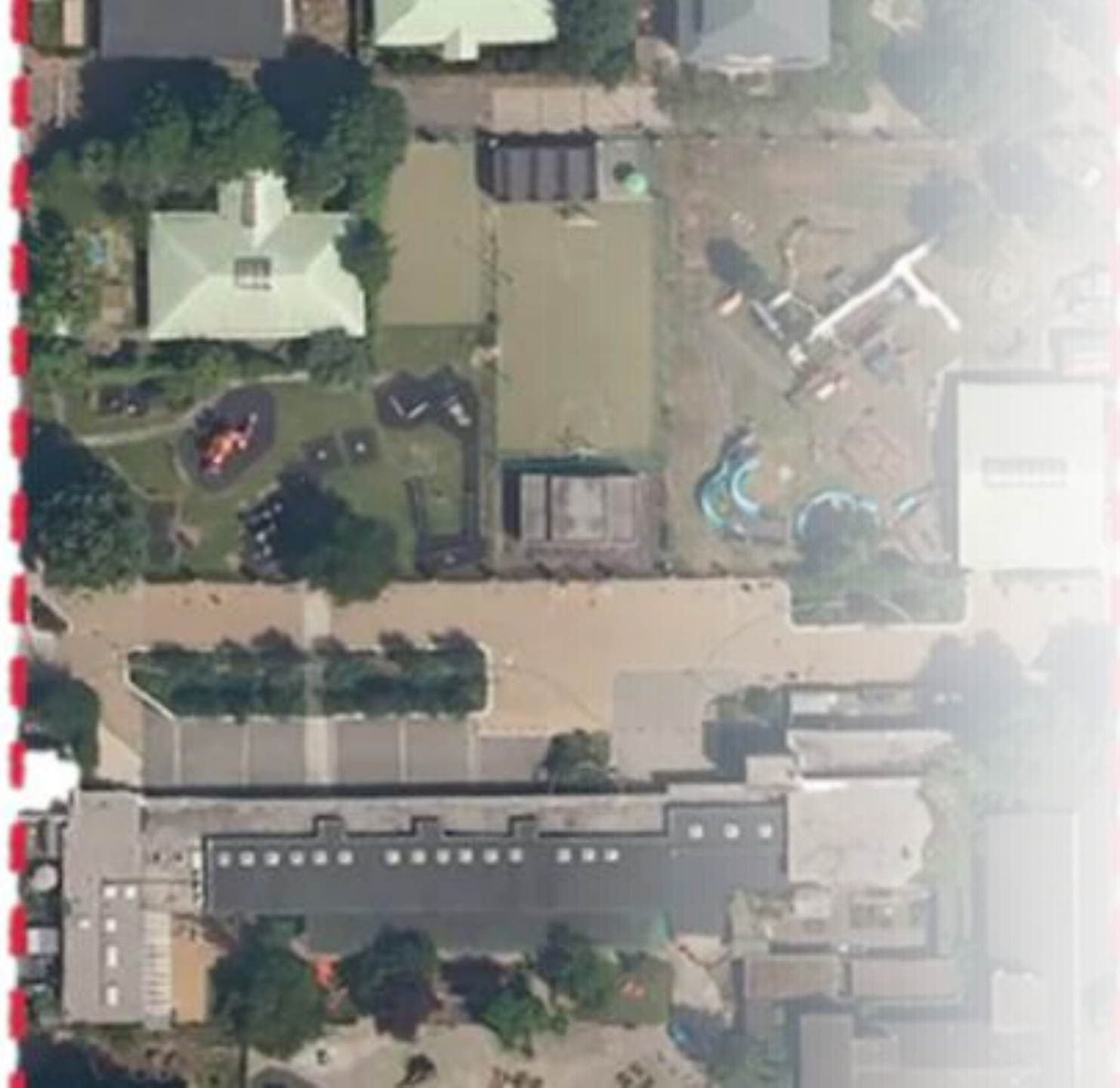


Defend Council Home Policy

- Cabinet approved the DCHP in January 2021
- For development projects, DCHP sets the principles of how estate residents will be involved in co-production of all development projects affecting their homes

Since then....

