

Report to the Council Housebuilding Cabinet Committee



**Epping Forest
District Council**

Report reference: CHB-004-2021/22
Date of meeting: 28 September 2021

Portfolio: Housing Services – Councillor H Whitbread

Subject: Council House Building Progress Report – Phases 3 - 5

Responsible Officer: Rochelle Hoyte (01992 562054)
Service Manager

Democratic Services: J Leither (01992 564756)

Recommendations/Decisions Required:

That the contents of this Progress Report on Phases 3 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.

To agree that new development names where required between reporting periods can be agreed through the portfolio holder as and when needed.

Executive Summary:

The report set's out the progress that has been made across phases 3 to 5 of the Housebuilding programme that are either completed, on-site and are currently being procured. Phase 3 is complete and is in the defects period. In Phase 4, Package 4.1 - 16 units - have been contracted and all on site. Handovers for 4.1 have slipped and are now forecasted between November and Feb 2022 with Pick Hill remaining in March 22. Package 4.2 - 22 units all are on site, handover dates for these are between Feb and March 22. Package 4.3 – 15 units – contract is now signed, start on site was expected September 21 but has been delayed pending planning condition approval. Pentlow Way remains delayed due to the sub – station. Package 4.4 - 24 units – Still awaiting determination by planning. Package 4.5 – 2 units – is also still awaiting determination by planning, these are chased regularly. Appendix 1 Phase 4 Executive report details scheme budgets for each scheme as requested.

There may be instances where names for new developments are required to be agreed between our reporting periods to the cabinet committee, it would be beneficial to avoid delays as discussed with the portfolio holder that any such requirements are able to be agreed as needed, following the process of contact through the portfolio holder. This will ensure that no schemes are delayed, and all names can be given some thought.

It was asked previously how many bungalow units we have across Phase 4 and the total is 6 units.

An update on Phase 5 is also provided within this report.

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:

This report is on the progress made since last reported in March and is for noting purposes only. There are no other options for action.

Report

Phase 4

The contractors TSG have submitted an extension of time on all schemes except Pick Hill. The reasons given are COVID impact, labour and material supply and weather. We are due to meet with the contractors on the 21st September to confirm handover dates. The revised dates are tabled below but are subject to change following the meeting.

It was asked previously how many bungalow units we have across Phase 4 and the total is 6 units.

(Please see **Appendix 1. Phase 4 Executive Report No 24** dated September 2021).

Phase 4.1 – Contracted with TSG Ltd

SoS. - Weeks - Handover

The contractors TSG have submitted an extension of time on all schemes except Pick Hill. The reasons given are COVID impact, labour and material supply and weather. We are due to meet with the contractors on the 21st September to confirm handover dates.

| | | | | | |
|------------------------------------|----------|-----------------|----------|----|----------|
| Chequers Road (A), Loughton | : HR 124 | 3 x 3B units | 31/07/20 | 56 | 26/11/21 |
| Bushfields, Loughton | : HR 122 | 2 x 2B units | 13/07/20 | 56 | 12/11/21 |
| Chester Road, Loughton | : HR 130 | 3 x 2B units | 07/09/20 | 56 | 26/11/21 |
| Queensway, Ongar | : HR 140 | 4 x 1B units | 02/11/20 | 53 | 17/12/21 |
| Millfield, Ongar | : HR 138 | 2 x 1B units | 30/11/20 | 53 | 17/12/21 |
| Pick Hill, Waltham Abbey | : HR 145 | 2 x 3B units | 15/03/21 | 53 | 14/03/22 |
| Totalling | | 16 units | | | |

Chequers Road (A), Loughton

Since last reporting Essex Highways have approved the alternative foul drainage connection. TSG will further co-ordinate these works in line with the programme. No further variation orders have been sought since last reporting.

Revised practical completion date to be agreed as above.

Bushfields, Loughton

No further variation orders have been raised. Works are delayed to the site due to a roof leak; the cause is being investigated with the contractors and the manufacturers which is expected to be concluded w/c 20th September.

Revised practical completion date to be agreed as above.

Chester Road, Loughton

No further variation orders requested in the last period. The contractor's proposals on boundary treatments and external lighting are to be issued. The flood doors have verbally been confirmed as meeting Flood and Part M requirements. Since our last meeting TSG received the approval from planners and building control.

