



London Borough of Hammersmith & Fulham

CABINET

6 JANUARY 2014

HOUSING ESTATE INVESTMENT PLAN (HEIP) UPDATE

Report of the Cabinet Member for Housing – Councillor Andrew Johnson

Open Report

Classification: For Decision

Key Decision: Yes

Wards Affected: Askew, Sands End.

Accountable Executive Director: Melbourne Barrett, Executive Director of Housing & Regeneration

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1. EXECUTIVE SUMMARY

- 1.1 This report updates Cabinet on the progress on Phase 2 of the Housing Estate Investment Plan (HEIP) for Emlyn Gardens, Becklow Gardens and Sullivan Court.
- 1.2 On 13 May 2013 Cabinet approval was given to develop draft investment plans for each estate to consult with residents and set out clear funding mechanisms.
- 1.3 The development of these draft investment plans has now been completed and this report:
 - Updates Cabinet on the outcome of consultation for each estate.
 - Sets out a draft investment plan for each estate.
 - Sets out the funding mechanism for each estate.
 - Updates Cabinet on estimated costs for works.
 - Sets out a procurement process and indicative timetable for the next stage of the programme.

2. RECOMMENDATIONS

- 2.1 That approval be given, subject to Section 20 leaseholder consultation, for the full scope of works for Emlyn Gardens, Becklow Gardens and Sullivan Court as described in section 5 and Appendix 1 at a cost of £1.637 Million to be funded from the Decent Neighbourhood Fund.
- 2.2 To note that these works will be delivered by MITIE under the new Repairs and Maintenance contract.
- 2.3 To note that sales under the Asset Based Limited Voids Disposals policy in Emlyn Gardens, Becklow Gardens and Sullivan Court will be ring fenced to fund these works

3. REASONS FOR DECISION

- 3.1 The decisions recommended in this Cabinet report will enable much needed investment in the physical environment of Becklow Gardens, Emlyn Gardens and Sullivan Court. The proposed works will improve the quality, safety and sustainability of these housing estates and at the same time support the Council's aim of integrating Council housing estates with the neighbouring streets and communities.
- 3.2 The programme will be carried out in parallel with the Council's housing direct delivery programmes which promote low cost home ownership opportunities for existing H&F residents through new build and the sale of void properties as Discount Market Sales. The public realm improvements set out in this report will improve the marketability of these homes. The programme also supports the Council's aim to create mixed communities on estates, moving away from single tenure housing as set out in Council's agreed Housing Strategy, *Building a housing ladder of opportunity*.

4. INTRODUCTION AND BACKGROUND

- 4.1 The policy framework for the Housing Estates Investment Plan (HEIP) was agreed by Cabinet on 18 April 2011. It was agreed that officers should consult on the basis of this policy framework.
- 4.2 In May 2013, Cabinet approved the development of draft investment plans for Sullivan Court, Becklow Gardens and Emlyn Gardens as part of the second phase of estates that have been identified for HEIP. It approved a budget for fees for landscape architects to develop proposals for the three estates with residents.

4.3 The development of these draft investment plans has now been completed and this report:

- Updates Cabinet on the outcomes of consultation for each estate.
- Sets out a draft investment plan for each estate.
- Sets out the funding mechanism for each estate.
- Updates Cabinet on estimated costs for works.
- Sets out a procurement process and indicative timetable for the next stage of the programme.

5. PROPOSALS AND ISSUES

5.1. By agreeing to the recommendations in this report, Members will be:

- Approving the delivery of the works as described in the investment plans for Emlyn Gardens, Becklow Gardens and Sullivan Court as set out in Appendix 1.
- Approving the allocation of a total of £1.637m for these three estates: Emlyn Gardens £596K, Becklow Gardens £178K and Sullivan Court £863K. This work will be funded from the Decent Neighbourhood Fund.
- Noting that the delivery of the second phase HEIP will be undertaken by MITIE under the new Repairs and Maintenance contract. Working with the established repairs and maintenance contractor will deliver a co-ordinated approach that could lead to potential efficiencies.

