



Notice of Key Cabinet Decision containing exempt information.

This Cabinet Report contains some appendices which comprise exempt information which is not available for public inspection as they contain or relate to exempt information within the meaning of paragraph 3 of Schedule 12A of the local Government Act 1972. They are exempt because they refer to confidential information and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

CABINET	5th February 2025
Subject Heading:	Havering and Wates Regeneration LLP Business Plan and Budget Update 2024/2025
Cabinet Member:	Councillor Graham Williamson Cabinet Member for Development & Regeneration.
SLT Lead:	Neil Stubbings – Strategic Director of Place
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Policy context:	London Plan 2021 National Planning Policy Framework Havering Housing Strategy 2014-2017 Havering Local Plan 2016- 2031 HRA Business Plan 2024-2053 Havering Climate Change Action Plan 2021

5th February 2025

Financial summary:

Is this a Key Decision?

This is a key decision

When should this matter be reviewed?

January 2026

Reviewing OSC:

Places Overview & Scrutiny Sub
Committee

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

People - Things that Matter for Residents X

Place - A Great Place to Live, Work and Enjoy X

Resources - A Well- run Council that Delivers for People and Place.

SUMMARY

This report provides an update on the 12 Estates Programme. Financial data within this paper utilises the most current information available, for the purpose of informing the HRA Business Plan refresh. The HWR JV Business Plan will be presented to Cabinet once it comes forward in Q1 2025/26.

This update outlines the latest position on:

Work Package One

- New Green - progress on completion and sale receipts.
- Park Rise - progress on completion, sales, and marketing.
- Waterloo & Queen Street – update on scheme phasing and viability.

Work Package Two

- Chippenham Road – design development, planning submission and planned demolition
- Farnham & Hildene - design development and consultation.

Later Phases

It is noted that work is currently paused on the following sites:

1. Oldchurch Gardens,
2. Maygreen Crescent
3. Delderfield
4. Dell Court
5. Brunswick Court.
6. Royal Jubilee Court.

RECOMMENDATIONS

That Cabinet:

1. **Note** The Strategic Director of Place will bring forward a report proposing the use of Compulsory Purchase Order (CPO) powers for the Chippenham Road development. This report will detail the necessity of invoking CPO powers to acquire outstanding land interests.
2. **Delegate** authority for the Strategic Director of Place, in consultation with the Cabinet Member for Development and Regeneration, to agree on and thereafter submit, accept and utilise grant funding bids to support the 12 Sites regeneration programme.
3. **Approve** the revised approach to proceed with a Council-led scheme prioritising the development of Blocks 9, and 10, along with a temporary energy centre, as part of Phase 1 of the Waterloo and Queen Street programme.
4. **Delegate** authority to the Strategic Director of Place to make variations to any of the joint venture agreements, as necessary, to implement the recommendations contained in this report.
5. **Note** that the HWR JV Business Plan document will be presented to Cabinet in Q1 2025/26.

REPORT DETAIL

1.0 Background

The Council's overarching vision for the Havering and Wates Regeneration Joint Venture (HWR) is to enable the regeneration of key areas across the borough, delivering much-needed renewal of town centres and estates while providing affordable homes for local residents. Through its role as a joint owner of the development company, the Council is able to exercise significant control over the design process, ensuring high-quality outcomes for buildings and public spaces, alongside the delivery of essential infrastructure. Any financial returns secured by the Council from the Joint Venture will be reinvested to support future regeneration initiatives.

The Havering and Wates Regeneration Joint Venture (HWR) has been established as a long-term partnership to deliver a programme of residential-led regeneration and estate renewal across an initial tranche of 12 Council-owned housing sites. This partnership structure allows both parties to share the costs and long-term financial risks associated with development, while ensuring the Council retains influence over the process. This approach ensures that social and economic benefits remain central to the programme's objectives, aligning with the Council's broader regeneration priorities.

The Council retains the right to acquire affordable housing delivered through the Joint Venture at a pre-agreed value. These properties will be allocated in line with the Council's Housing Register and in accordance with its Allocation Policy, ensuring that affordable homes are made available to those in greatest need within the borough.

