

CABINET

19 July 2016

Title: Gascoigne Estate (East) Regeneration Proposals - Phase 2	
Report of the Cabinet Member for Finance, Growth and Investment	
Open Report with Exempt Appendix 4 (relevant legislation: paragraph 3 of Part I of Schedule 12A of the Local Government Act 1972 as amended)	For Decision
Wards Affected: Gascoigne	Key Decision: Yes
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Accountable Director: Jeremy Grint, Commissioning Director for Growth, Homes and Regeneration	
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Summary By Minute 128 (30 June 2014), the Cabinet approved a report that set out the Masterplan objectives for the Gascoigne East Regeneration area and the delivery and funding arrangements for Gascoigne Phase 1 area in partnership with East Thames Group. The construction of Phase 1 started in November 2015. The scheme is progressing well and it is anticipated that all sub-phases will be in contract and under construction by early 2017 with completions starting in early 2018. To maintain momentum and be ready to develop the remaining Masterplan phases this report sets out the delivery proposals and funding options for the Phase 2 residential scheme. In addition the appropriation from the HRA to the General Fund of the site for Greatfields School is included in this report.	
Recommendation(s) Cabinet is requested to: (i) Agree the appropriation of the land at Phase 2 (including the site for Greatfields School) under Section 122 of the Local Government Act 1972 from the Housing Revenue Account to the General Fund, following completion of the decanting and demolition of each block, as shown edged in red in Appendices 1 and 2, to enable the delivery and regeneration of the eastern side of Gascoigne estate via the delivery structure set out in these recommendations;	

- (ii) Agree that the residential units in Phase 2 be developed in conjunction with East Thames Group and the Council acting as joint development manager;
- (iii) Agree to the establishment of a Special Purpose Vehicle(s) within the Barking & Dagenham Reside structure to develop, own and procure the construction, management and maintenance of 100 affordable rented and 115 shared ownership units;
- (iv) Agree to the sale at practical completion of 115 shared ownership units to East Thames Group;
- (v) Agree to the establishment of a Special Purpose Vehicle within the Barking & Dagenham Reside structure to develop, procure the construction and sale of 140 private sale units to be sold on the open market jointly with East Thames Group / L&Q;
- (vi) Agree to the principle of borrowing up to £23.49m within the General Fund from the Public Works Loan Board and/or the European Investment Bank to finance the development and ownership of the affordable rent homes via a loan agreement made between the Council and the affordable rent Special Purpose Vehicle;
- (vii) Agree to the Special Purpose Vehicle established for the affordable rented units being legally owned for the funding term by the Barking Renew Charity and Barking & Dagenham Reside which will own, manage and maintain the units in accordance with the funding terms in a loan agreement between the Council and Special Purpose Vehicle;
- (viii) Agree to the principle of borrowing up to £26.02m within the General Fund from the Public Works Loan Board and/or the European Investment Bank to finance the development and ownership of the shared ownership homes via a loan agreement made between the Council and the shared ownership Special Purpose Vehicle;
- (ix) Agree to the principle of borrowing up to £15.12m within the General Fund from the Public Works Loan Board to fund 50% of the cost to bring forward the private sale properties via a loan agreement between the Council and Special Purpose Vehicle;
- (x) Agree to the principle of borrowing up to £26.02m within the General Fund from the Public Works Loan Board to fund the cost of the shared ownership units to be sold to East Thames Group via a loan agreement between the Council and Special Purpose Vehicle;
- (xi) Agree to grant a 252 year lease to the Special Purpose Vehicle(s) which will terminate at the option of the Council at the end of the funding term(s), with full ownership reverting to the Council;
- (xii) Delegate authority to the Strategic Director of Finance and Investment to negotiate and agree funding with the Greater London Authority and an institutional investor to support the delivery of the First Steps Challenge Fund Programme which is being developed by the Greater London Authority to support delivery of a shared ownership programme;

- (xiii) 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, Investment and Growth and Economic and Social Development, to negotiate terms and agree the contract documents to fully implement and effect the Gascoigne Phase 2 development; and
- (xiv) Authorise the Director of Law and Governance, or an authorised delegate on her behalf, to execute all of the legal agreements, contracts and other documents on behalf of the Council.

Reason(s)

To assist the Council in achieving its corporate priorities through the regeneration of estates.