6. OPTIONS AND ANALYSIS OF OPTIONS

6.1 Following the Cabinet decision of 13 May 2013, the Council commissioned consultants to develop draft investment proposals and consult with residents, leaseholders and stakeholders on each of the three estates.

6.2 Consultation took place with residents from each estate, which is set out in section 7 of this report. Key Council departments responsible for parking, housing development, planning, environment, safety and highways were involved in developing the draft investment proposals.

6.3 The draft investment proposals for each estate include a range of physical and environmental works for each estate totalling an estimated £1.637m including a 10% contingency budget and a budget for associated professional fees.

- 6.4 The proposed work for each estate will address improvements identified by residents and brief summary of each and the aim for the works is set out below.

Emlyn Gardens

- 6.5 Emlyn Gardens is in the north of the borough located in Askew Ward. The estate is made up of 14 three or five storey blocks, with 246 properties 188 tenanted properties and 58 leasehold properties.

- 6.6 The works to Emlyn Gardens will focus on improvements to community facilities, and public realm improvements.

- 6.7 The main issues identified from the consultation could be summarised as:

- Lack of kick about space for older children
- Boundary treatment for individual gardens and railings around estate
- Overgrown hedges and trees
- Poor lighting
- Parking areas need definition particularly around the community centre
- Community centre is unattractive and lacks windows

- 6.8 To address the above issues the following works are proposed:

- Boundary wall refurbishment
- Front privacy rails to ground floor flats replaced
- Tree surgery/ pruning
- Replacement of column lights
- Parking lines repainted
- Gates to parking entrances removed where defective
- New Landscaping and provision of outdoor table tennis
- Replacement of old gallows gates
- Central lawn area improvement
- New recycling bin screening
- Repositioning of existing play equipment
- Reinstatement of kick around area.

Becklow Gardens

- 6.9 Becklow Gardens is also in the north of the borough located in Askew ward. There are a total of 6 blocks of four or five storey blocks. The size and tenure mix of the estate is similar to Emlyn Gardens with 247 properties of which 193 are currently tenanted and 54 leasehold properties.

- 6.10 Works to Becklow Gardens will include public realm improvements. Becklow Gardens is already included in the Rational House programme with 6 discount market sale homes and 5 for sale properties being provided on surplus sites on this estate. This development will provide 3x1 bed and 2x2 bed homes for market discount sale. The properties have recently been submitted for

planning permission and it is anticipated that subject to consent in February 2014, a start on site will be made in September 2014.

- 6.11 The main issues identified from consultation could be summarised as:
- Overgrown hedges and trees causing a nuisance to residents and hampering CCTV.
 - Block paviers attractive but need some repairs and deep clean.
 - Isolated garden in the middle of the estate that is uninviting.
- 6.12 To address the above issues the following works are proposed:
- Selective pruning/removal of trees and shrubs.
 - Repair and deep clean of paved areas.
 - Renew 8 lighting columns.
 - Repaint perimeter railings.
 - Refurbish ground floor privacy rails.
 - Repair to brick piers.
 - Repaint bin store and shed doors.
 - Repaint CCTV camera posts.
 - Parking lines repainted.
 - Additional fencing to lawned area.
 - Replacement of gallows gates.

Sullivan Court

- 6.13 Sullivan Court is in the south of the borough; there are 432 properties on the low rise estate, of which 266 are tenanted and 166 leasehold properties. The estate is in the south of the borough in the Sands End ward.
- 6.14 The main issues identified from the consultation could be summarised as:
- Some overgrown trees
 - Problems with parking demarcation and gates
 - Lack of community space for meetings
 - Play area for smaller children is well used but needs improvement
 - Sunken garden needs improvement
 - Potential ASB issues by pram sheds
 - Unsatisfactory recycling provision
 - Future of the currently locked play area
 - Appearance of shops on the estate
- 6.15 To address the above issues the following works are proposed:
- Improvements to appearance of shop entrance
 - Repaint fascia to garages, sheds and doors where necessary
 - Reinstall benches and replant sunken garden with low maintenance planting
 - Remove bollards to parking areas
 - Improve/renew lighting for security
 - Selective pruning and removal of trees/shrubs and reseeding