The Council's objectives for this programme have been enshrined into the Members Agreement between the JV partners as objectives for HWR. As a development company, HWR will procure, design, obtain planning permission, develop, market, and sell/let each scheme for the best value achievable.

On 8 February 2023, Cabinet received and approved the fifth review of the Joint Venture's Business Plan. This review was based on updated assumptions, which were scrutinised and validated through revised site development appraisals and the input of the Joint Venture's employer's agent.

The February 2023 report outlined the progress achieved on the schemes within Work Package One (WP1) of the 12 Site Programme. This included the developments at New Green, Park Rise, and the Waterloo and Queen Street Estate.

The latest refresh of the Joint Venture's Business Plan is due to come forward in Q1 2025/26.

2. Progress – Work Package 1 (WP1)

2.1 Work Package 1

New Green, (formerly known as Napier & New Plymouth)

The New Green development, comprising 197 units, reached completion in March 2023. All 71 shared ownership units have been sold. The New Green development exclusively offers 100% affordable housing for the local community.

Post-completion activities have focused on monitoring and addressing issues arising during the defects liability period following handover. While some issues have been identified, the Joint Venture (JV) has been proactive in resolving them to ensure the development meets the required standards. Many of these matters have been addressed collaboratively with stakeholders, ensuring progress is maintained and any outstanding concerns are effectively resolved.

2.2 Park Rise (formerly known as Solar, Serena, and Sunrise)

The later-living scheme achieved practical completion at the end of January 2024, marking a significant milestone in the Council's commitment to delivering 175 high quality homes for residents over 55. The development includes shared communal facilities, such as a lounge and gardens, to support independent living and community engagement.

The scheme is managed through a hybrid Estate Management Strategy, jointly overseen by the Council's Housing team and Churchill Estate Management, ensuring effective day-to-day operations. To support the delivery of shared ownership and outright sale units, a local Sales Agent has been appointed by the Joint Venture to manage sales and marketing activities.

The affordable rented units are fully occupied. In accordance with the Council's right-to-return policy, 14 residents from the original estate have now returned to the scheme.

Sales have progressed in line with the national average for the later-living sector - 13 sales have completed to date (5 x open market sales, 8 x shared ownership) with a further 6 reservations on shared ownership units.

2.3 Waterloo and Queen Street

Regulatory Context

Following the Grenfell Tower fire in June 2017, the Government introduced the Building Safety Act 2022 and proposed updates to fire safety regulations, including changes to BS9991 and Part B of the Building Regulations. One key change was the requirement for a second staircase in high-rise residential buildings over 18 metres.

In anticipation of these changes, the Joint Venture (JV) Board paused the Waterloo & Queen Street (WQS) scheme to ensure its design and planning fully aligned with the emerging safety requirements. In July 2023, the Department for Levelling Up, Housing, and Communities (DLUHC) confirmed the requirement for a second staircase in all new residential buildings over 18 metres in height. Whilst transitional arrangements were introduced by the then Secretary of State, the Building Safety Regulator determined that these did not apply to Phase 1 of this scheme.

This decision had significant implications for Phase 1 of the project, which comprises high-rise buildings. The Building Safety Regulator requires Phase 1 to go through the full Gateway 2 building control process via a new Building Control application to the Regulator. The Council subsequently determined that it would like the scheme to progress in accordance with the latest building safety regulations.

2.4 Development Strategy

To maintain momentum on the Waterloo & Queen Street (WQS) project, a proposal has been put forward to prioritise the development of Blocks 9 and 10 as a new Phase 1. Blocks 9 and 10 will deliver approximately 109 new affordable homes to address local housing needs. These blocks, being under 18 metres in height, are not subject to the new second staircase requirement, allowing them to progress more swiftly through the planning and building control process. While Blocks 9 and 10 already have outline planning approval, further detailed design work and discharge of reserved matters will be required before construction can commence.

This approach reflects the feedback received from residents, particularly those on Cotleigh Road, who have expressed support for prioritising development in the area closest to their homes. Last year's fire at a nearby church hall further underscores the importance of progressing the scheme in a safe and timely manner. By focusing on this phase, the WQS project maintains momentum while respecting updated building safety standards.

