



**Report for:**  
ACTION

**Item Number:**

<b>Contains Private and Confidential Information</b>		<b>No</b>
<b>Title</b>	Housing Regeneration Key Estate: Green Man Lane	
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<b>Portfolio(s)</b>	Economic and Social Regeneration	
<b>For Consideration By</b>	Cabinet	
<b>Date to be Considered</b>	8 <sup>th</sup> November 2005	
<b>Implementation date if not called in</b>	23 <sup>rd</sup> November 2005	
<b>Affected Wards</b>	Elthorne Ward	
<b>Area Committees</b>	Hanwell Area Committee	

<b>Keywords/Index</b>	Regeneration, Green Man Lane, Key Estate, Consultation, Decent Homes, Strategy.
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**Purpose of Report:**

To seek Cabinet agreement to develop an urban design framework for the Green Man Lane estate which will identify options for its regeneration, and to commence consultation with residents.

## 1.0 Recommended Actions

1.11.1 To approve the development of a comprehensive strategy that will identify options for the regeneration of the Green Man Lane estate.

1.2 To approve funding of up to £300,000 to undertake urban design work and a programme of consultation with residents and other stakeholders.

- 1.3 To agree the use of up to £300,000 of Section 106 funding to be drawn from the Section 106 agreements as listed in Appendix A.
- 1.4 To authorise the Executive Director for Individual Customers, following consultation with the portfolio holder, to appoint urban designers/ architects and, as appropriate, other specialist advisors for such work.
- 1.5 To agree to receive a report at a future cabinet on the other key estates.

## **2. Reasons for Decision and Options Considered**

- 2.1 The Council is committed to the regeneration of its housing estates. The key estates have been identified as needing improvements at a level of investment in excess of decent homes funding.
- 2.2 To assist in this and to inform the programming of the decent homes funding, plans need to be developed for each of the key estates. A significant capital investment will be required to achieve regeneration of estates and create sustainable communities. While this will be the subject of another Cabinet report proposing a timetable for all the key estates, it is proposed that progress is made now in relation to one, the Green Man Lane estate.
- 2.3 On most calculations of the priority of the key estates Green Man Lane would come out as one of the top in terms of priority of redevelopment. This linked with the work already undertaken and that the size and nature of the estate makes it one of the most likely estates to achieve the time scale for inclusion on the estate transfer programme. If this is the option that is considered appropriate after the studies and consultation.
- 2.4 The work proposed will identify options for the physical and social regeneration of Green Man Lane Estate and will consider funding issues and options open to the Council and residents. Options may include partnerships with housing associations, private developers and possible transfer of stock to a housing association. The ODPM will invite applications for the stock transfer programme in 2006 and the Council and residents will wish to consider this option. All options will be subject to consultation with residents. There is a possibility that the options appraised will identify an opportunity to include Singapore Road Multi Story car park in a wider development.

## **3.0 Housing Regeneration**

- 3.1 It is proposed to commence the process of appointments and consultation as soon as possible. An initial meeting has been held with ward Councillors and residents to advise them of this Cabinet report and the proposals.

The proposed consultation will cover the following areas:

- Regeneration and Renewal Options
- Independent Advice
- Decanting Constraints

- Funding Sources
- Partnership & Stakeholders
- Stock Transfer issues
- Master planning/Urban Design & Density
- Council Resources
- Tenant & Leaseholder issues
- Compulsory Purchase
- Sustainable Communities
- Decent Homes & other related matters
- Public Realm

3.2 It will be necessary to undertake some initial design studies, structural and financial evaluations.

3.3 A tenant's advisor will be appointed by residents to provide independent advice

#### **4.0 Key Points**

##### **Financial Implications**

4.1 The key estates all form part of the Council's stock, which are accounted for through the Housing Revenue Account (HRA), and costs of regeneration activity normally have to be met from the HRA. ODPM guidance is that unless grant or other specific forms of funding are used, all expenditure incurred in carrying out consultation including the cost of ballots must be charged to the HRA. Costs of disposal including fees not incurred as part of the consultation and costs of the transfer documents can be met from the capital receipt. However any abortive costs must be met from revenue unless covered by grant or other contributions.

4.2 As members will be aware the HRA is currently running at a deficit and therefore any increase in expenditure will have to be met from reserves. Therefore other sources of funding have had to be pursued.

4.3 It has been necessary to incur additional expenditure on some work on the estate to cover initial urban design and independent residents' advisors. These costs are estimated to be in the region of £ 300,000, which can be met from s106 funding already held by the Council.