- Repaint existing bin doors
- Resurface car parking areas where bollards remove / potholes
- Remove redundant ball court and green the space
- Improvements to front and rear of shops, rebuild planters, prune trees deep clean and improve lighting
- Renewal of gallows gates and removal of gates fences where unnecessary
- Add new recycling bin screening
- Renew existing play area for younger children

6.16 **Timetable for works**

The indicative timetable for the works on the three estates is set out below

Indicative timetable HEIP 2	
Detailed design and planning application where necessary	14/02/14
Tender documentation prepared	28/03/14
Tender period	09/05/14
Tender evaluation and Leaseholder consultation	04/07/14
Start on Site	01/08/14
Completion	28/02/15

6.17 **Voids for disposal – Funding mechanism**

Any disposal on these estates under the Asset Based Limited Voids Disposal Policy will be ring fenced in the first instance to fund works on the estates. It is estimated that based on the current thresholds and requirements of the policy this is likely be between one and three disposals per annum.

7. **CONSULTATION**

7.1 The tables below set out the consultation that has taken place on each estate. The feedback is reflected in the draft investment and set out in Section 6 of this report.

1 Emlyn Gardens	
Stage one : Fact Finding	All residents were invited, by mail, to a drop in session on 14 th August at the Emlyn Gardens Community Centre to establish the priority environmental issues on the estate that could be tackled through HEIP investment
Stage two: Consultation on Proposals	The list of issues raised was used to brief the landscape architects and they drew up proposals with options for residents to feedback on. All residents were invited to a second consultation event on 24 th September by mail and poster

Feedback	<p>9 residents attended the consultation meeting and, in terms of play area options, residents were either neutral or in favour of option 2.</p> <p>Residents were positive about improvements to lawned areas to prevent football, tree surgery and tackling unsightly bins.</p>
Neighbours (Woodstock Road)	In addition, as on this estate neighbouring properties will be affected by proposals, neighbours were invited to comment on proposals on 24 th October 2013.

2 Becklow Gardens	
Stage one : Fact Finding	All residents were invited, by mail, to a drop in session on 14 th August at the Victoria Community Centre to establish the priority environmental issues on the estate that could be tackled through HEIP investment
Stage two: Consultation on Proposals	The list of issues raised was used to brief the landscape architects and they drew up proposals with options for residents to feedback on. All residents were invited to a second consultation event on 25 th September by mail and poster. This coincided with consultation on the Hidden Homes project on the same estate
Feedback	29 residents and neighbours attended the consultation meeting and residents were generally favour of the environmental proposals, especially the pruning of trees to aid safety and facilitate the CCTV.

3 Sullivan Court	
Stage one : Fact Finding	All residents were invited, by mail, to a drop in session on 15 th August at the Emlyn Gardens Community Centre to establish the priority environmental issues on the estate that could be tackled through HEIP investment
Stage two: Consultation on Proposals	The list of issues raised was used to brief the landscape architects and they drew up proposals with options for residents to feedback on. All residents were invited to a second consultation event on 7 th October by mail and poster.
Feedback	12 residents completed feedback forms at the consultation meeting and residents were positive about all proposals, with the majority of those attending in favour of closing the redundant ball court. Bin/recycling storage was a high priority and improvements to the shops were popular.

Part B - Implications to leaseholders

- 7.2 Some elements of the works will be chargeable to the leaseholders on each estate.
- 7.3 The precise detail of charges for each estate will not be known until the projects are fully developed and priced. The Council will need to comply to Section 20 of the Landlord and Tenant Act 1985 (as amended by section 151 of the Common-hold and Leasehold Reform Act 2002). The Estimated costs are described in the tables below. In general, where improvements are capable of being recharged to leaseholders, the Council has a fiduciary duty to do so (subject to limited discretion to waive some changes, primarily in cases of hardship, and to leaseholders' statutory right to service.)