Revised practical completion date to be agreed as above.

Queensway, Ongar

We are awaiting an updated sketch on the drainage route, although already installed.

The discussions approached regarding the purchase of some additional land were not taken forward as talks were not positive so the fence line will remain around this parcel of land as originally designed.

Revised practical completion date to be agreed as above.

Millfield, Ongar

Since last reporting there was a delay to the works as windows were delivered with the incorrect finish and velfac range, to avoid further delays a cost reduction has been agreed to keep these. Works continue on site and no further variation orders have been raised.

The shortfall in contingency on this site will be covered by s106 contributions to ensure there is enough money to cover any additional costs that may still arise between now and completion.

Revised practical completion date to be agreed as above.

Pick Hill, Waltham Abbey HR145: 2 x units

Works are progressing on site, the boundary treatment to the main road is to be reviewed, the drainage off site has been investigated through CCTV and the routes confirmed as clear, these will be jetted to remove minor debris.

Postal addresses are to be confirmed but the options have been discussed with the portfolio holder.

The practical completion date remains unchanged.

Phase 4.2 – Contracted with Indecon Ltd

Indecon have applied for an extension of time due to material supply issues, which remains unpredictable and there have been a number of covid isolation periods that have affected trade, there is acknowledgement that this could continue to be a factor through the winter months. The dates have been reflected below however are subject to change, all efforts will be made to improve on any dates where possible. Etheridge Road has been the worst affected by the delays.

| | | | SOS | Handover |
|---|--------|-----------|------------|-----------------|
| Hornbeam Close (B) Buckhurst Hill: | HR 136 | 3 x units | 25/01/21 | 21/03/22 |

| | | | | |
|---|--------|-----------|----------|----------|
| Hornbeam House , Buckhurst Hill: | HR 137 | 2 x units | 25/01/21 | 11/02/22 |
| Bourne House , Buckhurst Hill: | HR 135 | 2 x units | 25/01/21 | 25/02/22 |
| Etheridge Road , Debden: | HR 127 | 3 x units | 11/01/21 | 19/04/22 |
| Denny Avenue , Waltham Abbey: | HR 144 | 3 x units | 11/01/21 | 29/03/22 |
| Beechfield Walk , Waltham Abbey: | HR 147 | 5 x units | 11/01/21 | 15/02/22 |
| Kirby Close , Loughton: | HR 120 | 4 x units | 11/01/21 | 29/03/22 |

Total **22 units**

Hornbeam Close (B) Buckhurst Hill: HR 136 3 x units

Brickwork and material supply issues continue to cause delays on site, a revised programme has been issued, which also details delays with drainage and retaining wall issues. These have now been resolved and cost breakdowns are to be received. All variation costs have been agreed and these remain within the contingency.

Practical completion dates are revised as above, March 2022.

Hornbeam House, Buckhurst Hill: HR 137 2 x units

Works are continuing on site all variation costs agreed and instructions issued. Costs remain within the contingency.

Practical completion date revised as above, Feb 2022.

Bourne House, Buckhurst Hill: HR 135 2 x units

Works continue on site; however, brick and general material supply are causing delays. Specifications on upgrade pumps have been agreed. All variation costs have been agreed and instructions issued. Costs remain within the contingency.

Practical completion dates are revised as above, Feb 2022.

Etheridge Road, Debden: HR 127 3 x units

Essex fire and building control confirmed that sprinklers are required for the houses. Works continue on site but delays have set the site back approx. 7 weeks. All variation costs have been agreed and instructions issued. Costs remain within the contingency.

Revised practical completion as above, April 2022 – This is to be closely monitored due to Homes England funding.

Denny Avenue, Waltham Abbey: HR 144 3 x units

Since last reporting the surface water drain from the site has now been renewed to the brook, works continue on site although brick and general material supply are causing delays. All variation costs have been agreed and instructions issues. All remain within the contingency figure.

Revised practical completion date as above, March 2022.

Beechfield Walk, Waltham Abbey: HR 147 5 x units

Works are progressing on site; delays are noted due to material supply and labour. All variation costs agreed and instructions issued. All remain within the contingency figure.

Revised practical completion dates as above, Feb 2022.

Kirby Close, Loughton: HR 120 4 x units

Works are progressing, delays are noted due to material supply and labour. Essex fire and building control confirmed that sprinklers are not required. The boundary wall to a neighbouring property is being monitored and allowances have already been considered for replacement if necessary. All variation costs agreed and instructions issued. All remain within the contingency.

