

OVERVIEW & SCRUTINY BOARD SUPPLEMENTARY AGENDA

5 February 2015

The following report is attached for consideration and is submitted with the agreement of the Chairman as an urgent matter pursuant to Section 100B (4) of the Local Government Act 1972

- 6 CALL IN OF A KEY CABINET DECISION - ESTATE IMPROVEMENTS HIGHFIELD ROAD (Pages 1 - 14)**

**Andrew Beesley
Committee Administration
Manager**

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Overview & Scrutiny Board

5 February 2014

REPORT

Subject Heading:

Estate Improvements – Highfield Road

CMT Lead:

Andrew Blake-Herbert
Group Director, Finance & Commerce

Report Author and contact details:

Richard Cursons
Committee Officer
richard.cursons@havering.gov.uk

Policy context:

Financial summary:

The proposals included within this report amount to £1.853m which can be contained within the HRA Capital Programme for 2015/16

The subject matter of this report deals with the following Council Objectives

- Ensuring a clean, safe and green borough
- Championing education and learning for all
- Providing economic, social and cultural activity in thriving towns and villages
- Valuing and enhancing the lives of our residents
- Delivering high customer satisfaction and a stable council tax

SUMMARY

In accordance with paragraph 17 of the Overview & Scrutiny Committee Rules, a requisition signed by two Members representing more than one Group (Councillors Ray Morgon & Lawrence Webb) have called in the Cabinet decision of 21 January 2015.

RECOMMENDATION

That the Board considers the requisition of the decision of the Cabinet Decision and determines whether to uphold it.

REPORT DETAIL

A Cabinet decision was agreed on 21 January 2015, the decision taken was to:

Cabinet Agreed:

1. Agreed to establish a Residents' Steering Group to oversee the improvement deliver programme, and comment on the proposals
2. Agreed to consult the residents on the possibility of renaming the Highfield Road estate and the individual blocks to names which reflect the celebrations due to take place on 9 September 2015.
3. Approved the expenditure of £1.853m from the HRA capital programme of 2015/16 to carry out the improvements detailed in **Appendix 1**. This approval would be subject to Council ratification (see financial implications).
4. Authorised officers to invite tenders from appropriate building firms to carry out the proposed works.

Reasons for the requisition:

The reasons for the 'call-in' are:

1. The full cost, process (including timescales) and implications in re-naming the Highfield Road estate have not been fully disclosed for both residents and the Council.

2. No evidence has been provided to demonstrate that the area is neglected and suffers from a lack of demand for Council or private housing.
3. No details have been provided on the re-alignment of priorities and why such a decision is required.
4. No evidence is provided to demonstrate the poor environment of the entire estate.

Background Papers List

Appendix A – Notice of Requisition

Appendix B – Cabinet Report 21 January 2015

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[Redacted Box]

To Anthony Clements

Please accept this notice to requisition the Estate Improvements (Highfield Road) decision that was agreed at Cabinet on 21st January 2015, on the following grounds:-

1. The full cost, process (including timescales) and implications in the re-naming the Highfield Road Estate have not been fully disclosed for both residents and the council.
2. No evidence has been provided to demonstrate that the area is neglected and suffers from a lack of demand for council or private housing.
3. No details have been provided on the re-alignment of priorities and why such a decision is required.
4. No evidence is provided to demonstrate the poor environment of the entire estate.

Signed



Printed name

CLL RAY MORGAN

Signed



Printer Name

CLL J. WEBB

Dated

28th JANUARY 2015

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CABINET

21 January 2015

Subject Heading:

Cabinet Member:

CMT Lead:

Report Author and contact details:

Policy context:

Financial summary:

Is this a Key Decision?

Is this a Strategic Decision?

When should this matter be reviewed?

