

CABINET

9 March 2016

Title: Kingsbridge Site Residential Development	
Report of the Cabinet Members for Housing and Regeneration	
Open Report	For Decision
Wards Affected: Gascoigne	Key Decision: Yes
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Accountable Divisional Director: Jeremy Grint, Divisional Director of Regeneration	
Accountable Director: John East, Strategic Director of Growth and Homes	
Summary <p>Cabinet approved two previous reports in June and August 2014 (minutes 13 and 128 respectively) that set out the Masterplan objectives for the Gascoigne East Regeneration area and the delivery and funding arrangements for Gascoigne Phase 1.</p> <p>The construction of Phase 1 started in November 2015 and is progressing well; we anticipate that all the sub-phases will be in contract and under construction by early 2017. A report will subsequently be presented to Cabinet seeking approval for the delivery and funding arrangements for the Phase 2 residential scheme. However, in advance of this the opportunity has arisen to bring forward the vacant Kingsbridge site at the Southern end of the Estate to provide 27 Shared Ownership Homes in line with the approved Masterplan.</p> <p>This report seeks approval to deliver this scheme as the Councils first Barking and Dagenham Reside (B&D Reside) Shared Ownership scheme and sets out the delivery and funding options. It proposes that the site is delivered directly, for B&D Reside, by the Council, appointing the relevant consultants and main Contractors from our existing Framework Panels. The Shared Ownership homes will be developed, held and managed within the existing B&D Reside delivery structure with funding to be provided from the General Fund. The project has been allocated grant funding via GLA Housing Zone agreement for 27 units at £24,000 per unit.</p>	
Recommendation(s) <p>The Cabinet is recommended to:</p> <p>(i) Agree the tenure and unit mix for the development of 27 shared ownership units on the vacant Kingsbridge site shown edged in red at Appendix 1 to the report, as detailed in paragraph 2.2 of the report;</p>	

- (ii) Agree to use an existing entity within the B&D Reside structure (or the establishment, if required, of a new Special Purpose Vehicle within that structure) to develop, sell, own and procure the construction, management and maintenance of common parts and structure of the 27 shared ownership units on the Kingsbridge site;
- (iii) Agree the principle of borrowing up to £6.75m within the General Fund to finance the development and ownership of the shared ownership homes unsold equity via a loan agreement made between the Council and the shared ownership Special Purpose Vehicle;
- (iv) Delegate authority to the Chief Executive, in consultation with the Director of Law and Governance, the Strategic Director of Finance and Investment and the Cabinet Members for Finance, Housing and Regeneration, to negotiate terms and agree the contract documents to fully implement and effect the Kingsbridge project; and
- (v) Authorise the Director of Law and Governance, or an authorised delegate on their behalf, to execute all of the legal agreements, contracts and other documents on behalf of the Council.

1. Introduction and Background

- 1.1. A comprehensive borough-wide estate renewal programme was approved by Cabinet (6 July 2010) to initially redevelop three estates: Gascoigne Estate (East), Goresbrook Village and Birdbrook Close and Wellington Drive at the Leys. The selection of these estates was to help deliver the objectives of the HRA Business Plan and Housing Asset Management Strategy whereby uneconomic and obsolete estates would be redeveloped to provide new affordable housing, in a number of tenures, that better meet the needs of the community and to support the long-term financial sustainability of the Council.
- 1.2. Cabinet approved two subsequent reports on 30th June and 4th August 2014 that set out the Masterplan objectives, delivery and funding arrangements for phase 1 of the Gascoigne East Regeneration area.
- 1.3. Cabinet approved the delivery of the Secondary school within the Masterplan proposals as part of the Cabinet Member for Education and Schools 10th November 2015 report: *'Review of school places and capital investment – update Nov 2015'*. The recommendation agreed to support the procurement of the new Greatfields School as set out in the report, subject to the Education Funding Agency (EFA) settling all allocations and agreeing a funding agreement. The EFA has subsequently approved the funding and the procurement route via the Council's Local Education Partnership joint venture vehicle.
- 1.4. The Gascoigne regeneration project has gained momentum with delivery now on site and tenant decants and leaseholder buybacks continuing in the Phase 2 areas. A report will subsequently be presented to cabinet setting out the delivery proposals and funding options for the Phase 2 residential scheme.
- 1.5. The Kingsbridge site is located at the southern end of the Gascoigne estate on the corner of Wheelers Cross and King Edwards Road. It is the site of the former

Kingsbridge House; this provided older person's accommodation and was decommissioned and demolished in 2011. The site has since been used for temporary depot accommodation by contractors but is now vacant. This vacant site represents an opportunity to quickly bring forward a further part of the approved Masterplan quickly.