Back in June Homes England made contact to advise that we would be audited. Kirby Close was then chosen as the scheme to be audited. The audit was independently completed on August 23rd and a report submitted by the consultants to Homes England. We are awaiting the final results of this and update will be provided to the portfolio holder once this has been concluded. The team and I have worked hard to ensure compliance and are hopeful to achieve a positive result.

Revised practical completion dates as above, March 2022.

Phase 4.3 - Comprising: -

| | | |
|---|-------|-----------------|
| Pentlow Way , Buckhurst Hill: | HR139 | 7 x units |
| Woollard Street , Waltham Abbey: | HR149 | 8 x units |
| Total | | 15 units |

Contracts for both Pentlow Way and Woollard Street have now been signed.

Since last reporting the visit by UKPN took place and the revised location for the substation was agreed. Legal contact has now been made and we have issued all legal documentation for review by UKPN's solicitors. UKPN advised of 9 month requirement to agree legals which will affect start on site, a date which is not yet confirmed until further progress has been made with legals, however estimated as June 2022.

There continues to be delays with pre- start condition discharges.

Woollard street start on site was expected September 21 following contract signing, however this is now delayed due to pre-start planning conditions for landscape and materials. Rear access options under review, alternative options being agreed and costs to be confirmed which are expected to be circa £50-60k. Start on site now potentially Dec 21 – Jan 22.

Phase 4.4 - Comprising: -

| | |
|---|-----------------|
| Ladyfields , Loughton: | 16 x units |
| Chequers Road (B) , Loughton: | 8 x units |
| And possibly (held in SAC) | |
| Lower Alderton Hall Lane , Loughton: | 2 x units |
| Thatchers Close , Loughton: | 1 x unit |
| Stonysotts , Waltham Abbey: | 1 x unit |
| Total | 28 units |

Both Ladyfields and Chequers Road (B) remain within planning and delayed due to the SAC issue. Planning have been chased and advice remains that they are continuing to work through the schemes affected by this, no revised dates given for determination.

Lower Alderton Hall Drive and Thatchers Close, Loughton

Both these sites are still awaiting planning consent and have been delayed by the Local Plan and SAC issues – no revised dates given for determination.

Stonysshots, Waltham Abbey

No further updates since last reported.

Whitehills Road, Loughton

Whitehill is awaiting planning consent at which one this is decided the plan remains to take this site to auction. All additional items requested by planning was submitted by the relevant consultants.

Phase 5

Since last reporting we continue to works with the architects on design stages. Some meetings have been made with Cllrs and residents in some cases. Those that have not been done will continue to be booked in for initial review and feedback.

Indicative costs were asked for at the last meeting and these are below – These are subject to change and will be updated as schemes develop and PassivHaus is continued to be explored.

| | |
|---------------------------------|----------------|
| Beechfield B | £1,183,497.00 |
| Burney Drive | £567,965.00 |
| Castell Road | £1,049,506.00 |
| Fairfield/Millbank | £528,285.00 |
| Hornbeam Close | £3,193,369.00 |
| Hyde Mead | £1,496,971.00 |
| Pyrles Lane A | £593,503.00 |
| Pyrles Lane B | £859,537.00 |
| St Peters Avenue Parking | £283,280.00 |
| Shelley Estate Redevelopment | £17,381,659.00 |
| Winters Way – Bromefield | £761,617.00 |
| Winters Way – Shingle | £839,914.00 |
| Winters Way – Wrangley | £622,853.00 |

Conclusion

Arrangements continue to be made to arrange consultations with cllrs and residents that are not yet complete for Phase 5. Works will be continue to be monitored across of all phase 4, in particular 4.2 as Homes England grant is applicable across all of the sites. Our Homes England representative and I have a good relationship and I have already discussed the issues being faced by our contractors, the current issues are industry wide and are affecting many providers with grant funding. They recognise the problem this is causing and are supportive in how we manage this through to completion.

Financial Reporting

I am working closely with the finance department following the restructure to enhance our reporting system.

Resource Implications:

None applicable

Legal and Governance Implications:

None to report

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 Executive Report (Appendix 1)

Risk Management:

The Risks associated with the delivery of the current housing development programme is 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.