1. 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 wider community, and to support economic development and long-term financial sustainability of the Council.
- 1.2. Cabinet approved on 30th June 2014 the Masterplan objectives, delivery and funding arrangements for Phase 1 of the Gascoigne East Regeneration area as follows:
- The approval of the masterplan principles and detailed Phase 1 proposal for the eastern side of Gascoigne Estate (confirmed October 2014), including the location of the new secondary and primary schools, to be delivered in phases to allow for decanting and leaseholder buybacks;
 - The appropriation for planning purposes of the Gascoigne East development site and the appropriation of the land in Phase 1 from the Housing Revenue Account to the General fund (following decanting and demolition);
 - The appointment of East Thames Group as the Council's Gascoigne development partner in accordance with the agreed Heads of Terms;
 - To agree to the principle of establishing a Special Purpose Vehicle(s), wholly owned by the Council, to develop, own and be responsible for procuring the construction and management of the units to be developed and that the Council shall grant a 252 year lease to the Special Purpose Vehicle(s) which allow the Council to collapse the structure at the end of the funding term with full ownership reverting to the Council;
 - To agree to the principle of establishing an independent charity which shall own and control the affordable rent Special Purpose Vehicle(s) in accordance with the funding terms imposed by the Council;
 - To agree to the principle of borrowing £81.39m within the General Fund to finance the development and ownership of the following tenures;

- To agree borrowing from the European Investment Bank and the Public Works Loan Board.

- 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 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 (Thames Partnership for Learning).
- 1.4. A total of 1575 new homes will be constructed across all phases of the Masterplan area. The objective is to create an integrated, mixed tenure new community by providing a range of unit sizes and types including flats, duplex and mews style houses. This will help to deliver the growth objectives of the borough and will help to support the sustainability of Barking Town Centre.
- 1.5. The Phase 1 and masterplan tenure mix is set out in the table below:

Units		Private sale	Shared Ownership	Affordable rent	Total
Phase 1	Units	0	241	182	423
	Tenure %	0	57%	43%	100%
	Ownership	0	29.30% LBBB 70.68% ETG	100% LBBB	n/a
Masterplan (Phase 1 – 4)	Units	669	512	394	1575
	Tenure %	42%	33%	25%	100%

- 1.6. Phase 1 is under construction. It has been divided into 4 sub-phases; this allows the Council to control timing to mitigate against rising construction cost inflation and to adjust the delivery programme if necessary to respond to housing market changes. The first two sub-phases are now under construction with the remaining phases programmed to be in contract by early 2017.
- 1.7. The delivery of Phase 2 with East Thames enables the Council to negotiate a number of East Thames' existing properties for use as decants during the life of the phase 2 decant programme. A target of 35 per year has been set for this period. To date, the Council has received the nomination rights to five local properties and ETG have presented their proposals for the remaining number to be delivered during the decant programme.

2. Phase 2 delivery proposals

2.1. Tenure and construction costs

- 2.1.1. The Masterplan (Appendix 3 shows that Phase 2 (edged in red) has the highest density due to its location to the Town Centre, transport facilities and amenities. The maximum block height in the approved Masterplan is 12 storeys for one block located on the phase 2 site, the other blocks in this area range from 6 to 10 storeys. The site of the new Greatfields school is also shown edged in Blue on the map contained in Appendix 3.

2.1.2. The table below summarises the tenure split, estimated construction costs and proposed unit split between the Council and East Thames Group.

Phase 2	Private sale	Shared Ownership	Affordable rent	Total
Units	140	230	100	470
Tenure %	30%	49%	21%	100%
<i>Ownership</i>	<i>50% LBBB 50% ETG</i>	<i>50% LBBB 50% ETG</i>	<i>100% LBBB</i>	n/a
LBBB costs	£15.12m	£26.02m	£23.49m	£64.63m
ETG costs	£15.12m	£26.02m	nil	£41.14m
Total costs	£30.24m	£52.04m	£23.49m	£105.77m

2.2. Delivery Structure

2.2.1. It is proposed that, subject to tax and structuring advice, the delivery structure for Phase 2 will mirror the arrangements for Phase 1. It is anticipated that two Special Purpose Vehicles will be established and held within the Barking and Dagenham Reside structure for developing, holding and managing the affordable rented units and shared ownership units respectively. A third SPV will be required if the Council develops private sale housing in partnership with East Thames Group or sells shared ownership housing at practical completion to East Thames Group.

2.2.2. The structure previously approved by Cabinet allowed Right to Buy receipts to be invested in the affordable rented housing SPV. This supported the viability of the number of units let at lower affordable rents comparable to existing Council housing rents (circa 50% of market rent). Under this arrangement the charity established by the Council (Barking Renew) for Phase 1 will jointly own the affordable housing SPV with Barking & Dagenham Reside. The governance arrangements of the SPV will be set out in a Shareholders or Members Agreement under which Barking & Dagenham Reside will be responsible for procuring rent collection, management and maintenance functions. The Council will provide funding to the vehicle via a loan agreement which will contain management and maintenance obligations. The charity will receive an annual income of c.£50,000 which it can use to support economic and social well-being activities in the area.