- 1.6. The Masterplan architects under the terms of their existing appointment have been requested to work up the detail for this scheme which could, subject to planning permission, provide 27 mews houses and duplexes apartments. The overall Masterplan tenure mix aims to provide 512 Shared Ownership units.
- 1.7. Whilst vacant the site has been subjected to vandalism and the fly tipping of hazardous waste and whilst measures have been taken to secure the site it remains vulnerable whilst empty awaiting redevelopment. The early delivery of this site will enable the community to see the development of a site situated in the lower density area of the Masterplan area. The scheme will be designed to fully integrate into the agreed street and massing pattern so that later phases of development will not be compromised.
- 1.8. The provision of shared ownership units presents the opportunity to offer a number of these as decant units to existing Gascoigne leaseholders whose current homes are due for demolition. The proposal would be that they use their existing equity to buy an equity stake in the new homes to be developed at Kingsbridge.
- 1.9. Shared ownership was introduced in the late 1970s to help people unable to afford a home on the open market get on to the property ladder. It allows the purchase of a share in a property (typically between 25 and 75 per cent). B&D Reside will own the remaining share, on which the shared owner pays a subsidised rent which increase by inflation plus up to 2% each year. However, most shared ownership providers increase rents at RPI plus 0.5% each year; this level of uplift is in line with Greater London Authority Guidelines and is the level of indexation proposed in this report. Repairs and maintenance are carried out by the shared owner apart from structural repairs, maintenance and cleaning which are recovered through service charges (in flatted properties only).
- 1.10. Over time, the shared owner can purchase additional shares up to 100 per cent of the equity, a process known as 'staircasing'. Shares can be sold on to a new owner when the shared owner wishes to move.

2. Proposal and Issues

- 2.1. The existing outline consent for this area of the Masterplan consists of a lower density traditional street pattern layout. The original Masterplan Architects (Allies and Morrison) have under their existing appointment designed a scheme for this area that delivers 27 family sized units in a mixture of houses and duplex units. The design is true to the aims of the Masterplan and ensures that later phases of delivery in adjacent areas are not compromised. The layout plan in Appendix 2 shows the scheme and associated landscaping.
- 2.2. The indicative mix for the scheme is set out below:

Unit type	Unit size	Units
Terrace type 1	3 bed 6 person	9
Terrace type 2	3 bed 6 person	6
Lower maisonette	2 bed 5 person	6
Upper maisonette	2 bed 4 person	6
Total		27

2.3 Kingsbridge units prices and affordability

Unit type	Unit size	Units	OMV*	25% share
Terrace type 1	3 bed 6 person	9	£350k	£87k
Terrace type 2	3 bed 6 person	6	£350k	£87k
Lower maisonette	2 bed 4 person	6	£275k	£65k
Upper maisonette	2 bed 4 person	6	£265k	£67k
Total		27		