Reviewing OSC:

ESTATE IMPROVEMENTS – HIGHFIELD ROAD

Councillor Damian White

Lead Member for Housing

Joy Hollister, Group Director, Children's Adults and Housing

Sue Witherspoon
Head of Homes and Housing

The Council is committed to maintaining and improving its council housing stock

The proposals included within this report amount to £1.853m which can be contained within the HRA Capital Programme for 2015/16

Yes

No

On completion

Towns and Communities

The subject matter of this report deals with the following Council Objectives

Ensuring a clean, safe and green borough	<input checked="" type="checkbox"/>
Championing education and learning for all	<input type="checkbox"/>
Providing economic, social and cultural activity in thriving towns and villages	<input type="checkbox"/>
Valuing and enhancing the lives of our residents	<input checked="" type="checkbox"/>
Delivering high customer satisfaction and a stable council tax	<input type="checkbox"/>

SUMMARY

This report sets out the detail of the Highfield Road estate, and a set of proposed improvements to be delivered in the course of the next financial year. The aim is that the improvements will enable a regeneration of the estate, to be completed in time to be associated with the date on which the Queen becomes the longest serving monarch – 9th September 2015. It is proposed that this should be associated with a renaming of the estate and its blocks, as part of those celebrations.

RECOMMENDATIONS

That Cabinet:

1. Agrees to establish a Residents' Steering Group to oversee the improvement deliver programme, and comment on the proposals
2. Agrees to consult the residents on the possibility of renaming the Highfield Road estate and the individual blocks to names which reflect the celebrations due to take place on 9th September 2015.
3. Approves the expenditure of £1.853m from the HRA capital programme of 2015/16 to carry out the improvements detailed in **Appendix 1**. This approval will be subject to Council ratification (see financial implications).
4. Authorises officers to invite tenders from appropriate building firms to carry out the proposed works.

REPORT DETAIL

1. The housing estate in Collier Row owned and managed by the Homes and Housing Department consists of 339 units of accommodation. These consist of one high rise block of 76 flats (Highfield Towers) and 33 other blocks of low and medium rise flats. There are also 16 houses of the Cornish type, which are built of non-traditional materials, and therefore require extensive recladding work to bring them up to a mortgageable standard.
2. The estate has never had a coherent identity or name, or a community association. The properties have been brought up to Decent Homes standard as part of the Council's overall programme of Decent Homes work, but there has not been a great deal of expenditure on the environment, or

communal areas which do not form part of the Government's Decent Homes standard.

3. This estate, as all properties have been brought up to the Decent Homes Standard. However, the Decent Homes standard is limited to the elements of the properties inside (such as bathrooms, kitchens, electrical and gas works, heating systems and the state of repair.). The estate has had only limited other investment in the environment, including
 - Tower block cladding in 1998
 - Overcladding of Cornish Blocks 1999/200
 - Decorations of low rise blocks 2005/6

4. Following an extensive survey of the estate by the capital works team within Homes and Housing, a programme of communal improvements has been drawn up which would give the estate a facelift, and an improved appearance and better environment. These improvements and costs are set out in Appendix 1.

5. The proposed works include:

- External decorations to the blocks
- Concrete and balcony repairs and renewal of screens where required
- Decoration of block entrances and stairs
- Upgrade to the door entry systems
- Improvements to the car parking and paths
- Landscaping and planting
- External wall insulation to non traditional houses
- Improvements to the bin stores and waste disposal areas
- Improvements to the boundary walls and fencing

Full details are set out in Appendix 1.

6. On September 9th, 2015 the current Queen will become the longest serving monarch, overtaking Queen Victoria. It is proposed to take the opportunity of this anniversary to re-name the blocks on the estate, and the estate itself after countries which are part of the British Overseas Territories, dominions or where the Queen is Head of State. It is expected that this will provide a new identity for the estate, and improved community cohesion.
7. As the owner of the building, the Council has the power to name the buildings, although leaseholders, as owners also have the right to be consulted as part of the process. The application is also subject to consultation with relevant bodies, who are the police, the ambulance service, the postal service and the Fire Brigade. The Fire Brigade has the power of veto of the naming of streets, if they consider that this might cause any confusion in directing emergency services.
8. In conclusion, the proposals set out here, which can be delivered in the course of the next financial year, should make a significant impact on the identity and appearance of the estate. It will bring much needed investment to an area of the borough which is on the edge of the borough, and feels itself neglected. The improvement programme will provide a focus for

engaging with the residents, and engender a feeling of pride in the community, the estate and the borough.

REASONS AND OPTIONS

Reasons for the decision:

The proposals within this report have been brought forward as the estate based on the Highfield Road, is considered to have a poor environment and lacks a coherent identity. The investment proposed will give the estate a new lease of life and improve the quality of life for the local residents.