Key benefits of this approach include:

- Supporting the delivery of affordable housing to meet local demand.

- Building momentum on-site while progressing infrastructure to support future phases.
- Offering both partners time to develop an updated strategy for subsequent stages of the scheme, including bringing forward Buildings 1 and 2 to the latest BSR guidance.
- Utilising funding advanced by the Greater London Authority (GLA) to bring forward affordable new homes at the earliest opportunity.
- Exploring the opportunity to increase grant levels from the GLA to cover increased costs arising from the new building safety regulations.

The Council remains fully committed to the comprehensive redevelopment of the site. The following tables note the proposed mix for block 9 and 10.

Further financial details are detailed in the exempt agenda at Paragraph 1 to 4.

Table 1a, 1b and 1c: The Proposed mix for block, 9 and 10

Table 1b

Tenure	Block 9	1b2p	2b3p	2b4p	3b5p	4b6p	Total
LAR	Core A	5	0	10	12	0	27
LAR	Core B	4	0	6	10	0	20
LAR	Core C	4	0	10	5	0	19
	Total	13	0	26	27	0	66
	%	20%	0%	39%	41%	0%	100%

Table 1c

Tenure	Block 10	1b2p	2b3p	2b4p	3b5p	4b6p	Total
SO	Core A	2	0	5	5	0	12
SO	Core B	7	0	12	12	0	31
	Total	9	0	17	17	0	43
	%	20%	0%	40%	40%	0%	100%

Key: Abbreviations	Meaning
LAR	London Affordable Rent
SO	Shared Ownership
1b2p	One Bedroom Two Persons

Given the rising demand for temporary accommodation within Havering, the JV Board is progressing the option to supply, deliver, and install 18 modular homes as a meanwhile use on a part of the Waterloo and Queen Street site. Cabinet recently considered a separate report on this specific proposal. These units

will be located in an area designated for permanent housing in the final phase of the programme, anticipated to remain on site for approximately 5 to 7 years.

3. Progress - Work Package 2

3.1 Chippenham Road

Since the last Business plan update in February 2023 the JV team have evaluated the viability of the Chippenham Road site. The project has progressed through design development is consultation with stakeholders and the pre-application process during which several options were considered to optimise viability whilst providing quality design.

The Wates development team have been appointed to manage the design through to RIBA stage 2 and a Stage 3 cost plan has been completed. All consultants have now been appointed and a planning application was submitted in August 2024.

Vacant possession has been secured for the majority of the site and negotiations are advanced for the acquisition of the remaining properties.

In the meantime, the site has been secured with a security hoarding and tenders have been sought for a phased demolition programme, prior to contract award.

The Chippenham site will be 100% affordable housing, providing 138 new homes.

3.2 Farnham and Hilldene District Centre

The district centre offers a diverse retail mix for local residents, in addition to key community facilities, in particular Harold Hill Library. Despite being situated in a relatively deprived area, it remains a pivotal hub for the local community. Preserving and enhancing the district centre is integral to the ongoing area regeneration efforts.

Regeneration proposals for Farnham/Hilldene have been the subject of consultation with residents since the initial concept stage in 2016. Stakeholder consultation has intensified in the period since the last Business Plan review in February 2023 and a total of 35 consultation events on the proposed form and phasing of regeneration proposals have now been undertaken, spanning both residential and commercial occupiers.

Design proposals have also been the subject of an extensive programme of pre-application discussions with the Local Planning Authority and their advisers, to further refine the scheme proposals.

Havering's first successful Estate Ballot represents an important milestone for the regeneration programme. The proposals for Farnham and Hilldene, which include 479 new homes, re-provisioned retail facilities, and community space, received strong resident support. This result allows the Council to proceed in the knowledge that the scheme is strongly supported by local residents and businesses.

Further details about the above sites are contained in the Exempt Agenda.

4. Later Phases

The following schemes form part of the later phases of the 12 Estates programme are the subject of further review and currently paused:

- Royal Jubilee Court
- Oldchurch Gardens
- Maygreen Crescent
- Delderfield
- Dell Court
- Brunswick Court.