- The regeneration and development team have been trained on the policy and its implementation.
- We have also provided development training for Housing Reps Forum
- The team produced an implementation guide which was approved by the Housing Reps Forum
- All development projects comply with the policy
- The principles of the policy are used in projects not on housing estates



Co-producing White City Central

Australia Road,
W12

White City Central Site will Deliver:

- **268 New Homes:**

- 134 (50%) Affordable Homes
 - 81 (60%) Social Rent
 - 53 (40%) Shared Ownership
 - 26 (10%) will be 'Fully Accessible' Homes
- 134 (50%) Market sale homes

PLUS

- **New Modern Community facilities:**

- ✓ 1,539 m2 Community Hub Building
- ✓ 1,425 m2 Nursery School
- ✓ Accessible Public Amenity Space, comprising:
 - Active Community Square
 - Adventure Playground
 - Outdoor Gym
 - Community Gardens



White City Estate Resident Advisory Panel

- The White City Estate Resident Advisory Panel (WCERAP) established January 2020 (before launch of DCHP)
- The WCERAP helped appoint the architects and consultants for the project.
- Since then, we have held 16 meetings with the WCERAP, who have helped shape the designs of the White City Central Scheme.



Co-production with the community in numbers

Set up the White City Estate Advisory Panel in January 2020	More than 50 public consultation / engagement events including 11 exhibitions / regular drop ins	20 flyers, newspapers, invitation letters to over 2,000 addresses, as well as door knocking	Reached over 1,200 local people	Collected more than 1,400 comments
97% of respondents who gave their address live in the estate, or within 1km	Reached out to over 80 local networks	Created Project websites, and geo targeted digital promotion	26 Sessions with on-site operators	25 Meetings with other community and council stakeholders.
	16 White city Resident Advisory Panel meetings	Nov 2021: 39% felt positive about the project. Nov 2022: increased to 64%, plus, 19.5% saying that it will be positive in some ways.	Nov 2021: 50% liked designs Nov 2022: increased to 75% plus 12.5% liking some of it.	



What are we doing to respond to the Climate and Ecology Strategy?

The Council's Developments:

- Support the Climate Emergency 2030
- Align with Climate & Ecology Strategy
- Each bespoke scheme continually assessed throughout design - to ensure sustainability design embedded & performance is maximised at every stage
- Are delivered to enhanced Sustainability Standards beyond those required by Planning Policy & Building Regulations
- Achieve, on average, a reduction of 65% (on-site) CO2 emissions
- This performance translates to savings for residents on their energy costs by up to 50%.



- Our first three schemes (incl: Hartopp and Lannoy (pictured above) are going to be delivered to Passivhaus standard which will deliver significant reduction in (on-site) CO2 emissions by up to 86%.
- This reduction translates to further savings for residents on their energy costs by up to 65%.
- These projects are seen in the industry as *Exemplar* schemes – and will provide learning opportunities and inform future schemes.