The breakdown of the estimated cost of this work is as follows:

	£
Resident Consultation	50,000
Independent Tenant Advisor (ITA)	25,000
Master Planners/Urban Designers	150,000
Specialist Finance and other Consultants	75,000
Total	300,000

*NB: These figures are best estimates and may vary depending on the returns through a procurement process.*

- 4.4 If the Green Man Lane proposal is to move forward additional funding may well be required.
- 4.5 In any estate redevelopment the densities would have to reflect current standards within the Ealing Unitary Development Plan and the Mayor of London Plan. That will generally require an increase in density and affordable housing provision. The latter is specifically required to facilitate use of the S106 funding.
- 4.6 The overall strategy for the key estates will have major implications for the HRA and will need to be modelled as part of the overall HRA Business Plan. Although the Green Man Estate is a relatively small part of the overall key estates the effect of any option adopted for it will still require careful modelling.

## **5.0 Legal Implications**

- 5.1 Section 105 of the Housing Act 1985 requires the Council to maintain arrangements to consult secure tenants on matters of housing management which are likely to affect them. This includes matters that relate to the management, maintenance, improvement or demolition of properties let to secure tenants. The proposals for the Green Man Lane Estate are matters that fall within this requirement.
- 5.2 The consultation arrangements must allow the tenants to make their views known to the Council within a specified period and the Council must take those views into consideration before making any decision on the matter.
- 5.3 Although any Key Estates options appraisal may not be regarded as having equivalent status to a borough-wide options process the same level of good practice is expected. The consultation should be extended to lessees and all tenants affected.
- 5.4 Money paid to the Council as a result of a s106 agreement must be spent strictly in accordance with the terms of the agreement under which it was paid. The recommended proposals comply with these terms and with related Government guidance, provided that the proposed spend ultimately results in an increase in the number of affordable housing units that would not otherwise have been available.

## **6.0 Value For Money**

- 6.1 This work is designed to achieve the regeneration of the estate and wider neighbourhood. This may be achieved by maximising the value of the land, obtaining outside funding, or entering into some form of partnership or a combination of these. This scheme therefore has the potential to provide

good value for money. However, this must be considered with the level of risk associated with projects of this nature. Scheme objectives will need to promote the maximisation of any capital grant funding, to be tax efficient and deliver the recycling of receipts to support delivery of any ongoing regeneration programme

## **7.0 Risk Management**

7.1 As with any project a risk minimisation strategy will need to be followed.

7.2 At this stage the opportunity to commence the review of the regeneration options for the Green Man Lane Estate has arisen. There is a strategic risk that the expenditure incurred may prove abortive, depending on the outcome of the consultation; however this risk exists in all such projects. The Council has some limits on its capacity for work like this; this has in part guided the proposal to proceed with only one estate at this point.

## **8.0 Community Safety**

8.1 One of the principal objectives of any regeneration is to provide communities with a safe and secure environment in which to live.

## **9.0 Links to strategic objectives**

The Strategic Objectives are:

### **9.1 Create consistently excellent customer experiences**

During any redevelopment programmes ongoing consultation and liaison with residents will increase the capacity of the local community so that people are empowered to participate in local decision-making and able to influence service delivery.

### **9.2 Nurture a vibrant and active community**

Regeneration proposals should provide an improved physical environment, and also encourage active participation of all residents in projects such as the re-branding/marketing of their neighbourhoods.

### **9.3 Provide a powerful voice for our communities**

Extensive consultation will empower the local community including hard to reach groups to have input into the proposals to improve their estates.

### **9.4 Create life opportunities for all**

Any new or refurbished environment will provide

- A place of choice in which to live
- Community and commercial facilities
- A sustainable community,

### **9.5 Protect and enhance our environment**

The regeneration principles need to include sustainable design and materials, formulation of an energy strategy compliant with the requirements of the Council, and promotion of public transport usage. The urban design framework will also address public realm factors including lighting, open spaces and recreation.

## **10.0 Equalities and community cohesion**

10.1 The project follows current best practice guidance in aiming to achieve sustainable and socially cohesive communities by introducing mixed tenures and social diversification into council owned estates. As the consultation process progresses, it will be necessary to carry out a full Equalities Impact Assessment.

10.2 The Housing Corporation also requires that RSL partners use their sustainability toolkit in project development.

## **11.0 Other External Appointments**

11.1 As the project moves forward the Council is likely to require specialist skills to ensure the satisfactory delivery of the project. It is anticipated that this will require the appointment of specialist regeneration advisers and other professional and technical specialists. The appointment of such specialists will be subject to the Council's procurement procedures.

## **12.0 Property and Assets**

The project aims to identify options for the regeneration of the estate, which will include council housing stock and other community buildings. Options may involve the sale of land and/or transfer of stock to a housing association.

## **14.0 Staffing Implications**

As identified above the Council is short of capacity in some areas of expertise required for the options appraisal, hence the proposals to recruit specialist support in a number of these areas.

## **15.0 Appendix**

### **Appendix A**

Section 106 Agreements

## **16.0 Background Papers**

- Files held in HIOT TEAM – Perceval House
- London Borough of Ealing, stock condition survey 2003.