5. Update on programme-wide matters

5.1 Regeneration Objectives

The JV is obliged to deliver each scheme in accordance with the Key Requirements set out in the Development Agreement. These requirements set out the parameters for a planning application and include:

- The number of units to be delivered across the development;
- The housing bed size and tenure mix;
- A requirement for non-residential uses such as commercial and retail.

The key requirements for each site may vary because of stakeholder consultation and planning policy but will always be required to meet the Council's objectives for the Regeneration Programme.

Since bid stage, levels of affordable housing in Work Package 1 have increased in line with the Council's objectives to maximise the delivery of affordable housing across each site as noted in Table 2.

Table 2: Affordable housing review since bid stage

Site	Affordable Housing – Bid Stage	Affordable Housing – Year 2 review	Affordable Housing- Year 3 review	Affordable Housing- Year 4 review	Affordable Housing- Year 5 review	Affordable Housing- Year 7 review	Affordable Housing- Year 8 review
New Green	77.7%	64%	100.0%	100.0%	100.0%	100.0%	100.0%
Park Rise	25.8%	76.6%	76.6%	76.6%	76.6%	76.6%	76.6%
WQS	38.5%	40.4%	40.4%	41.2%	39.6%	39.6%	39.6%
WP1 Total	41.3%	46.4%	50.7%	51.3%	50.1%	50.1%	50.1%

In addition to the review of the level of affordable housing, the bed size mix of affordable homes has also been considered. The Local Plan requires affordable housing to be delivered according to the bed-size mix in Table 3, below. Amongst other things, this mix has been influenced by the Strategic Housing Market Assessment, which was carried out in 2016, and provides a longer-term assessment of housing need, from 2011 – 2033.

Table 3: Borough wide Housing Mix

Bed-size	1-bed	2-bed	3-bed	4-bed +	Total
	10%	40%	40%	10%	100%

A key requirement for each site within the 12-sites programme is that new homes not only meet a demonstrable housing need, but also facilitate the Right to Return for Council tenants that have been rehoused away from regeneration sites. Table 4 below demonstrates that across WP1, the highest level of demand, derived from the Right to Return, is for one-bedroom homes.

Table 4: Right to Return Demand

Right to return requirement	1-bed	2-bed	3-bed	4-bed	Total	
	%	%	%	%	No.	%
Waterloo and Queen Street Estate	32%	32%	35%	1%	*171	100%
New Green	64%	30%	6%	0%	87	100%
Total	43%	31%	25%	<1%	258	100%

*No re-provision of Sheltered Housing provision at Queen Street

In addition to the Right to Return, the Council’s housing register provides a reference to identify immediate need for affordable housing provision in the borough, based on those households that present themselves to the local

authority. Table 5 below illustrates the LBH’s current need by bedroom size as of 1st November 2024. Whilst it is clear there is a requirement for family housing, there is high demand for 1 and 2 bedrooms (54%) in comparison to 3 and 4 beds (44%) which supports the development across a range of unit typologies.

Table 5: Bed-size need October 2024- (from the Housing Register)

No of beds	Band 1	Band 2A	Band 2B	Band 2C	Band 3	Total	%
1	80	175	85	35	450	825	26%
2	46	176	51	52	559	884	28%
3	26	432	6	147	517	1128	36%
4	8	69	0	55	126	258	8%
5	3	15	0	9	31	58	2%
6	0	1	0	0	2	3	0%
Total	163	868	142	298	1685	3156	

The affordable housing demand arising from the Right to Return, and the Housing Register have informed the bed-size mix of the affordable homes that will be delivered across Work Package 1 and include Chippenham Rd and Farnham & Hildene.

The Waterloo and Queen Street Estate will be developed in a phased approach, due to the quantum of new homes on the new development. In total, the redeveloped scheme could deliver up to 1,380 new homes.

Table 6 below shows planning and development milestones for the sites in WP1 that have been progressed since the last business plan as well as a forecast for the remaining sites in the 12 sites programme.

