

SWT Scrutiny Committee

Wednesday, 11th November, 2020,
6.15 pm



Somerset West
and Taunton

[SWT VIRTUAL MEETING WEBCAST LINK](#)

Members: Gwil Wren (Chair), Libby Lisgo (Vice-Chair), Ian Aldridge, Norman Cavill, Simon Coles, Dixie Darch, Habib Farbahi, Ed Firmin, John Hunt, Dave Mansell, Derek Perry, Phil Stone, Nick Thwaites, Danny Wedderkopp and Keith Wheatley

Agenda

1. Apologies

To receive any apologies for absence.

2. Declarations of Interest

To receive and note any declarations of disclosable pecuniary or prejudicial or personal interests in respect of any matters included on the agenda for consideration at this meeting.

(The personal interests of Councillors and Clerks of Somerset County Council, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes.)

3. Public Participation - To receive only in relation to the business for which the Extraordinary Meeting has been called any questions, statements or petitions from the public in accordance with Council Procedure Rules 14,15 and 16

The Chair to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public who have submitted any questions or statements, please note, a three minute time limit applies to each speaker and you will be asked to speak before Councillors debate the issue.

Temporary measures during the Coronavirus Pandemic

Due to the Government guidance on measures to reduce the transmission of coronavirus (COVID-19), we will holding meetings in a virtual manner which will be live webcast on our website. Members of the public will still be able to register to speak and ask questions, which will then be read out by the Governance and Democracy Case Manager during Public Question Time and will either be answered by the Chair of the Committee, or the relevant Portfolio Holder, or be followed up with a written response.

4. Scrutiny Committee Forward Plan

(Pages 5 - 6)

To receive items and review the Forward Plan.

5. Executive Forward Plan

(Pages 7 - 10)

6. Full Council Forward Plan

(Pages 11 - 12)

7. Verbal Update on Section 106 Spend

This matter is the responsibility of Executive Councillor for Planning and Transportation, Cllr Mike Rigby, who will be attending to provide a verbal update.

8. Access to Information - Exclusion of the Press and Public

During discussion of the following item it may be necessary to pass the following resolution to exclude the press and public having reflected on Article 13 13.02(e) (a presumption in favour of openness) of the Constitution. This decision may be required because consideration of this matter in public may disclose information falling within one of the descriptions of exempt information in Schedule 12A to the Local Government Act 1972. The Scrutiny Committee will need to decide whether, in all the circumstances of the case, the public interest in maintaining the exemption, outweighs the public interest in disclosing the information. If Councillors on the Committee wish to discuss any of the confidential appendices included in the following reports, a motion to exclude will have to be passed as follows;

Recommend that under Section 100A(4) of the Local Government Act 1972 the public be excluded from the next items of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 respectively of Part 1 of Schedule 12A of the Act, namely information relating to the financial or business affairs of any particular person (including the authority holding that information).

9. North Taunton Woolaway Project

(Pages 13 - 40)

This matter is the responsibility of Executive Portfolio Holder

for Housing, Councillor Francesca Smith.

The report recommends the approval of funding for all future phases of the Project.

10. Seaward Way, Minehead - New Build HRA Low Carbon Homes

(Pages 41 - 74)

This matter is the responsibility of Executive Portfolio Holder for Housing Councillor Francesca Smith.

The report concerns a proposal to develop an exemplar scheme of 54 new homes for the Council to showcase an innovative approach to house building and its commitment to affordable housing throughout the district and addressing climate change.

11. Oxford Inn New Build HRA Zero Carbon Homes, Taunton

(Pages 75 - 104)

This matter is the responsibility of Executive Portfolio Holder for Housing, Councillor Francesca Smith.

The report recommends the development of 11 new council HRA homes on the Oxford Inn site, Taunton.



**JAMES HASSETT
CHIEF EXECUTIVE**

Please note that this meeting will be recorded. You should be aware that the Council is a Data Controller under the Data Protection Act 2018. Data collected during the recording will be retained in accordance with the Council's policy. Therefore unless you are advised otherwise, by taking part in the Council Meeting during Public Participation you are consenting to being recorded and to the possible use of the sound recording for access via the website or for training purposes. If you have any queries regarding this please contact the officer as detailed above.

Following Government guidance on measures to reduce the transmission of coronavirus (COVID-19), we will be live webcasting our committee meetings and you are welcome to view and listen to the discussion. The link to each webcast will be available on the meeting webpage, but you can also access them on the [Somerset West and Taunton webcasting](#) website.

If you would like to ask a question or speak at a meeting, you will need to submit your request to a member of the Governance Team in advance of the meeting. You can request to speak at a Council meeting by emailing your full name, the agenda item and your question to the Governance Team using governance@somersetwestandtaunton.gov.uk

Any requests need to be received by 4pm on the day that provides 2 clear working days before the meeting (excluding the day of the meeting itself). For example, if the meeting is due to take place on a Tuesday, requests need to be received by 4pm on the Thursday prior to the meeting.

The Governance and Democracy Case Manager will take the details of your question or speech and will distribute them to the Committee prior to the meeting. The Chair will then invite you to speak at the beginning of the meeting under the agenda item Public Question Time, but speaking is limited to three minutes per person in an overall period of 15 minutes and you can only speak to the Committee once. If there are a group of people attending to speak about a particular item then a representative should be chosen to speak on behalf of the group.

