



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	28th January 2026
Subject Heading:	Havering and Wates Regeneration LLP Business Plan and Budget Update 2026/2027
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 2023 Havering Housing Strategy 2014-2017 Havering Local Plan 2016- 2031 HRA Business Plan 2024-2053 Havering Climate Change Action Plan 2021

Financial summary:

Is this a Key Decision?

This is a key decision

When should this matter be reviewed?

January 2027

Reviewing OSC:

Place Overview & Scrutiny Sub
Committee

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

People - Supporting our residents to stay safe and well X

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

Resources - Enabling a resident-focused and resilient Council.

SUMMARY

This report provides an update on the 12 Estates Regeneration Programme. Financial data within this paper utilises the most current information available, for the purpose of informing the HRA Business Plan refresh.

This update outlines the latest position on:

Work Package One

- Park Rise - Completion, sales, and marketing.
- Waterloo & Queen Street – update on scheme phasing and viability.

Work Package Two

- Chippenham Road – design development, planning submission and demolition of Phase 1
- Farnham & Hilddene – Planning update, 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 House
4. Dell Court
5. Brunswick Court
6. Royal Jubilee Court

RECOMMENDATIONS

Cabinet approval is sought to:

1. Approve the Havering/Wates JV LLP Business Plan for 2026/27
2. Delegate authority to the Strategic Director of Place, in consultation with the Cabinet Member for Development and Regeneration, to enter into Pre-Construction Services Agreements (PCSAs), where appropriate, for relevant regeneration schemes once the necessary land, funding and planning requirements are in place. This will enable design development, surveys and contractor pricing to progress within approved budgets ahead of subsequent main contract awards
3. Delegate authority to the Strategic Director of Place, in consultation with the Cabinet Member for Development and Regeneration, to enter an overarching framework contract to facilitate early contractual arrangements necessary to support programme delivery.
4. Delegate authority to the Strategic Director of Place, in consultation with the Cabinet Member for Development and Regeneration, to enter a demolition contract for Phase 1 of the Farnham and Hildene regeneration, where appropriate, within the approved budget and subject to completion of land assembly.
5. Delegate authority to the Strategic Director of Place, in consultation with the Strategic Director of Resources and Cabinet Member for Development & Regeneration, to progress any land appropriation required to support delivery of the regeneration programme, including appropriation between the Housing Revenue Account and the General Fund for planning purposes, where appropriate. This delegation builds on prior Cabinet authority for land appropriation under the Havering and Wates Regeneration LLP Business Plan (Cabinet 12 February 2020 and Cabinet 8 February 2023).
6. Delegate authority to the Strategic Director of Place, in consultation with the Deputy Director of Legal Services, Strategic Director of Resources and Cabinet Member for Development & Regeneration, to agree terms and acquire all outstanding property interests required for the scheme, including progression of the proposed land swap with St Andrew's Church Hall as set out in paragraph 2.3. This authority extends to acquisition by private treaty or, where necessary, through the approved Compulsory Purchase Order, and to taking all legal and procedural steps needed to secure vacant possession.
7. Delegate authority to the Strategic Director of Place, in consultation with the Strategic Director of Resources and Cabinet Member for Development & Regeneration, to prepare, submit, accept, and utilise external grant-funding bids, and to enter into any related funding or forward-funding agreements

required to support delivery of the Havering and Wates Regeneration LLP programme and the wider 12 Sites regeneration programme, provided such agreements remain within previously approved budgets.

8. Note the updated viability assessments and financial implications set out within the Havering and Wates Regeneration LLP Business Plan 2026/27, and delegate authority to the Strategic Director of Place, in consultation with the Strategic Director of Resources, to make adjustments within approved Cabinet budgets as required to maintain programme viability, with any material variances brought back to Cabinet for consideration.
9. Note that work on the later phases (i.e. beyond Work Package 2) is currently paused and likely to remain so over the next 12 months, as referenced in Paragraph 4 of this report

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 Council retains the right to acquire affordable housing delivered through the Joint Venture at a pre-agreed value. These homes 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 in 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 or let each scheme to achieve the best value possible for both partners.