Table 6: Key Milestones

	Submission of Planning Application	Resolution to Grant	Start On Site	1st Completions	Site Completions
Work Package One					
New Green	May-2019	Nov-2019	2020	Dec-2022	March-2023
Park Rise	Dec-2019	June-2020	April 2021	Oct-2023	Jan-2024
Waterloo and Queen Street Estate	Jun-2020	June-2021	Under review	TBA	TBA

Waterloo and Queen Street Modular Homes	Nov 2024	Jan 2025	July 2025	Dec 2025	Dec 2025
	Work Package Two				
Chippenham Rd	Aug- 2024	Apr-2025	Dec- 2025	July 2027	Oct-2028
Farnham and Hilldene	Feb -2025	Sept- 2025	Feb- 2026	Feb- 2028	Dec- 2033
	Work Package Three and Four to be confirmed.				
Oldchurch Gardens	Paused	Paused	Paused	Paused	Paused
Maygreen Crescent	Paused	Paused	Paused	Paused	Paused
Delderfield House	Paused	Paused	Paused	Paused	Paused
Brunswick Court	Paused	Paused	Paused	Paused	Paused
Dell Court	Paused	Paused	Paused	Paused	Paused
Royal Jubilee Court	Paused	Paused	Paused	Paused	Paused

5.2 Vacant Possession

Wherever possible, the regeneration programme has responded to the growing pressures around homelessness by using vacant, acquired units to provide temporary accommodation until required for redevelopment. This approach serves to reduce the impact of homelessness on the General Fund.

Table 7: Existing and proposed units across all 12 Sites

		Existing			Proposed					
Site	Social Rent	Leasehold/ Freehold	Affordable Rent	LCHO	PRS	Open Market Sale	Supported Housing	Total	%	
									affordable	
									Housing	
Work Package One										
New Green	87	10	126	71	0	0	0	197	100%	
Park Rise	55	0	80	54	0	41	0	175	77%	
Waterloo Estate (and Queen Street)	202	71	348	219	0	813	0	1380	41%	
Work Package Two										
Chippenham Road	20	12	118	0	0	0	20	138	100%	
Farnham and Hilldene First Phase	90	27	117*	0	0	0	0	117*	100%	
Subtotal	454	120	791	344	0	874	20	2,007	57%	
*This may be varied to provide fewer, but larger units										

	Later Phases – Paused for further Review								
Maygreen Crescent	88	23	94	24	0	177	0	295	40%
Delderfield House	14	0	22	0	0	0	0	22	100%
Dell Court	29	0	56	24	0	0	0	80	100%
Oldchurch Gardens	64	22	123	0	0	183	0	306	40%
Brunswick	47	0	54	0	0	0	0	54	100%
RJC	47	0	48	0	0	72	0	120	40%
Farnham and Hilldene Later Phases	0	0	17	58	0	287	0	362	21%
Subtotal Under Review	289	45	414	106	0	719	0	1,239	42%
Total	743	165	1,205	450	0	1,593	20	3,268	51%

A significant effort has been made to ensure those people moving out of their homes find suitable alternative homes that meet their needs and that they are supported through the moving process. Council tenants, leaseholders and freeholders have all received the appropriate support to assist with moves. Council Officers have continued to work with residents to either move them to a new home or purchase their property.

6.0 Scheme Review

6.1 The current scheme design and development financial model anticipates that 1,752 new homes will be delivered in Work Package One as per the 2024 update. Table 7 above, shows the existing and proposed units across all the 12 estates.

- 6.2 Based on the 3,268 model (including the paused phases), the 12-sites programme would deliver 51% affordable housing, whilst more than doubling the number of occupied affordable homes across the sites. These figures are summarised for comparison in Table 8 below:

Table 8: Affordable estimated change

	Previous	Planned	Change
Total number of homes	991	3,268	+230%
Occupied General Needs homes	551	1,038	+88%
Occupied Sheltered rented homes	224	187	-17%
Low-Cost Home Ownership	0	450	+450
RTB losses	217	0	-100%
Total occupied affordable homes	775	1,655	+114%

7.0 Social Value

The Council remains committed to delivering tangible benefits for the local community. The JV has continued its collaboration with local small and medium enterprises, providing employment opportunities such as jobs, apprenticeships, and work placements for local residents.