2.2.3. The proposed SPV(s) would be a corporate body (either an English limited company or an English limited liability partnership) and would be the landlord of the dwellings once constructed. The SPV(s) would be responsible for the letting, management and maintenance of the affordable and social rented dwellings to be constructed and for compliance with all loan terms. These loan terms and their related security provisions will in turn limit the freedom of the SPV(s) to materially change any of these arrangements without lender consent; the lender for these purposes is effectively the Council. The SPV(s) 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 letting and management of the homes and estates
- Discharge the contractual obligations of the SPV to the Council and/or to the funder in respect of lettings, maintenance and rent payment guarantees if these are required
- Effective risk management

3. Funding

- 3.1. It is intended that the Council would act as funder to the Special Purpose Vehicle(s); however, funding could be provided jointly with a third party funder such as a pension fund. The SPVs would therefore be subject to contractual funding terms set out within the loan agreement between the Council and SPVs.
- 3.2. 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 managed and maintained and would prevent the SPVs 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 take possession of the assets.
- 3.3. 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. Appropriation of land to the General Fund

- 4.1. The Council holds property for various statutory purposes in order to provide its various functions. Such land is generally used only for the purpose of the function for which it was originally acquired, until such time as the land is disposed of or “appropriated” for another purpose. Appropriation is the statutory procedure to change the purpose for which land is held from one statutory purpose to another.
- 4.2. The appropriation of the Phase 2 land, identified in **Appendix 1** from the Housing Revenue Account to the General Fund is required to ensure the regeneration of this phase of development and the delivery of new homes via the delivery structure set out in section 4 of this report.
- 4.3. The appropriation of the site of Greatfields School, identified in **Appendix 2** is required to ensure that the Council can grant a 125 year leasehold interest to Partnership Learning.

5. Consultation

- 5.1. Due to the scale of the proposed development and the number of residents directly affected, the Council continues to engage with the local community.
- 5.2. The Cabinet Members for Housing, Regeneration, Finance, Community and the Gascoigne Ward members continue to be 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 has recently recruited a local resident as their Resident Liaison Officer.

5.4. A pre-decision scrutiny of an early draft version of this report took place at Living and Working Select Committee on 6th July 2016. The Select Committee Members raised a number of issues, some of which officers were able to clarify on the night. The key issues discussed were as follows:

- a) **Decants** – The Select Committee was concerned about the provision of decants to be offered by East Thames Housing Group, particularly in the light of another report on the agenda showing that over 25% of Council properties available via the bidding system during 2015/16 were taken up by decanted tenants. Officers outlined the arrangements that had been agreed with East Thames for the Phase 2 development, which are set out in paragraph 1.7 above.
- b) **The amount of new 50% market rent units to support people on lower incomes** - Officers advised that the number of 'affordable' properties, which are those at between 85% and 50% of market rent, under Phases 1 and 2 would exceed the number proposed in the planning consent . It was noted that in Phase 2, half of the rental properties would be at 50% market rent and the B&D Reside shared ownership properties would be available at the equivalent of approximately 65% market rent (excluding deposit). The Select Committee felt, however, that in view of the significant increase in the market rent it was important to increase the number available at 50% as that was more in line with Council rent levels and would enable those on lower incomes to access these homes..
- c) **Funding of the project via the General Fund** - It was suggested that funding via the General Fund, rather than the Housing Revenue Account (HRA), could impact on other Council services funded by Council Tax payers and could expose the General Fund to unnecessary risk. Officers explained the restrictions imposed by the Government on HRA borrowing and expenditure which made the funding of any major redevelopment projects impossible via the HRA. The creation of B&D Reside Limited and the funding via the General Fund was an innovative way for the Council to retain ownership of the majority of new homes being built while also creating a surplus to the General Fund which could be available to support other areas of expenditure.
- d) **Re-assessment of Project Principles and Financial Viability** – It was suggested that, in view of the time that has elapsed since the Gascoigne Estate redevelopment proposals were first considered by the Cabinet, the significant changes in the country's political landscape and the Council's future financial position, the Cabinet should reassess the overall plans to ensure that they continued to represent best value.

5.5 The Select Committee also commented on the lack of detailed information, particularly in relation to the finances, in the early draft version of the report that had been provided and felt that in the absence of that information it was not possible to undertake a proper pre-decision scrutiny. Officers confirmed that the final Cabinet report would be published on Monday 11th for the meeting on Tuesday 19th July and the Lead Member indicated that he would wish to ask a number of questions at the Cabinet meeting.