In February 2025, Cabinet received and approved the sixth review of the Joint Venture's Business Plan. That review reflected updated market and cost assumptions, incorporating revised site development appraisals validated by the Joint Venture's employer's agent. The 2025/26 Business Plan outlined continued progress across the programme, including completion of construction at Park Rise, advancement of the Waterloo and Queen Street modular homes scheme, and ongoing design development at Chippenham Road and Farnham and Hildene.

The 2026/27 Business Plan now builds on that position, updating the financial and delivery forecasts to reflect progress on land assembly, appropriation, and forthcoming Pre-Construction Services Agreements (PCSAs). It also includes provision for entering an overarching framework contract to support delivery of future phases, together with the planned grant draw-down in March 2026 to maintain programme viability and alignment with funding milestones.

2. Progress – Work Package 1 (WP1)

2.1 Work Package 1

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

The later-living scheme reached practical completion in January 2024 and is performing well under the hybrid management model led by the Housing team and Churchill Estate Management. A new Sales Agent has recently been appointed to strengthen sales and marketing activity. Sales performance remains steady for the later-living market. To date, 16 homes have completed and a further 10 are under offer.

2.3 Waterloo and Queen Street

To maintain momentum on the Waterloo and Queen Street project and respond to updated building safety requirements, the Council and its partner are progressing Blocks 9 and 10 as the initial phase of development. These blocks will deliver approximately 109 new affordable homes and, being under 18 metres in height, are not affected by the new second staircase requirement. This enables them to advance more quickly through planning and building control. Outline planning permission is in place and Reserved Matters applications have now been submitted, allowing detailed design, technical approvals and pre-construction work to progress in parallel. This approach also provides time to update the strategy for later phases in line with emerging Building Safety Regulator guidance.

In parallel, the modular housing scheme forming part of the meanwhile use on the site has advanced significantly. The Joint Venture has entered into contract with the modular provider, manufacturing of the units has commenced, and early works on site are now under way to prepare the area for installation. The design has continued to develop to ensure seamless integration with future phases of the wider redevelopment. These high-quality temporary homes will support local households and maintain an active presence on the site ahead of the main construction phase, helping to improve safety and reduce anti-social behaviour in the surrounding area. Together, these early phases maintain programme momentum, bring forward new affordable homes at the earliest opportunity, make effective use of GLA funding already secured, and allow partners time to refine the approach to subsequent phases of the scheme. The following tables set out the proposed mix for Blocks 9 and 10.

The Council is progressing the proposed land swap arrangement with St Andrews Church in relation to the Waterloo and Queen Street scheme. Further details, including the final terms and required approvals, will be presented to Cabinet in early 2026 through an Executive Decision.

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

3. Progress - Work Package 2

3.1 Chippenham Road

Since the last Business Plan update in February 2025, the Chippenham Road scheme has progressed through detailed design development, resident engagement and the pre-application process. A planning application was submitted in September 2024 and planning permission has now been secured. Vacant possession has been achieved for the majority of the site, although a small number of interests remain outstanding. To complete land assembly, the Council has proposed the making of a Compulsory Purchase Order, which has been approved by Cabinet.

Demolition of the existing buildings in phase 1 has now been completed, and the project team is progressing the steps required to move into the delivery phase. The scheme is on track to enter into contract in March 2026, enabling a meaningful start on site in line with the programme.

The Chippenham Road development will deliver 138 new affordable homes, supporting the Council's commitment to providing high-quality housing for local people.

3.2 Farnham and Hildene District Centre

The district centre remains a key hub for Harold Hill, providing essential retail and community facilities, including Harold Hill Library. Its renewal is central to the wider regeneration of the area.

Since the last update, the scheme has progressed through extensive resident and business engagement, supported by a comprehensive programme of pre-application discussions with the Local Planning Authority. Planning resolution to grant has now been secured, and work is under way to finalise the Section 106 Agreement.

Design refinement and value optimisation continue to ensure the scheme remains deliverable within programme and budget parameters. Phase 1 is being advanced as the first development block, supported by ongoing residential and commercial decant activity. The phased delivery approach enables the Council to manage the compensatory and rental income impacts associated with relocating existing commercial occupiers in a controlled and financially manageable way.