8.0 Financial Review

- 8.1 Phase 1 of WQS will now be 9 and 10 and will be 100% affordable and will include low cost homeownership. The council will be acquiring the St Andrew's Church Parish Hall as part of a land swap deal with the Church of England.
- 8.2 Phase 1, block 9 and 10 will be 100% affordable housing, providing 109 new homes.
- 8.3 WP1 1 New Green & Park Rise – New Green has now been completed and all 71 shared ownership units have been sold. At Park Rise, practical completion was achieved at the end of January 2024.
- 8.4 WP 2 – Chippenham Road – design and planning work is continuing to progress. Demolition on the site is anticipated to begin spring 2025. The design and review process has resulted in a scheme with 138 homes. The latest budget estimates are supported by work undertaken by an independent cost consultant.
- 8.5 WP2 – Farnham Hilldene – design and planning work is continuing to progress, with the objective being to submit a planning application for the comprehensive redevelopment of the estate. Since the previous update, both costs and

revenues have changed reflecting building cost inflation and current interest rates.

- 8.6** To mitigate risk and financial exposure, it is proposed that the development is implemented in phases. The initial commitment would focus on completing Phase 1, which aims to deliver a minimum of 102 new affordable homes and 17 new commercial units. At each subsequent phase, a review will be conducted to identify the most effective strategy, supported by a comprehensive business case. This phased approach may help alleviate some of the revenue challenges associated with relocating commercial businesses.
- 8.7** WP3 & 4 – Red Line Sites (Paused for review) – the current economic volatility has had a significant effect on the programme. These schemes are being monitored and viability and delivery timelines are being kept under review.

9.0 Grant Funding Arrangements

- 9.1** The Council has achieved Approved Provider status with the Greater London Authority. This enables the Council to secure grant funding for our development and buy-back programmes.

It is important that opportunities are taken to secure external grant funding as this underpins the development programme, improves the viability position, and enables the Council's resources to go further.

REASONS AND OPTIONS

- 10.0 Reasons for the decision:**
- 10.1** To increase the amount of affordable housing to be purchased on appropriate terms via a Joint Venture vehicle, to help sustain the HRA over the long term.
- 10.2** To increase the level of family housing and retirement provision in the borough.
- 10.3** To replenish the loss of social homes resulting from right to buy sales in recent years.
- 10.4 Other options considered:**
- 10.5** The Council could reduce the level of affordable housing in the programme and convert some affordable units to private sale to improve overall scheme viability. This would go against the Council's stated policy aims by reducing the provision of affordable housing available to households in need. Reducing the level of affordable housing would have several indirect impacts, including an

increase in the numbers on housing waiting lists and increased cost of homelessness prevention.

IMPLICATIONS AND RISKS

11.0 Financial Implications and Risks:

This report provides an update on the progress across the 12 Estates programme in advance of a detailed update of the HWR Business Plan, scheduled for submission in Q1 2025/26.

11.1 A detailed financial assessment will be provided alongside the updated HWR Business Plan.

11.2 Financial risks & sensitivities

11.3 These are set out in the exempt Appendix B.

12.0 Legal implications and risks

12.1 This report follows previous reports to Cabinet including the reports in February 2019, 2020, March 2021, February 2022 and 2023 which considered previous JV business plans.

12.2 The Council has entered into the joint venture LLP with Wates pursuant to a number of powers including the Housing Act 1985, the Housing and Regeneration Act 2008, the Local Government Act 1972, and the general power of competence in Section 1 Localism Act 2011.

12.3 The Council is now contractually committed to progress the project in accordance with the agreements that have been entered into with Wates and the JV, unless variations are agreed by the parties.

13.0 Human Resources Implications and Risks:

13.1 There appear to be no HR (Human Resources) implications or risks arising that impact directly on the Councils workforce.