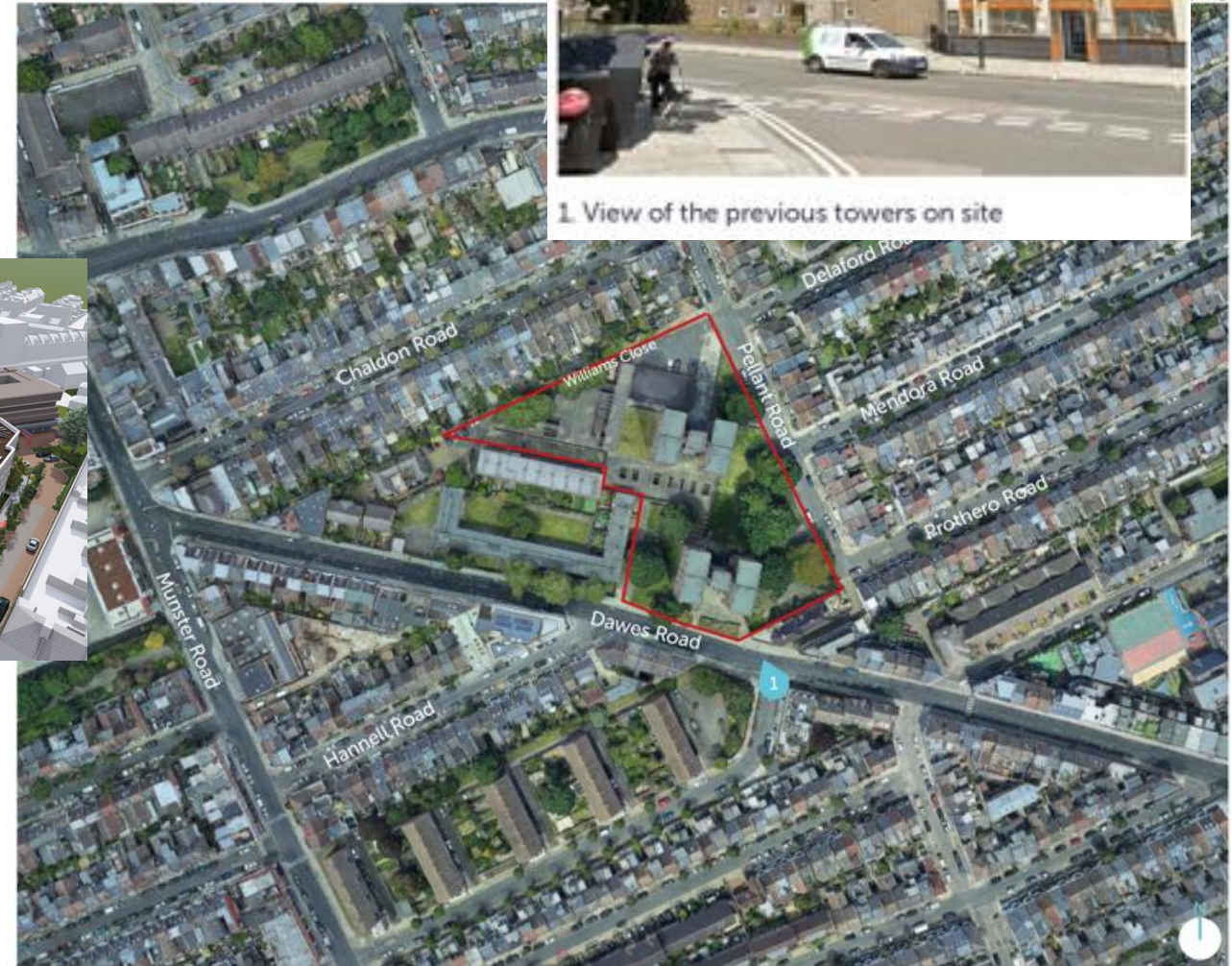
Site at: Hartopp & Lannoy Point

Redevelopment of Hartopp & Lannoy Site - Demolition:

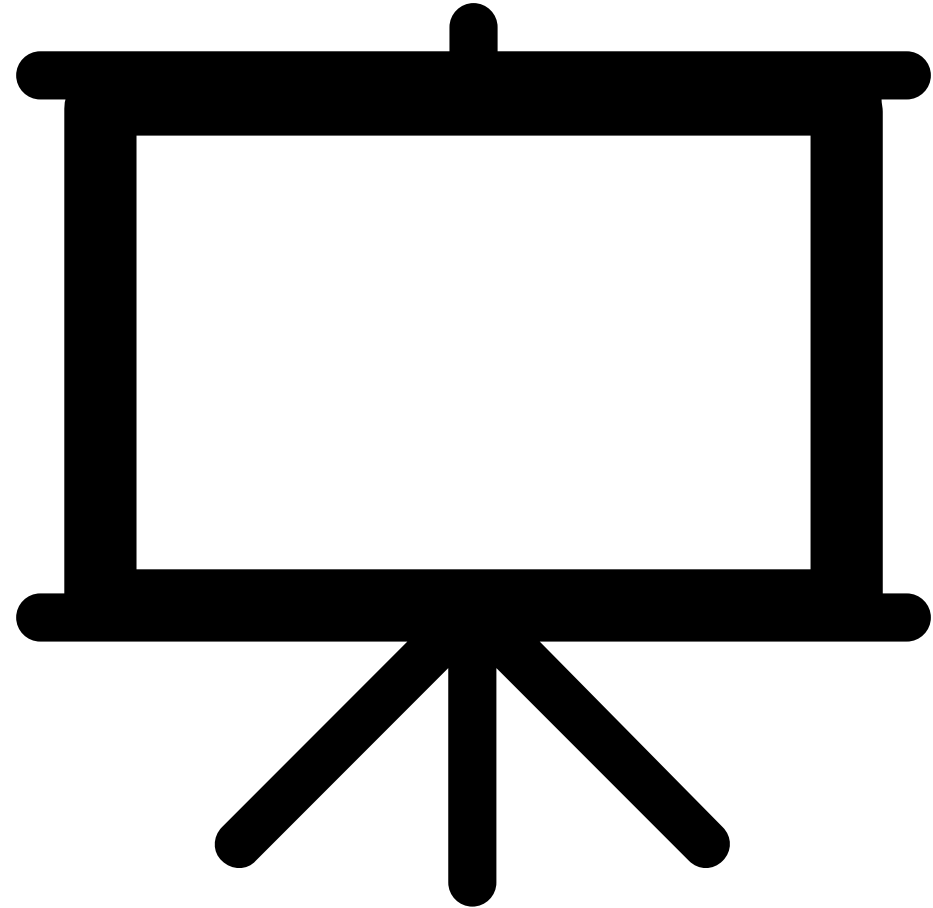
- Council Decided to Demolish the Two 14 storey Tower Blocks under H&S Grounds (April 19) – containing 112 Homes
- Blocks Subsequently Demolished (Between May 20 & Feb 21)
- Redevelopment Enabling Works (Ground Remediation, Site Surveys etc.) Also Undertaken (Between May 21 & Feb 22).