Notably, the redevelopment proposals secured an overwhelmingly positive outcome in the recent resident ballot, with 96.3 per cent of respondents voting in favour. This result demonstrates strong community backing and reinforces the confidence of the Greater London Authority (GLA) a key funding partner in the scheme.

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 House
- 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 and Work Package 2 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 9 review
New Green	77.7%	100.0%
Park Rise	25.8%	76.6%
WQS	38.5%	39.6%
WP1 Total	41.3%	50.1%
WP2 Total		100%
Chippenham Road Phase 1	n/a	100%
Farnham and Hildene Phase 1	n/a	100%

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%

Table 4 below shows bed-size need for the people on the housing register:

Table 4: Bed-size need September 2025

Bed- size need	1	2A	2B	2C	3	Total
1	105	146	85	33	550	919
2	42	153	53	62	632	942

3	36	350	6	178	543	1113
4	14	79	0	61	141	295
5	5	17	0	12	29	63
6	0	1	0	0	3	4
Total	202	746	144	346	1898	3336

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 Work Package 2.

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 5 below shows planning and development milestones for the sites in WP1 and WP2 that have been progressed since the last business plan as well as a forecast for the remaining sites in the 12 sites programme.

Table 5: Key Milestones

	Submission of Planning Application	Resolution to Grant	Start On Site	1st Completions	Site Completions
	Work Package One				
New Green	May-2019	November-2019	March 2020	December-2022	March-2023
Park Rise	December-2019	June-2020	April 2021	October-2023	January-2024
Waterloo and Queen Street Estate Blocks 9 and 10	June-2020	June-2021	July- 2026	July- 2028	July- 2028
Waterloo and Queen Street Modular Homes	February- 2025	May -2025	November- 2025	February - 2026	April - 2026
Waterloo and Queen Street Estate (All phases)	June-2020	June-2021	TBC	TBC	2035
	Work Package Two				

Chippenham Rd	August- 2024	August- 2025	March- 2026	December- 2027	March-2028
Farnham and Hildene Phases 1 to 4	Feb -2025	November- 2025	March- 2026	March - 2028	May - 2033
Work Package Three and Four					
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

Where appropriate, acquired vacant units continue to be used for temporary accommodation prior to redevelopment. This supports the Council's response to homelessness pressures and helps reduce associated costs to the General Fund. Progress on land assembly also continues, with the majority of interests now secured and the remaining interests being advanced through the agreed acquisition route, including use of the approved Compulsory Purchase Order where required. This approach enables continued movement toward vacant possession to support programme delivery.

Table 6: 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 Complete*	87	10	126	71	0	0	0	197	100%
Park Rise Complete*	55	0	80	54	0	41	0	175	77%
Waterloo Estate (and Queen Street)	202	71	348	219	0	813	0	1380	41%
Waterloo Estate (and Queen Street) Temporary Modular Housing								18	100%
Work Package Two									
Chippenham Road	20	12	118	0	0	0	20	138	100%
Farnham and Hilldene (Phase 1)	90	27	104	0	0	0	0	481**	100%
Subtotal	454	120	776	344	0	854	20	2,389	57%
*This may be varied to provide fewer, but larger units									
** Subject to review of later phases									
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%
Subtotal Under Review	289	45	414	106	0	719	0	1,239	42%
Total	743	165	1,205	450	0	1,593	20	3,266	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

Based on the 3,266 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 7 below:

Table 7: Affordable estimated change

	Previous	Planned	Change
Total number of homes	991	3,266	+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

In 2025, the JV delivered a range of meaningful social value initiatives across Havering, strengthening partnerships with New City College (NCC), Local London, and STC Group. Through these collaborations, the JV supported the delivery of high-quality Careers Information, Advice, and Guidance (CIAG)

sessions to more than 100 local students, promoting pathways into the construction industry and inspiring future talent.

The JV's engagement with NCC College and STC Group also championed apprenticeships and employment opportunities linked to forthcoming projects, ensuring that local residents are aware of accessible training and career routes.

The Council remains committed to delivering tangible benefits for the local community. The JV has continued its collaboration with local small and medium enterprises, supporting local economic growth while creating employment, apprenticeships, and work-experience opportunities for Havering residents.

