

Matters arising from meeting on 20 March 2023 – Officer responses

Action 1: Carbon Emissions within the Housing Stock

Following further discussions with colleagues in the Climate Change Unit, they've estimated that on average 2.29 tons CO₂e (p/a) is emitted per Flat in H&F (calculated using the [postcode-level meter reading data from BEIS](#)) and this is based on the gas / electricity usage as this is the most accurate method in calculating.

However, as apart of our wider improvements to the housing service, we are currently undertaking a stock condition survey of our housing stock that includes EPC assessments. This data will improve our estimations of the CO₂e of our housing stock and therefore inform us on how best to improve the sustainability.

Action 2: Compensation for residents near construction sites

The Council does not extend compensation to residents living in proximity to construction sites. As it relates to construction activities, the Council has implemented specific timing restrictions within H&F to manage potential disturbances. These include:

- Monday to Friday: Operations are permissible from 8am to 6pm.
- Saturday: Operations are permissible from 8am to 1pm.
- Sundays and Bank Holidays: Construction activities are strictly prohibited.

Furthermore, the Council also implements Section 61 (S61) of the Control of Pollution Act 1974 to manage construction-related noise and vibration. Contractors are encouraged to apply for a S61 consent before work commences. This consent sets out specific conditions for managing noise and vibration, which the contractor must adhere to.

For detailed information and application procedures, H&F has made available a S61 applications guide, which can be accessed online: [Construction site noise and dust pollution | LBHF](#).

Action 3: Information in respect of living space and population density, number of bike parking units and the number of genuinely affordable and social housing homes completed in the last couple of years and in the pipeline.

Living space: In accordance with the Defend Council Homes policy, the Hartopp and Lannoy project has been co-produced with members of the Resident Advisory Panel, who are principally local Aintree Estate residents. The Resident Advisory Panel have been instrumental in shaping the scheme designs - internally and externally – from inception through to submission of the Planning application. In addition, and as part of the Planning process, the development team engaged the Disability Forum's Planning Group who scrutinised the scheme's layout and accessibility standards they comply with Building Regulations and to ensure they meet the needs of disabled residents. Due to the prominence and importance of the scheme and the need to ensure the designs were independently scrutinised, the scheme was presented to the Council's Design Review Panel on three separate occasions.

Population density: The scheme is compliant with both Local and London Plan policy requirements. The development team optimised site capacity through the design-led approach, this means that the scheme makes the most efficient use of land, as is required under the London Plan policy. The scheme has been developed at optimum density, but with consideration given to site context, connectivity, accessibility and the capacity of surrounding infrastructure.

Bike Parking: The scheme provides a total of 248 cycle parking spaces that will be located close to the entrances of each block and can be accessed from the communal amenity space. The proposed cycle parking provision also meets with the standards set out under the London and Local Plan policy documents.

Number of genuinely affordable and social housing homes:

- The council has completed 10 Social Rent homes in April 2022 these are located on the Springvale Estate and are a mix of flats and 4 bed houses.
- This coming September, the council will complete the first phase of the Education City scheme which comprises 24 genuinely affordable homes (at London Affordable Rent levels).
- Looking further ahead, the projects as set out in the tables below are forecast to complete over the next 7 years. 65% of homes in the programme are social rent, which is 15% higher than our local plan policy target:

