

FOR PUBLICATION

LONDON BOROUGHS ESTATE BARROW HILL ENVIRONMENTAL IMPROVEMENTS (H000)

AGENDA ITEM

MEETING:	1. CABINET 2. EXECUTIVE MEMBER FOR HOUSING
DATE:	1. 10 th MARCH 2015 2. 27 th FEBRUARY 2015
REPORT BY:	HOUSING SERVICE MANAGER - BUSINESS PLANNING AND STRATEGY
WARD:	BARROW HILL AND NEW WHITTINGTON
COMMUNITY ASSEMBLY:	EAST
KEY DECISION REFERENCE (IF APPLICABLE):	478

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1.0 PURPOSE OF REPORT

- 1.1 To update Cabinet on the outcome of the consultation that has taken place at the London Boroughs Estate at Barrow Hill, including the recommendations, detailed designs, project timescales and costs of the Environmental Improvements.
- 1.2 To seek approval to adopt these recommendations as a master-plan and to proceed with its implementation.

2.0 RECOMMENDATIONS

- 2.1 That Cabinet agrees to support the delivery of the master-plan and any revisions required as detailed consultation with residents and other agencies continues.
- 2.2 That Cabinet approves the extension of the contract with Eamonn Byrne Landscape Architecture, to manage the works contract and oversee the

delivery of the improvement programme, including the preparation of any Planning applications as required.

- 2.3 That Cabinet approves the procurement of a contractor(s), through an open tender process, to deliver the improvements and that a further report is brought to members, following this process.
- 2.4 That Cabinet notes the ongoing discussions with Derbyshire County Council with regard to the future management and maintenance of the new highways.
- 2.5 That Cabinet approve the commissioning and appointment of consultants, through an open tender process, to carry out a similar consultation programme with local residents on a series of environmental improvements to the Holme Hall Area. The consultants will then project manage the delivery of the improvements.

3.0 **BACKGROUND**

3.1 At Cabinet on the 28th January 2014 members agreed to:

- Approve the commissioning and appointment of consultants, through an open tender process, to carry out a consultation programme with local residents on a series of environmental improvements to the London Boroughs Estate. The consultants will then project manage the delivery of the improvements.
- That Members provisionally approve a budget of up to £1,200,000 from the Housing Revenue Account Capital Programme to be invested in environmental improvements on the London Boroughs Estate.
- That a further report is brought to Members to approve the programme of environmental improvements agreed with local residents prior to the commencement of works.

3.2 Following the agreement of these recommendations Housing Services appointed Eamonn Byrne Landscape Architecture (EBLA) in May 2014. The appointment consisted of two phases of work:

- **Phase 1:** Master-plan for the site including presenting the findings in a Master-planning Report
- **Phase 2:** the detailed design and project management of the delivery of the environmental improvement works

This report provides the feedback to Cabinet on the outcomes of Phase 1 and seeks approval to deliver the second phase of works within the revised costings.

3.3 Phase 1 included:

- Desktop and fieldwork studies to identify existing conditions
- Site appraisal including identification of opportunities
- Consultation with residents and other bodies with an interest in the area
- To develop a detailed master-plan for the site identifying the required environmental improvement works
- To identify links with other master-plans completed in the surrounding area
- Costing of the proposed environmental improvements
- Identification of potential options to raise capital to pay for improvement works

3.4 A wide ranging consultation exercise took place during the summer and autumn of 2014. Two consultation events were carried out with local residents. The first event in July 2014 sought to establish what changes residents wanted to see made and the second event in November 2014 was on a series of draft proposals that were to be the foundation of those put forward in the master-planning report. Additional consultation took place with Police, the Neighbourhoods Team in Housing Services and Derbyshire County Council.

3.5 The response to the proposals was overwhelmingly positive. The report from the second consultation session is attached as **Appendix 1**.

3.6 Following the consultation process a master-plan report to achieve the desired outcomes on the estate was produced and costed. This report is provided in **Appendix 2**. The proposals include improvements to:

- Pathways
- Private access paths and courts
- Shared surface streets and courtyards
- Green space and tree planting
- Boundaries to gardens

4.0 **CURRENT POSITION AND NEXT STEPS**

4.1 The master-plan identified a significant increase in the amount of work required to meet the aspirations of both Housing Services and local residents. For all parties, the areas that needed addressing on the estate included the lack of gardens or defensible space for individual dwellings, the lack of car parking provision and the overall condition of footpaths and communal open spaces. It quickly became apparent during the consultation process that in order to address these issues the scope of works needed to change to consider the connectivity through the estate (roads and

footpaths), the visual approach of the streets and roads, to improve the alignment and relationship between properties and roads and to enhance privacy for properties. As a result of this increase in the scope and scale of the work required, the costs have increased from the original budget of £1.2m to around £4.5m. This revised budget has been accounted for and included in the Capital Programme considered by Cabinet on the 10th February 2015 and approved by Full Council on 26th February, 2015 for works in 2015/16 and 2016/17.

- 4.2 The increased level and value of the work will require an extension of, and uplift in the value, of EBLA's contract. EBLA have requested an increase in fee from the original £68,000 (5.6% of a £1.2m programme of works) to £172,500 (3.75% of a £4.6m programme of works).
- 4.3 The increase in costs does not require the appointment of EBLA to be re-tendered. The waiver for a significant increase in the costs of a consultant are covered in the Council's Constitution's - Contract Procurement Rules (page 127, Part 4, 4.2.6):

‘with an organisation already engaged by the Council for a similar or related procurement and where there is significant benefit to extending the contract to cover this additional requirement, without exposing the Council to unacceptable risk’

As EBLA are already undertaking works relating to the second phase, including consultation with highway and drainage engineers and DCC and they have prepared the master-plan the engagement of a third party would cause significant time delays to the project.

- 4.4 In preparation for a Planning Application to be submitted EBLA have already appointed highways and drainage engineers to review the master-plan and proposals.
- 4.5 Kier have been approached and asked to undertake the work involved in negotiating with the owners of Right-to-Buy properties in the area where their property boundaries will be affected. Consultation with affected households on the estate will take place on a one-to-one basis.
- 4.6 The proposals include the creation of new highways in the form of shared surface streets within the estate. Discussions with Derbyshire County Council on the future management and maintenance of any new highways created are ongoing. In order to achieve the designs and aspirations of the masterplan, it is possible that alternative future management and maintenance of those newly created highways will need to be considered which could include Housing Services having to take on this liability. As

discussions progress and further information, including costs are known, additional information will be provided to Members.

4.7 Due to the risks involved in going out to tender prior to planning permission being granted, in case designs and costs are allocated, the procurement of contractors to deliver the improvements will not take place until the planning process is complete. However, tender documents will be prepared in advance and in parallel to the planning process. Given the value of the works the tender will need to be offered through OJEU. A draft timescale for the project is included in **Appendix 3**. A further report to Cabinet will be brought to approve the appointment of the contractors.

4.8 Once the improvements to Barrow Hill have commenced it is intended to replicate this approach on a similar Estate Regeneration Programme at Holme Hall in 15/16 to 17/18 and therefore authority is sought to appoint consultants in 15/16 for which a budget of £80k has been allocated.

5.0 **FINANCIAL IMPLICATIONS**

5.1 All of the costs associated with the scheme will be met by the Housing Revenue Account and have been included in the 2015/16 and 2016/17 Housing Capital Programmes. The budgets for which were considered by Cabinet on the 10th February 2015 and approved by Full Council on 26th February, 2015.

5.2 The budget is split £0.909m in 2015/16 and £3.63m in 2016/17.

6.0 **RISK MANAGEMENT**

Description of the Risk	Impact	Likelihood	Mitigating Action	Impact	Likelihood
RTB and Leaseholders objections to proposals	Medium	Medium	Earlier discussions led by Kier and EBLA with affected residents	Low	Low
Cost increases throughout the period of contract	Medium	High	Officers to work closely with EBLA and approve works and costs in stages	Low	Medium
Costs of managing future highways	High	Medium	Close working with DCC and EBLA to ensure proposals can be satisfactorily	Medium	Low

			managed		
Consultants go into administration	Low	High	Consultants will be engaged utilising professional agreements under seal	Low	Low

7.0 **EQUALITIES IMPACT ASSESSMENT (EIA)**

7.1 A Preliminary Equalities Impact Assessment has been prepared and is attached at **Appendix 4**

8.0 **RECOMMENDATIONS**

8.1 That Cabinet agrees to support the delivery of the master-plan and any revisions required as detailed consultation with residents and other agencies continues.

8.2 That Cabinet approves the extension of the contract with Eamonn Byrne Landscape Architecture, to manage the works contract and oversee the delivery of the improvement programme, including the preparation of any Planning applications as required.

8.3 That Cabinet approves the procurement of a contractor(s), through an open tender process, to deliver the improvements and that a further report is brought to members, following this process.

8.4 That Cabinet notes the ongoing discussions with Derbyshire County Council with regard to the future management and maintenance of the new highways.

8.5 That Cabinet approve the commissioning and appointment of consultants, through an open tender process, to carry out a similar consultation programme with local residents on a series of environmental improvements to the Holme Hall Area. The consultants will then project manage the delivery of the improvements.

9.0 **REASONS FOR RECOMMENDATIONS**

9.1 To meet Corporate Plan 2015-19 key objective: to increase the quality of public space for which the Council has responsibility through targeted improvement programmes.

ALISON CRAIG

HOUSING SERVICE MANAGER - BUSINESS PLANNING AND STRATEGY

You can get more information about this report from James Crouch (extension 5150).

Officer recommendation supported.

Signed

Executive Member

A handwritten signature in black ink, appearing to be 'M. J. C.', written over a light blue horizontal line.

Date

27.02.15

Consultee Executive Member/Support Member comments (if applicable)