Estimated charges table

Estate	Estimated Average cost	Estimated maximum cost	Estimated Minimum cost
	Per leaseholder	Per leaseholder	Per leaseholder
Emlyn Gardens	1876	2848	905
Becklow Gardens	728	881	576
Sullivan Court	1236	1620	853

- 7.4 Recent leaseholder S20 statutory notices of estimates were issued on Becklow Gardens for water tank works and on Sullivan Court for the following works: Electrical cable and distribution equipment, lift modernisation, controlled access system and BMS boiler and booster pump systems. There are not yet any estimated costs available for these schemes and they are not included in the figures below.
- 7.5 There have been the following recent charges (not related HEIP) to leaseholders on the three estates.

Estate	Invoiced	Yet to be Invoiced	Average estimated cost per leaseholder	Maximum estimated cost per leaseholder	Minimum estimated cost per leaseholder
Emlyn Gardens	Renewal of Windows and Balcony Doors, External repairs and Redecorations & Pitched Roof Renewal(invoiced 1/11/2012)		£23,500.00	£37,000.00	£10,000.00

Becklow Gardens	IRS (TV Aerial)	£300.00	£400.00	£200.00
	Lifts	£4,500.00	£8,000.00	£1,000.00
	External repairs and Redecorations	£7,000.00	£10,000.00	£4,000.00
Sullivan Court	Renewal of Windows, Internal & External Repairs and Redecorations & Communal Lighting and Power Infrastructure Renewal	£11,500.00	£17,500.00	£5,500.00
	Water Tank Replacement	£875.00	£950.00	£800.00

8. EQUALITY IMPLICATIONS

8.1 An EIA is attached with this report and is available electronically.

9. LEGAL IMPLICATIONS

9.1 The Council has a statutory obligation to consult with secure tenants who are likely to be substantially affected by a matter of housing management and this may include improvement works. The report highlights in section 7 that there has been consultation with the residents Emlyn Gardens, Becklow Gardens and Sullivan Court.

9.2. The report also highlights the Council's obligation to consult leaseholders and to have due regard to their observations before commencing the proposed works.

- 9.3. Implications verified/completed by: Janette Mullins Head of Litigation
telephone 0208 753 2744

10. FINANCIAL AND RESOURCES IMPLICATIONS

- 10.1 This report recommends that £1.637m be allocated from the Decent Neighbourhoods Fund to cover the full scope of works for Emlyn Gardens (£596k), Becklow Gardens (£178k) and Sullivan Court (£863k), as described in section 5 and Appendix 1. The latest monitoring report for October (month 7) indicates an overall forecast cumulative surplus on the Decent Neighbourhoods Programme of £43.5m at 31 March 2014 and of £19.6m at 31 March 2015. As noted in paragraph 6.17 any disposal on these estates under the Asset Based Limited Voids Disposal Policy will be ring fenced within the Decent Neighbourhood Fund in the first instance to fund works on these estates. It is estimated that based on the current thresholds and requirements of the policy this is likely be between one and three disposals per annum.
- 10.2 The description of the works as set out in section 6 indicates that they are capital in nature and therefore eligible to be funded from the Decent Neighbourhoods Fund. The final specification for works will need to be carefully reviewed to confirm that no amounts are revenue. Any revenue costs would need to be met by the Housing Revenue Account.
- 10.3 It should also be noted that charges for leaseholders for each estate will not be known until the projects are fully developed and priced.
- 10.4 Implications verified/completed by: Danny Rochford, Head of Finance Housing and Regeneration Department, telephone 020 8753 4023

11. RISK MANAGEMENT

- 11.1 The Regeneration and Housing Services teams will monitor the strategic risks associated with the investment plan in accordance with the Council procedures. The projects if agreed will be incorporated into the current risk register that has been put in place for Fulham Court and Barclay Close.
- 11.2 A risk register has been completed for each estate.
- 11.3 Implications verified and completed by: (Michael Sloniowski, principal consultant risk management telephone 020 8753 2587.

12. PROCUREMENT AND IT STRATEGY IMPLICATIONS

- 12.1 There are no procurement implications as the work for these estates as set out in Appendix 1 is to be carried out under the Council's new Repairs and Maintenance contract with MITIE

12.2 Implications verified and completed by: Robert Hillman, procurement Consultant (projects) telephone 020 8753 1538.

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS USED IN PREPARING THIS REPORT

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	None		

LIST OF APPENDICES:

Appendix 1: HEIP full scope of works