6. **Financial Issues**

- 6.1 Additional financial information to that set out in section 3 above is contained in Appendix 4, which is in the exempt section of the agenda as it relates to the detailed funding options and other commercially confidential information which is exempt under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

7. **Legal Issues**

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

- 7.1 In summary, 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 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 by the Council through the HRA - Section 9 of the Housing Act 1985 provides the power for the Council to provide the units on land held by the Council for s.9 HA 85 purposes. The Council would need to bear in mind that in the event that existing resources were insufficient and the Council was required to borrow additional sums to finance the provision of such units then, the Council would be required to ensure that its HRA borrowing does not exceed the borrowing cap imposed following the implementation of the HRA self-financing regime.
- 7.6 Provision of Units by the Council through the General Fund - In order for the units to be accounted for in the Council's General Fund it is necessary for the Council to use a power to appropriate the land upon which those units are to be situated from the HRA into the General Fund ("GF"). Any disposal of s.9 HA land would

normally require SoS (Secretary of State) consent under s.32 of HA85. S19 of the HA1985 requires SoS consent to appropriate any part of the land in the HRA consisting of a house or part of a house for any other purpose. However, where the land is vacant s.122 of Local Government Act 1972 ("LGA 1972") provides power to appropriate superfluous land to other statutory purposes. where it is no longer required for the purpose for which it is held immediately before the appropriation.

- 7.7 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.
- 7.8 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.
- 7.9 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.
- 7.10 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)."
- 7.11 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.
- 7.12 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.

- 7.13 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.
- 7.14 In relation to the ongoing management of the redeveloped units the Council will explore and where appropriate execute occupation leases with a view to restrict on-letting at a rental profit by third party investors.
- 7.15 In relation to the ongoing management of the redeveloped units the Council will explore and where appropriate execute occupational leases with a view to restrict on-letting at a rental profit by Buy-to-Let investors. The purpose being to seek to prevent purchasers of both private for sale units and Council owned shared ownership units buying the properties with the specific intention of on-letting at a profit rent. The best way to seek to secure this objective is by introducing a more restrictive alienation clause in the long leases. It would be wise at the outset to tell the buyers the properties may not be used for buy to let.

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 masterplan courtyard block layout means that construction is also able to be divided into subphases in the same way as phase one. This sub phase approach allows for some issues such as ground risk, vacant possession and utilities issues to be mitigated. The private housing element construction risk will be shared in equal part with the Developer. 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 Corporate Procurement team have led on the OJEU procurement process and further to the appointment of East Thames have advised on the arrangements for using East Thames frameworks for consultant and contractor appointments.
- 8.3 **Customer Impact** - 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.

The Tenant Satisfaction Survey carried out as part of the EIA review included posting of 92 questionnaires to a stratified sample of tenants (29 to Gascoigne tenants, 33 to Goresbrook Village tenants, 28 to Leys tenants and 4 to Althorne Way) of these, 71 responses were received; representing a response rate of 77% which enabled us to draw out key trends / issues The key actions from this assessment are set out below;

Category	Actions
Reduce time taken for relocation process to take place	Ensure decanted properties are in an acceptable state of maintenance and repair while tenants are bidding
Mitigate negative perceptions held by some other Council tenants that decant tenants are given priority for more desirable properties in bidding process /reduce instances of tenants delaying their decision to bid until new build properties become available	Improve condition of properties on bidding list - ensure all are in a high standard of condition/Decent Homes Standard
Valuation and compensation issues with leaseholders during the buy-back process	Continue to make incremental improvements to service e.g. front loading key information to leaseholders/ensuring clarity re; valuation process and costs/Willing Sellers Programme
Issues relating to handover of new build property by agents/unwillingness of new build contractors to take responsibility for repairs	Improve knowledge/data on issues with contractors by incorporating in post-move in survey administered by Decant Officers, and by further consultation with decanted tenants affected
Reduce opportunities for anti social behaviour and crime when decanted blocks become majority vacant (quality of life of remaining bidding tenants)	Ensure adequate policing/community support patrolling of estates/blocks being decanted. Ensure decant sites have adequate security staff and monitored surveillance from start of decant to demolition and site handover. Identify potentially vulnerable tenants at consultation stage – and ensure that adequate safeguards are in place/work closely and effectively with other Council departments such as Social Services

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:** Red line plan of the Phase 2 Residential development site for Appropriation from the Housing Revenue Account to the General Fund
- **Appendix 2:** Red line plan of the Greatfields School site for Appropriation from the Housing Revenue Account to the General Fund to enable the Council to grant a 125 year lease to Partnership for Learning.
- **Appendix 3:** The approved Masterplan showing both Phase 2 residential and Greatfields School sites.
- **Appendix 4:** Detailed financial information (exempt information)