Other options considered:

Option 1

Do nothing, apart from essential maintenance. This option was rejected, as it is likely over time that the estate may become unpopular and difficult to let.

Option 2

Demolish and rebuild. This option was rejected as too expensive. There is an established community who would have to be rehoused during a demolition phase. There are also 83 leaseholders who would have to be bought out. This option therefore is not feasible financially.

The proposal is therefore considered the best way forward for this estate.

IMPLICATIONS AND RISKS

Financial implications and risks:

The proposals set out in Appendix 1 are estimated to cost £1,453,600 for the environmental works, and £400,000 to improve the non-traditional houses, a total of £1,853,600. It is possible to accommodate these works within the Council's overall HRA capital programme for 2015/16, by re-aligning priorities for environmental works. A full recommended HRA capital programme for 2015/16 will be submitted to Cabinet in February 2015, and then onto full Council for final approval.

Legal implications and risks:

There is a legal power for the local authority to carry out improvement work to its housing stock. Where leaseholders are involved, there is a statutory obligation to consult the leaseholders under s20 of the Landlord and Tenant Act 1985, on the

proposed works, and the tenders received. Failure to comply with these regulations may result in non-recovery of leaseholder contributions.

There is a statutory process required to be undertaken when re-naming streets or blocks. This involves the Fire Brigade, the police, the Ambulance Service and the Postal Service. The proposed changes to the block names will therefore be subject to this consultation process.

Human Resources implications and risks:

There are no direct HR implications or risks, for the Council or its workforce that can be identified from the recommendations made in this report. This project will be managed within the staffing resources of the Homes & Housing department.

Equalities implications and risks:

The proposals contained within this report are likely to have a positive impact on the community, including improved insulation and reduced energy bills for low income households. A full Equality Impact Assessment is not considered necessary.

BACKGROUND PAPERS

Stock condition information held in the Council's Asset Management system, Keystone

List of properties and proposed works and cost estimates contained within the Council's electronically held records.