14.0 Equalities Implications and Risks:

14.1 The public sector equality duty under section 149 of the Equality Act 2010 (“PSED”) requires the Council when exercising its functions to have due regard to: (i) the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; and (ii) the need to advance equality of opportunity between persons who share protected characteristics and those who do not, and to foster good relations between those who have protected characteristics and those who do not. ‘Protected characteristics’ include gender, race and disability, sexual orientation, age, marriage and civil partnerships, religion or belief, pregnancy and maternity and

14.2 The EQIA (Equality Impact Assessment) for the 12 Estate programme of 2024 assessed the equalities opportunities and risks from the regeneration programme.

This EqIA recommends a series of further actions the Council should take to further mitigate the potential equality risks of the Programme, including the potential for adverse health effects. These include:

- Engaging with residents of the 12 estates that comprise the Programme prior to the commencement of the Programme construction to discuss their needs. For estates in Phase 1, where development has already begun, residents and business owners should continue to be engaged, to ensure their needs are understood and potential risks are mitigated.
- Ensuring that records of the needs of the residents of the 12 estates that comprise the Programme are kept up to date and that discussions are held with particularly vulnerable residents about support with alternative temporary housing elsewhere during the demolition period.
- Ensuring that up-to-date information about construction, including what is going on before, during and after all stages of the process, is shared with residents and operators and users of community resources. Residents should also have the opportunity to provide feedback on any issues which they may experience in a way which is suitable for them.
- Due to the long project lifecycle, ensuring that a review of equality impacts and appropriate mitigation is undertaken by the council in at key future decision stages of the Programme. This should include individual EqIAs (Equality Impact Assessment) for each site where relevant.
- The assessment also identifies that the proposed regeneration of the 12 Estates, has the potential to provide the following opportunities for positive equality effects:
 - Improved provision of affordable and accessible housing;
 - New employment opportunities for residents;
 - Improved public realm;
 - Improved provision of community facilities and improved social cohesion;
 - Improved accessibility through delivery of new active transport infrastructure;

- Opportunities for businesses through the delivery of new commercial space.
- Improved perception of safety and actual safety.
- Gender Reassignment, The Council is committed to improving the quality of life for all and supports wider social and economic growth.

15 Health & Wellbeing implications:

15.1 Havering Council is committed to improving the health and wellbeing of its residents. The provision of good quality and affordable housing is an important determinant of health and wellbeing as housing impacts both our physical and mental health and wellbeing.

15.2 Inadequate or poorly designed housing is associated with increased risk of ill health including cardiovascular and respiratory diseases, depression, and anxiety as well as risk of physical injury from accidents.

15.3 The Havering Wates Joint Venture partnership is key to delivering Havering's ambitions to provide more good quality, genuinely affordable homes for local people.

15.4 This will impact positively on individuals and families with housing needs including those on low income by increasing access to the number of affordable, quality homes which will, in turn, reduce risk of ill health and improve their quality of life.

15.5 A health impact assessment will be undertaken for all the Joint Venture schemes.

15.6 The Joint Venture has continued to work with local social enterprises providing local people with jobs, apprenticeships, and work placements which will have a positive impact on the health and well-being of residents.

15.7 The proposals outlined in this report do not give rise to any health and well-being risks.

16.0 Environmental and Climate Change Implications and Risks.

There are no adverse Environmental and Climate Change implications of, or risks directly relating to the proposed decision. The focus is on the decision itself, which concerns the approval of the Business Plan and related budget.

The 12 Estates regeneration programme will enable the council to build new affordable homes that will be targeted at high levels of energy performance. As demonstrated at New Green and Park Rise, the design for this development has carefully considered energy requirements, the surrounding environment and animal habitats. Where possible, green, and brown rooves and green spaces that include bat boxes, bird boxes and insect hotels to create safe

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animal habitats have been included in alignment with the Havering Biodiversity Action Plan. The developments include electric vehicle charging and cycle storage to facilitate increased non-car journeys and promote green modes of transport.

Later phases of Waterloo and Queen Street will be designed to include 95% air source heat pumps and 5% electric to supply the new estate with energy and power. Air-source heat pumps are a good source of low-carbon energy.

BACKGROUND PAPERS

None

APPENDICES

- **Exempt Agenda Report** - Financial and Legal Implications & Risks.