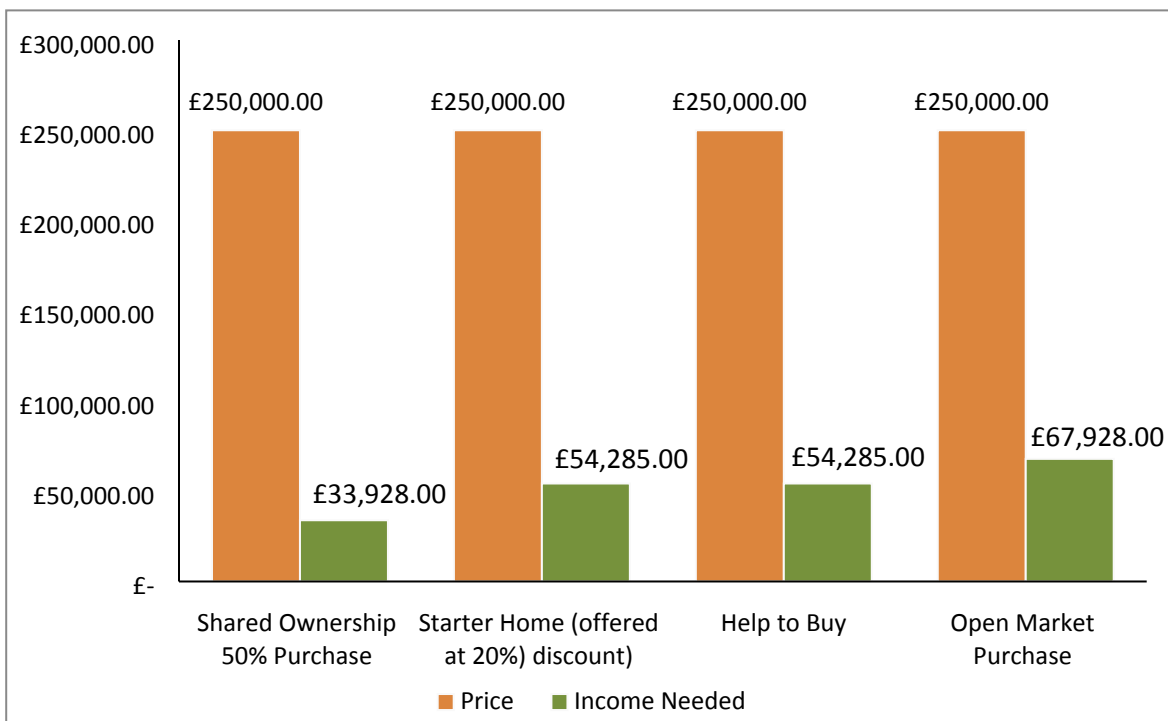
* Subject to updated valuation report

2.4 The table below sets out typical costs of a shared ownership home compared with a similar home rented on the private rental market.

Lower 2 bed maisonette example	Income required	Deposit required	Rent on unsold equity pm (2.75% of unsold equity)	Total monthly costs (mortgage and rent)	Comparable private rented costs per month
25% share	£25,000	£6,500	£446	c£890 pm	c£1300
50% share	£39,000	£13,000	£297	c£1000 pm	c£1300

Source: Newlon Housing and Nationwide Shared ownership and mortgage calculators

2.5 The table below shows the income required for shared ownership in comparison to other home ownership options available in the market for an assumed 50% initial share.



3. Delivery Structure

- 3.1. It is proposed that, subject to tax and structuring advice, the delivery mechanism for Kingsbridge will be similar to the arrangements for the shared ownership units within Gascoigne Phase 1. This will require that either the existing B&D Reside entity is used or a new Special Purpose Vehicle (SPV) be established and held within the B&D Reside structure; the relevant entity would then develop, hold and manage the shared ownership units. The SPV would be financed by means of a loan agreement between the Council and SPV.
- 3.2. The proposed SPV would be a body corporate (either an English limited company or an English limited liability partnership) and would be the landlord of the dwellings once constructed. The SPV would be responsible for the development, sales, management and maintenance of the shared ownership units and for compliance with all loan terms. These loan terms and their related security provisions will in turn limit the freedom of the SPV to materially change any of these arrangements without lender consent; the lender for these purposes is effectively the Council. The SPV would need to be governed by a board. The role of the board would be to undertake all activities required to fulfil the SPVs contractual obligations particularly with respect to:
- Effective sales and management of the homes and estate management
 - Discharge the contractual obligations of the SPV to the Council and/or to the funder in respect of sales lettings, maintenance and rent payment guarantees if these are required
 - Effective risk management
- 3.3. The Council would act as funder to the Special Purpose Vehicle. The SPV would therefore be subject to contractual funding terms set out within the loan agreement between the Council and SPV for this project. It is important that the loan agreement is on arms-length terms and the Council maintains all of the rights that a normal lender would have. The loan agreement would therefore provide exactly how the units would be sold, managed and maintained and would prevent the SPV from being refinanced or having their assets charged in any way, other than with the consent of the Council as lender. If the SPV defaulted on its obligations to the Council as funder then the Council would be able to exercise security over the assets i.e. potentially either take possession. At the end of the funding term the Council will have the ability to collapse the structure with full ownership reverting back to the Council subject to shared ownership leases.

4. Options Appraisal

Option	Description	Comments
1	Do nothing – until the surrounding areas are decanted and cleared for development	<ul style="list-style-type: none">• A delay in development would not help to meet the Council's objectives to provide more mixed tenure housing in the or in developing income producing assets
2 (The preferred)	Develop the site in accordance with the Masterplan to provide	<ul style="list-style-type: none">• It is considered that this site is suitable for home ownership. This would contribute to increasing housing choice in the area and

option)	Shared Ownership units	could help decanting on other parts of the estate
3	Develop the site in accordance with the Masterplan to provide affordable rent units	<ul style="list-style-type: none"> • Developing the site for affordable rent only would not contribute to increasing housing choice in the area • Developing the site solely for affordable housing would be financially unviable without cross-subsidy from other tenures or significant capital subsidy
4	Sell the site to a developer to be built out in accordance with the Outline Planning Permission	<ul style="list-style-type: none"> • Would generate a capital receipt which could be used to reduce corporate borrowing or invested in income generating assets • The Council would lose the ability to control development other than through its role as Local Planning Authority • The Council would lose the potential to earn investment income and long-term value capture from direct development of the site

5. Consultation

- 5.1. Due to the scale of the proposed development and the number of residents directly affected, the Council has engaged in extensive consultation with the local community since the project first received approval in 2011. Resident meetings, newsletters and specific development and planning events have been held. Before the planning application was made in 2013 three separate consultation meetings were held including an all day event - Gascoigne Community Fun Day in September. Each meeting had an attendance of over 100 residents with the community day attended by over 200 people. Emerging development proposals were also presented at the Council's Residents led Urban Design Forum (RUDF) in October 2013 and reviewed by the Urban Design London (UDL) design panel in November 2013. In addition to the above, residents preplanning briefing was held to enable residents to view detailed proposals for Phase 1 and outline masterplan before the application is submitted to the Council.
- 5.2. The Cabinet Members for Housing, Regeneration and Finance and the Gascoigne Ward members have been consulted on the Gascoigne scheme.
- 5.3. The Regeneration team attend the Quarterly Gascoigne Action Group meetings to give residents a full update on the progress of the relocation of tenants and Leaseholders and more recently these meetings are also attended by a representative of the Contractor Bougyues UK. The residents receive newsletters and Bougyues have recently recruited a local resident as their Resident Liaison Officer.

6. Financial Implications

Implications completed by: Jonathan Bunt, Strategic Director

Funding options

- 6.1 It is assumed that the SPV will be funded by the Council borrowing from the Public Works Loan Board (PWLB). Alternatively, the Council may be able to access

funding from the European Investment Bank (EIB) on potentially more advantageous terms. Borrowing from the EIB will require the formulation of a larger programme of investment as the EIB has a minimum investment requirement.

Ownership structure

- 6.2 The funding and ownership structures set out in this report involve the establishment of a Special Purpose Vehicle owned by the Council's Barking and Dagenham Reside housing subsidiary. The SPVs would own and be responsible for development, sales, management and maintenance of the shared ownership units. This would ensure that the Council retains control of the units in the long-term (including any rental surplus on unsold equity and stair-casing receipts generated by sale of the SO units) which would flow to the Council either as a variable lease payment or a distribution of surplus income by the SPVs. Under these options all management, maintenance and life cycle costs are included in the financial appraisal. It should be noted that maintenance and repairs to the interior of shared ownership properties is the responsibility of the shared ownership tenant.
- 6.3 The SPV delivery structure will be established within the Barking & Dagenham structure to provide housing which is in the general economic interest. This provides the Council with greater flexibility to help meet wider housing need and to assist generally in the regeneration and economic well-being of the area.

Financial model

- 6.4 A financial model has been produced by the Council's external financial advisors which will be used to assess the viability and value for money of the proposals contained in this report.

Key Financial Model Assumptions

- 6.5 The table below sets out the assumptions that have been used in the financial model. The key appraisal assumptions are:

Key assumption	Details	Comments
Appraisal term	50 years	<ul style="list-style-type: none"> Savills research shows that average staircasing increased from year 25 to year 50 during the financial crisis Considered prudent to adopt a 50 year term and assume 20% unsold equity at end of appraisal term
Initial sales tranche	<ul style="list-style-type: none"> 25% to 50% Higher initial tranches may be taken by existing Gascoigne leaseholders on the estate 	Can be varied in accordance with market conditions and purchase requirements
Staircasing (purchase of remaining tranches of equity until full ownership)	<ul style="list-style-type: none"> 1.5% staircasing per annum assumed over 50 year appraisal period 20% assumed unsold equity at year 50 	This assumption reflects that some households will not staircase and will continue to pay rent on unsold equity
House Price Inflation	3.5%	This is considered a prudent long-term average for modelling purposes and allows for short-term house price volatility
Rent on unsold equity	2.75% of unsold equity	In line with most Shared ownership

		providers
Rental indexation	RPI plus 0.5%	Market normative and in line with GLA guidelines
Repairs and maintenance	<ul style="list-style-type: none"> Service charge contribution for structural maintenance and common parts SO tenants responsible for all internal non-structural repairs and maintenance within flatted dwellings 	Design of scheme minimises service charges
Cost of Finance	<ul style="list-style-type: none"> PWLB @ 3.0% 	This the assumed cost of finance for this project.
Amortisation	<ul style="list-style-type: none"> 50 years 	<ul style="list-style-type: none"> Assumes borrowing is for 50 years on full repayment basis

6.6 Key financial results

The table below sets out the expected key financial results using the assumptions set out above.

Indicator	Nominal net return	NPV	IRR (post debt service)	1 st year net cash	Cumulative net cash at year 5
25% initial sales tranche					
2.5% PWLB	£11.7m	£2.59m	3.51%	£70k	£403k
3.0% PWLB	£10.9m	£2.34m	3.17%	£65K	£325k
3.5% PWLB	£10.1m	£2.07m	2.80%	£38k	£243k

Indicator	Nominal net return	NPV	IRR (post debt service)	1 st year net cash	Cumulative net cash at year 5
50% initial sales tranche					
2.5% PWLB	£8.9m	£2.12m	5.56%	£71k	£388k
3.0% PWLB	£8.6m	£1.99m	5.25%	£63k	£348k
3.5% PWLB	£8.2m	£1.85m	4.93%	£55k	£306k

6.7 Sensitivity analysis on expected NPV

3.0% PWLB 25% initial sales	Build costs	Sales values	RPI	HPI
-10%	£2.8m	£1.7m	£2.2m	£2.2m
-5%	£2.6m	£2.0m	£2.3m	£2.3m
<i>Expected NPV and IRR</i>	<i>NPV =£2.34m</i>			
+5%	£2.1m	£2.7m	£2.4m	£2.4m
+10%	£1.9m	£3.0m	£2.5m	£2.5m

3.0% PWLB 50% initial sales	Build costs	Sales values	RPI	HPI
-10%	£2.4m	£1.38m	£1.9m	£1.9m
-5%	£2.2m	£1.7m	£2.0m	£1.9m
<i>Expected NPV and IRR</i>	<i>NPV = £1.99m</i>			
+5%	£1.8m	£2.3m	£2.0m	£2.1m
+10%	£1.6m	£2.6m	£2.1m	£2.1m

7. Legal Implications

Implications completed by: Evonne Obasuyi, Senior Lawyer, Housing and Regeneration

- 7.1 The report seeks approval for delivery of a shared ownership housing scheme using similar delivery structure to the Gascoigne Estate (East) Phase 1 involving use of special purchasing vehicle(s) to own, develop, manage, etc the new units. The Council's external lawyers K&L Gates provided advice on Council's powers for entering into the Gascoigne Estate regeneration scheme and their advice is considered to apply to this scheme and is summarised below. . The Council has powers to enter into the transaction as proposed provided it satisfies any legislative requirements as advised below.
- 7.2 Council Powers - The two principal sources of the Council's power to participate in the transaction as set out above are section 1 of the Localism Act 2011 and section 111 of the Local Government Act 1972.
- 7.3 The general power of competence under section 1 of the Localism Act 2011 provides the Council with the power to do anything that individuals generally may do. Section 1(5) of the Localism Act provides that the general power of competence under section 1 is not limited by the existence of any other power of the authority which (to any extent) overlaps the general power. The use of this power in section 1 of the Localism Act 2011 is, like the use of any power, subject to Wednesbury reasonableness constraints and must be used for a proper purpose.
- 7.4 Whilst the general power of competence in section 1 of the Localism Act 2011 provides sufficient power for the Council to participate in the transaction as per the steps in paragraph 3.2 and enter into the relevant project documents, additional power is available under Section 111 of the Local Government Act 1972 which enables the Council to do anything which is calculated to facilitate, or is conducive to or incidental to, the discharge of any of its functions, whether or not involving expenditure, borrowing or lending money, or the acquisition or disposal of any rights or property.
- 7.5 Provision of Units through a Special Purpose Vehicle (SPV) - The general power of competence under Section 1 of the Localism Act 2011 (the 2011 Act) provides the Council with a power to both establish the SPV and to provide the units through it. The Council would nonetheless be required to provide reasonable justification for using the general power of competence rather than other powers (such as Section 9 of the Housing Act 1985) which might seem more obvious and the report identifies the regeneration and economic benefits which the Council believes will be facilitated by acquiring the units through a SPV.

- 7.6 In exercising the power the Council must have regard to its fiduciary duty to tax payers of the Borough and must exercise the power for a proper purpose, Members will need to be satisfied that the justifications for acquiring the units through the SPV are reasonable and appropriate.
- 7.7 Where the Council provides financial assistance to the SPV by (a) granting or loaning it money, (b) acquiring share or loan capital in the SPV, (c) guaranteeing the performance of any obligations owed to or by the SPV, or (d) indemnifying the SPV in relation to any liabilities, losses or damages and the financial assistance is in connection with the provision of housing accommodation to be let by the SPV, the Council must use its power under section 24 of the Local Government Act 1988 (the 1988 Act) to do so. The exercise of this power is subject to Secretary of State Consent.
- 7.8 General Consent C ("the General Consent under Section 25 of the Local Government Act 1988 for the Financial Assistance to any Person 2010") states that "a local authority may provide any person with any financial assistance (other than the disposal of an interest in land or property)."
- 7.9 This General Consent could apply where the Council grants or loans money to the SPV, purchases shares in the SPV or guarantees the SPV's obligations where this financial assistance is to be provided in connection with the acquisition and construction of property which is intended to be privately let as housing accommodation by the SPV, in which case no specific consent of the Secretary of State would be required.
- 7.10 Section 25(1) of the 1988 Act provides that a local authority should not exercise the power conferred in section 24 so as to provide financial assistance and gratuitous benefit except with the consent of the Secretary of State. Section 25 (5) of the 1988 Act defined gratuitous benefit to include a benefit consisting of a disposal of any land or other property and the benefit to be provided is either for no consideration or for a consideration which has a value in money or monies worth which is significantly less than the value in money or monies worth, of the benefit which is or is to be provided by the Authority. Section 25(6) of the 1988 Act provides that when determining the value of consideration being provided in return to the local authority there shall be disregarded amongst other things so much of the consideration as consists in the carrying out of any works by any person for the purposes of the construction or conversion, rehabilitation, improvement or maintenance of any such property or a promise that any works will be carried out by any person for any such purposes and the grant of a right to nominate persons or occupiers of any such properties to be disregarded.
- 7.11 The Council will need to obtain a valuation confirming that having disregarded those matters required to be disregarded under section 25(6) of the 1988 Act, the restrictive value of the Property exceeds the unrestricted value of the property and no gratuitous benefit is being provided by the Council in connection with the disposal based upon the content of the Valuation and therefore no specific consent of the Secretary of State under section 25 of the 1988 Act is required.

8. Other Issues

- 8.1. **Risk Management** - The risks associated with the construction of the new development fully scoped and managed through the building contracts. The affordable housing elements of construction risk will be managed and minimised by a capped price build contract, the overall project risk register is jointly held by the Employers Agent and project partners and includes the financial, commercial and programme risks.
- 8.2. **Contractual Issues** - The carrying out of works would need to be compliant with the European Tendering Regime and in addition in accordance with the Public Contract Regulations. The LBBB Housing Contractor Framework would be used to Tender for and appoint a main contractor and all associated design consultants via a Design and Build contract arrangement.
- 8.3 **Corporate Policy and Customer Impact** – The development of this under utilised site will contribute to the Council Priorities of ‘Encouraging Civic Pride’ and ‘Growing the Borough’. With reference to the latter the proposals in this report are consistent with the objectives for building new housing and sustainable communities.

The design, layout and massing of this new homes are consistent with the approved Masterplan which has been subject to detailed consultation and resident engagement both pre and post planning. The impact on the local residents has been received as positive as this scheme develops an under utilised site that is often subject to fly tipping and anti social behaviour,

The Estate Renewal Decant, Leasehold buyback and new developments have all been the subject of a full Equalities Impact Assessment (EIA). This was completed at the beginning of the programme and has been fully reviewed including a survey of tenants and to gauge their views on the process to review the Decant and Leaseholder Charter for future programmes.

- 8.4 **Safeguarding Children** - The Masterplan and detailed designs for both schemes have taken into consideration the needs of the local community and has focused on creating accessible and safe spaces that will benefit the local community including children. The Gascoigne proposals design includes active play for all ages as well as safe walking routes to the local school, community centre and public transport.

The masterplan design and development process focused on exploring opportunities to introduce new and improved play facilities in the area while rationalising overall open space ensuring there are no underused, difficult to access spaces.

- 8.5 **Health Issues** - There is a large body of evidence that improvements to housing quality can improve health and wellbeing outcomes for its residents. Gascoigne design proposals will effect substantial improvement in the quality of the housing stock and include new high quality energy efficient homes and an overall reduction in the number of high-rises on the estate which will have a positive impact on health.

The link between poor housing and ill health has long been established and this is now clearly acknowledged by central government in their vision for the future of Public Health in England. This regeneration plan will help improve access to

primary care services as well as to help improve the health, safety and wellbeing of residents that are affected by poor housing standards, particularly if they are disadvantaged through social deprivation, disability, age, vulnerability or infirmity. Poor access to and quality of primary care services as well as unsuitable housing conditions, overcrowding or unaffordable housing will all have an adverse affect on public health in an area of the borough experiencing significant demographic change.

The plan will help to remove the risk of ill health or injury to an individual or household. Making modifications to improve a home can lead to an enhanced health and well being that not only benefits the individual but also brings wider social and economic benefits and reduces the cost burden for the NHS. For example in relation to excess cold could be removed through improved home insulation and heating, the cost savings to the NHS and social care, in not having to treat cold related illnesses. A similar saving could also be achieved if category 1 hazards for falls in the home could be removed.

- 8.6 **Crime and Disorder Issues** - Section 17 of the Crime and Disorder Act 1998 places a responsibility on councils to consider the crime and disorder implications of any proposals. The redevelopment of the Gascoigne estate will help make the areas safer by improving the quality of the environment, creating safer more natural surveillance for public areas and pedestrian routes.

In decanting the site it is important that this is done in a measured and timely way, not creating the opportunity for small numbers of people to remain on site, which could increase vulnerability of those residents and also of the site itself. In demolition and rebuild, contractors must be sure to adequately secure the site so as to ensure that any asset of the Council is protected and that the site does not become 'attractive' to criminals, for example by the removal of all piping and boiler work/electrical cable as soon as possible, as this can often be attractive to thieves due to its resale value. Contractors should be required to ensure that all equipment and resources at the site should be sufficiently secured so as to not increase the opportunity for crime which would possibly impact on Council, Police and Fire services' resources.

Design of family housing can impact positively on certain crime types, for example specific types of violence such as domestic violence can be reduced by social aspects of any development such as better quality housing, sufficient space for families to live and for children to learn and through better access to services based in local community facilities.

Improved facilities for young people within the new development will also provide new opportunities for education, recreation and employment directing them away from crime and disorder. Proposals for new recreational facilities are aimed at both very young children and also teenagers and new community facilities will be enhanced and designed to bring all the community together.

Public Background Papers Used in the Preparation of the Report: None

List of appendices:

- **Appendix 1:** Kingsbridge red line boundary on the existing plan
- **Appendix 2:** Proposed layout for 27 units