Aerial View - Site Plan



Presentation
by BPTW and
Calford
Seaden





11 Farm Lane

11 Farm Lane: Residential

- **31 New Homes:**
 - **16 (52%) Affordable Homes:**
 - **10 (62%) are for Social Rent, &**
 - **6 (38%) are for Shared Ownership (New Model)**
 - **15 (48%) Private Sale (Leasehold) homes**
 - **3 (10%) of Homes Designed to be fully accessible M3(4) wheelchair user homes**
 - **3 Allocated disabled parking spaces - with electric vehicle (EV) charging points.**
- **Improved Hard & Soft Landscaping of the site, with new play area, bicycle storage and net gain in trees on site as well as biodiversity enhancement.**



11 Farm Lane: Sustainability and Biodiversity



Project Sustainability Outputs/Benefits:

- All homes have been designed to a high level of sustainability and will achieve:
 - Operationally Net Zero (On-Site: c. 84% CO2 emission reductions above building regulations)
 - Designed to achieve Passivhaus Classic Certification - Exemplar Project
 - Reduce Resident Fuel/Utility Bills by up to 61%

Project Ecology/Biodiversity Outputs/Benefits:

- Urban Greening Factor (UGF) – Achieves Policy target score of 0.5
- Biodiversity Net Gain (BNG) – Achieves Policy target score of 10%,

Fly-through

[2220-FarmLane-04.mp4 \(vimeo.com\)](#)



70/80 Lillie Road

70-80 Lillie Road: Residential and Community Facility

An architectural rendering of a modern residential building with a courtyard. The building is a multi-story structure with a mix of brick and light-colored panels. It features balconies with glass railings and large windows. In the foreground, there is a paved area with a low hedge and several trees. The overall scene is bright and clear.

- **42 New Homes:**
 - **21 (50%) Affordable Homes:**
 - **12 (58%) are for Social Rent, &**
 - **9 (42%) are for Shared Ownership (New Model)**
 - **21 (50%) Private Sale (Leasehold) homes**
 - **4 (10%) of Homes Designed to be fully accessible wheelchair user homes (3 of which will be for Social Rent, and 1 for Shared Ownership)**
 - **4 Allocated disabled parking spaces - with electric car charging points.**

Community Use

- **Replacement West Kensington Community Hall.**
- **Improved landscaping of the site, with new play area, bicycle storage and more trees on site as well as an improved connection between Lillie Road and the West Kensington Estate.**

70-80 Lillie Road: Sustainability and Biodiversity

An architectural rendering of a modern residential building with a large tree and a paved area in the foreground. The building is a multi-story structure with a mix of brick and light-colored panels. A large, leafy tree stands to the right of the building. In the foreground, there is a paved area with a few people walking, and a low hedge runs along the base of the building.

Project Sustainability Outputs/Benefits:

- All homes have been designed to a high level of sustainability and will achieve:
 - **Operationally Net Zero (On-Site: c. 78% CO2 emission reductions above building regulations)**
 - **Designed to achieve Passivhaus Classic Certification - Exemplar Project**
 - **Reduce Resident Fuel/Utility Bills by up to 55%**

Project Ecology/Biodiversity Outputs/Benefits:

- **Urban Greening Factor (UGF) – Achieves Policy target score of 0.5**
- **Biodiversity Net Gain (BNG) – Achieves Policy target score of 10%,**

Fly-through

[2229-LillieRoad-04.mp4 on Vimeo](#)