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Address and BORN	Description	External Decorations	Sundry Repairs	Concrete/balcony Repairs	Windows	Block entrance doors and screens	Door entry system	Internal Decorations	Roofline	Roofing	Car Parking and Paths	Landscaping	Other	Total Estimated cost per area £	Comments
Highfield Tower	16 storey block and surroundings including wooded area to rear. 76 flats										£ 10,000.00	£ 10,000.00	£ 50,000.00	£ 70,000.00	Excludes any costs for re-cladding block. No aesthetic works to block included at all.
161 - 223 Hillrise Road	6209263 BLK 1-76 HIGHFIELD TOWERS HILLRISE ROAD COLLIER ROW ROMFORD ESSEX 4 Nr 3 storey and 1 Nr 4 storey blocks in horseshoe shape with open car parking at front. 32 flats 6209423 BLK 161-171 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX 6209434 BLK 173-183 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX 6209445 BLK 185-199 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX 6209456 BLK 201-211 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX 6209467 BLK 213-223 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX	£ 4,000.00	£ 3,200.00	£ 16,000.00	£ 6,400.00	£ 5,000.00	£ 9,600.00		£ 32,000.00	£ 9,000.00	£ 10,000.00	£ 5,000.00		£ 100,200.00	
142 - 164 Hillrise Road	6209387 BLK 142-152 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX 6209401 BLK 154-164 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX	£ 1,200.00	£ 1,200.00	£ 6,000.00	£ 2,400.00	£ 2,000.00	£ 7,200.00		£ 12,000.00	£ 4,000.00	£ 2,000.00	£ 1,000.00		£ 39,000.00	
139-143 Hillrise Road (including 19 - 23 Vernon Road) and 145 - 159 Hillrise Road	6209398 BLK 145-159 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX 6209376 BLK 139-143 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX	£ 1,400.00	£ 1,400.00	£ 7,000.00	£ 2,800.00	£ 2,000.00	£ 8,400.00		£ 14,000.00	£ 3,800.00	£ -	£ 1,000.00		£ 41,800.00	
106 - 116 Hillrise Road	6209354 BLK 106-116 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX	£ 600.00	£ 600.00	£ 3,000.00	£ 1,200.00	£ 1,000.00	£ 3,600.00		£ 6,000.00	£ 3,000.00	£ -	£ 1,000.00		£ 20,000.00	Planting to soften brick boundary walls
97 - 111 and 113 - 123 Hillrise Road	6209309 BLK 97-111 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX 6209343 BLK 113-123 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX	£ 1,400.00	£ 1,400.00	£ 7,000.00	£ 2,800.00	£ 2,000.00	£ 8,400.00		£ 14,000.00	£ 1,000.00	£ 8,000.00	£ 2,000.00		£ 48,000.00	Planting at front is good. Overlay car park and white line. Planting instead of crazy paving.
45 Hillrise Road	6209302 BLK 45-55 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX 6209332 BLK 65-75 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX	£ 1,200.00	£ 1,200.00	£ -	£ 2,400.00	£ 2,000.00	£ 7,200.00		£ 12,000.00	£ 800.00	£ -	£ 2,000.00	£ 45,000.00	£ 73,800.00	Some repairs to front boundary walls. EWI to 3 LBH owned houses at Willmott Dixon rates
48 Hillrise Road and garage site to rear of Hendon Gardens	6209310 BLK 48-56 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX 6209321 BLK 58-66 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX	£ 1,500.00	£ 1,000.00	£ 5,000.00	£ 2,000.00	£ 2,000.00	£ 6,000.00		£ 10,000.00	£ 1,000.00	£ 21,000.00	£ 3,000.00	£ 30,000.00	£ 82,500.00	Garage site possible for development. Potential to develop undercroft, subject to access rights and potential ceiling heights.
17 - 43 Hillrise Road and Harlow Gardens including garage site and land to rear of 1 - 14 Harlow Gardens	6209070 BLK 5-10 HARLOW GARDENS COLLIER ROW ROMFORD ESSEX 6209296 BLK 25-35 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX	£ 1,000.00	£ 1,200.00	£ -	£ 2,400.00	£ 2,000.00	£ -		£ -	£ -	£ 13,000.00	£ -	£ 200,000.00	£ 219,600.00	Price for external wall insulation to non-traditional properties obtained from Willmott Dixon. 17-43 close well planted. Allowance for overlay parking surface only plus £8k for garage areas. Development potential for land to rear of Harlow Gardens
8 - 30 Hillrise Road, and land to rear and 19 - 26 Hendon Gardens	6209274 BLK 8-18 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX 6209285 BLK 20-30 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX 6209081 BLK 19-26 HENDON GARDENS COLLIER ROW ROMFORD ESSEX	£ 1,500.00	£ 2,000.00	£ 10,000.00	£ 4,000.00	£ 3,000.00	£ 12,000.00		£ 20,000.00	£ 4,000.00	£ 6,000.00	£ 1,000.00		£ 63,500.00	Planting to front of 9-26 Hendon Gardens included. Existing planting to Hillrise blocks is reasonable.
65 - 75 Highfield Road	6209138 BLK 65-75 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX	£ 600.00	£ 600.00	£ 3,000.00	£ 1,200.00	£ 1,000.00	£ 3,600.00		£ 6,000.00	£ 3,000.00	£ 4,000.00	£ 500.00		£ 23,500.00	Repairs to front retaining wall. Low level planting to soften walls
88 - 98 Highfield Road	6209149 BLK 88-98 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX	£ 600.00	£ 600.00	£ -	£ 1,200.00	£ 1,000.00	£ 3,600.00		£ 6,000.00	£ 400.00	£ -	£ -	£ 3,000.00	£ 16,400.00	Garage site to rear has been developed
100 - 134 Highfield Road and surrounding land	6209150 BLK 100-110 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX	£ 1,800.00	£ 1,800.00	£ -	£ 3,600.00	£ 3,000.00	£ 10,800.00		£ 18,000.00	£ 1,200.00	£ -	£ 2,000.00	£ 6,000.00	£ 48,200.00	Needs improvements to bin stores and repairs to long low-level boundary wall.