In addition to educational activity, the JV supported tangible community benefits, including volunteering during Community and Conservation Week, where staff assisted with restoring and cleaning the residents' community garden at Waterloo and Queen Street.

Looking ahead, the JV is developing a new partnership with Rollalong and St Edward's School to connect students with careers in modular construction. This programme will include an exclusive site visit in 2026 for students to observe the delivery of modular units, showcasing innovation and linking classroom learning with real-world experience.

8.0 Financial Review

- 8.1** Phase 1 of WQS will now comprise Blocks 9 and 10 and will be 100% affordable, including 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 107 new homes.
- 8.3** Work Package 1 (New Green and Park Rise) Practical completion was achieved at the end of January 2024. The scheme continues to perform well, with affordable rented homes fully occupied, including 14 right-to-return households. A new local Sales Agent has been appointed to strengthen sales and marketing activity. To date, 16 homes have completed and a further 10 are under offer, reflecting steady interest in line with the later-living market.
- 8.4** Work Package 2, Chippenham Road – Design and planning work has continued to progress, with planning permission now secured. Demolition of the existing buildings in Phase 1 has been completed, and the remaining land assembly activities are being progressed through the agreed route. The scheme will deliver 138 new homes, and the latest budget position is supported by independent cost consultancy advice. The project remains on track to enter into contract in March 2026, enabling a meaningful start on site in line with the programme.

- 8.5** Work Package 2, Farnham and Hildene – Planning permission has now been secured, and work is under way to finalise the Section 106 Agreement. Updated cost and revenue assessments have been completed to reflect current construction inflation and wider market conditions.
- 8.6** To manage financial risk and support deliverability, the scheme will be implemented in phases. Phase 1 will form the initial commitment, delivering 104 affordable homes and commercial units. Each subsequent phase will be reviewed and supported by a detailed business case, ensuring the approach remains financially robust. This phased strategy also helps manage the revenue challenges associated with the retail decant programme, allowing commercial relocations to be sequenced in a controlled and sustainable way.
- 8.7** Work Packages 3 & 4, (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:

11.1 A detailed financial assessment is provided alongside the updated HWR Business Plan set out in exempt Appendix 1.

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, 2023, 2024 and 2025 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 Equality Impact Assessment (EqIA) for the 12 Estates Programme (2024/2025) identified a range of equalities considerations, opportunities and potential risks associated with the regeneration proposals. Since its publication, the Council has taken these recommendations on board and has implemented a series of actions to ensure that equality impacts are fully understood and mitigated throughout the Programme.

In particular, the Council has:

- Established early and ongoing engagement with residents across all 12 estates, including those in Phase 1 where construction activity is already under way, to ensure that the needs and circumstances of residents and businesses are clearly understood and that any potential risks are addressed.
- Maintained up-to-date records of resident needs, with specific discussions held with vulnerable residents to identify and provide appropriate support, including assistance with temporary accommodation arrangements during demolition phases.
- Strengthened communication processes so that residents, operators and community-facility users receive clear, accessible and timely information about construction activity before, during and after each stage. Mechanisms have been put in place to enable residents to provide feedback in ways that are suitable for them.
- Embedded a requirement for equality impacts to be reviewed at key decision stages throughout the long lifecycle of the Programme, including the preparation of site-specific EqIAs where relevant.

The EqIA also identified significant opportunities for positive equality outcomes, which the regeneration programme continues to advance. These include:

- Increased delivery of affordable and accessible homes.
- New employment opportunities for local residents.
- Improved public realm and community facilities, supporting stronger social cohesion.
- Enhanced accessibility through new active-travel infrastructure.

- Expanded opportunities for local businesses through the provision of new commercial space.
- Improved perceptions of safety and actual safety across the estates.

The Council remains committed to improving the quality of life for all residents, including those with protected characteristics such as gender reassignment, and continues to support wider social and economic growth through the Programme.

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.

15.6 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 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 1 - Financial and Legal Implications & Risks.
- Exempt Annex 1A- Spend Review
- Exempt Appendix 2 Havering Wates LLP Business Case