	6209151	BLK 112-122 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX																						
	6209153	BLK 124-134 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX																						
		Garage site to rear of Sunset Meadows, accessed via Balleys Vine Road																						
		117 - 127 Highfield Road and adjacent car parking area	1 Nr 3 storey corner block, open balconies, single communal area, 6 flats.	£ 600,00	£ 600,00	£ 3,000,00	£ 1,200,00	£ 1,000,00	£ 3,600,00	£ 6,000,00	£ 3,000,00	£ 5,000,00	£ 1,000,00	£ 26,000,00	£ 26,000,00	£ 25,000,00								26 garages in need of repair but otherwise in good order. Similar site has been used for development.
	6209172	BLK 117-127 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX																						
		156 - 158 Highfield Road and ground to rear	2 Nr 3 storey blocks, no balconies, 1 Nr communal area per block, 12 flats	£ 1,200,00	£ 1,300,00	£ -	£ 2,400,00	£ 2,000,00	£ 7,200,00	£ 12,000,00	£ 800,00	£ -	£ -	£ 3,000,00	£ 29,800,00									
	6209194	BLK 136-146 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX																						
	6209207	BLK 148-158 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX																						
		133 Highfield Link, parking and paving to front and service yard to rear	Flats above shops block and neighbouring residential block, 13 flats	£ 2,500,00	£ 1,300,00	£ 4,500,00	£ 2,600,00	£ 3,000,00	£ 5,400,00	£ 13,000,00	£ 3,000,00	£ 6,000,00	£ -	£ 330,000,00	£ 371,300,00									Paving and parking area at front, and repairs to retaining wall - awaiting price for inclusion in highways works. Parking area to rear already developed
		2 - 24 Highfield Link, surrounding land and garage block to rear	2 Nr 3 storey blocks, open balconies, 1 Nr communal area per block, 12 flats	£ 1,200,00	£ 1,200,00	£ 6,000,00	£ 2,400,00	£ 2,000,00	£ 7,200,00	£ 12,000,00	£ 2,000,00	£ -	£ 4,000,00	£ -	£ 38,000,00									Garages in good condition. Lengthy fence to side and rear needs maintenance. Wide frontage could be incited with beds.
		150 - 206 Highfield Road and surrounding land	4 Nr 3 storey blocks, no balconies, 1 Nr communal area per block, 24 flats.	£ 2,400,00	£ 2,400,00	£ -	£ 4,800,00	£ 4,000,00	£ 14,400,00	£ 24,000,00	£ 1,600,00	£ -	£ 5,000,00	£ -	£ 58,600,00									Repairs to low level boundary wall and landscape side plot.
	6209218	BLK 160-170 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX																						
	6209229	BLK 172-182 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX																						
	6209230	BLK 184-194 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX																						
	6209241	BLK 196-206 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX																						
		208 - 218 Highfield Road and garage site to rear	1 Nr 3 storey blocks, no balconies, 1 Nr communal area per block, 6 flats.		£ 600,00	£ 600,00	£ 1,200,00	£ 1,000,00	£ 3,600,00	£ 6,000,00	£ 400,00	£ 2,000,00	£ 3,000,00	£ -	£ 18,400,00									Extensive walks and fencing needs some repair. Low planting to break up grassed areas. Garage site to rear in good condition.
	6209252	BLK 208-218 HIGHFIELD ROAD COLLIER ROW ROMFORD ESSEX																						
		216 - 226 Hillrise Road	1 Nr 3 storey corner block, open balconies, single communal area, 6 flats.	£ 600,00	£ 600,00	£ 3,000,00	£ 1,200,00	£ 1,000,00	£ 3,600,00	£ 6,000,00	£ 2,000,00	£ 1,000,00	£ 1,000,00	£ -	£ 20,000,00									Limited scope for landscaping. Few tree planting if highways allow. Few paving repairs needed
	6209478	BLK 216-226 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX																						
		269 - 279 Hillrise Road	1 Nr 3 storey corner block, open balconies, single communal area, 6 flats.	£ 600,00	£ 600,00	£ 3,000,00	£ 1,200,00	£ 1,000,00	£ 3,600,00	£ 6,000,00	£ 2,000,00	£ 1,000,00	£ 1,000,00	£ -	£ 20,000,00									Limited scope for landscaping. Few tree planting if highways allow. Few paving repairs needed
	6209489	BLK 269-279 HILLRISE ROAD COLLIER ROW ROMFORD ESSEX																						
	Total Estimate £ 2,453,600.00																							