Please see below for Temporary Measures during Coronavirus Pandemic and the changes we are making to public participation:-

Due to the Government guidance on measures to reduce the transmission of coronavirus (COVID-19), we will holding meetings in a virtual manner which will be live webcast on our website. Members of the public will still be able to register to speak and ask questions, which will then be read out by the Governance and Democracy Case Manager during Public Question Time and will be answered by the Portfolio Holder or followed up with a written response.

Full Council, Executive, and Committee agendas, reports and minutes are available on our website: www.somersetwestandtaunton.gov.uk

For further information about the meeting, please contact the Governance and Democracy Team via email: governance@somersetwestandtaunton.gov.uk

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SCRUTINY

Meeting	Draft Agenda Items	Lead PFH/ Lead Officer
4th Nov 2020	Future SWT Rough Sleeper Provision	Cllr F Smith/ S. Lewis
Virtual	Interim Policy Statement on Planning for the Climate Emergency	Cllr P Pilkington/Graeme Thompson
	Somerset EV Charging Strategy	Cllr P Pilkington/Graeme Thompson
	Commercial Investment Review (CONFIDENTIAL)	Cllr M Kravis/G Mills & Andrew Low
11th Nov 2020	Verbal Update on Section 106 spend	Cllr Mike Rigby
SPECIAL	North Taunton Woolaway Project - NTWP phases B and E	Cllr F Smith/ J Windebank/C Brown
Virtual	Oxford Inn New Affordable HRA Homes	Cllr F Smith/C Brown/Shane Smith
	Seaward Way - New Affordable Homes in Somerset West	Cllr F Smith/W Lewis/C Brown
2nd Dec 2020	2020/21 Budget Monitoring Q2	Cllr R Henley/Emily Collacott
Virtual	Voluntary and Community Sector Grants Review	Cllr C Booth / Scott Weetch
	Q2 Performance Report	Cllrs F Smith-Roberts/R Henley/SMT
	2021/22 Budget Progress Update	Cllr R Henley / Emily Collacott
6th Jan 2021		
Virtual		
27th Jan 2021	General Fund Revenue Budget and Capital Programme 2021/22	Cllr R Henley/ Emily Collacott
Virtual	HRA Revenue Budget and Capital Programme 2021/22	Cllr R Henley / Emily Collacott
	HRA Business Plan	Cllr F Smith / James Barra
BUDGET ONLY		
3rd Feb 2021		
Virtual		
3rd March 2021	2020/21 Budget Monitoring Q3	Cllr R Henley/ Emily Collacott
Virtual	Q3 Performance Report	Leader/Cllr R Henley/SMT
7th April 2021		
Virtual		

Executive Meeting	Draft Agenda Items
18 November 2020	Amendment to the Private Sector Renewal Policy – Disabled facilities Grants, Repairs assistance and new Special Purpose Grant
ERD = 6 November	Future SWT Rough Sleeper Provision
IERD = 13 October	Interim Policy Statement on Planning for the Climate Emergency
SMTRD = 30 September	Somerset EV Charging Strategy
	HIF Loan Agreement
	Commercial Investment Review
	North Taunton Woolaway Project – NTWP phases B and E
	Oxford Inn New Affordable HRA Homes
	Seaward Way - New Affordable Homes in Somerset West
	NO MORE ITEMS
16 December 2020	2020/21 Budget Monitoring Q2
Exec RD = 4 December	Voluntary and Community Sector Grants Review
Informal Exec RD = 10 November	2021/22 Budget Progress Update
SMT RD = 28 October	Somerset Economic Recovery & Growth Plan
	SWT District Recovery & Growth Plan
	Q2 Performance Report
	NO MORE ITEMS
20 January 2021	Safeguarding Policy Update
venue =	Monkton Heathfield Phase 2 Masterplan: Feedback
Exec RD = 8 January	
Informal Exec RD = 8 December	
SMT RD = 25 November	
9 February 2021	General Fund Revenue Budget and Capital Programme 2021/22
BUDGET ONLY	HRA Revenue Budget and Capital Programme 2021/22
venue =	Policy Framework
Exec RD = 28 January	HRA Business Plan

Informal Exec RD = 5 January	
SMT RD = 9 December	
24 February 2021	
venue =	
Exec RD = 12 February	
Informal Exec RD = 12 January	
SMT RD = 21 December	
17 March 2021	2021/22 Partnership Grants Schedule
venue =	2020/21 Budget Monitoring Q3
Exec RD = 5 March	Capital, Investment and Treasury Strategies 2021/22
Informal Exec RD = 9 February	Pay Policy
SMT RD = 27 January	Q3 Performance Report
	Public Realm Design Guide for Taunton Garden Town – Feedback
	Somerset West and Taunton Districtwide Design Guide
	Procurement Strategy
21 April 2021	
venue =	
Exec RD =	
Informal Exec RD =	
SMT RD =	
Items to be Confirmed	
	Firepool LDO

	Obridge
	Strategic Acquisition Report (Confidential)

FULL COUNCIL

Meeting	Draft Agenda Items
03 November 2020	Firepool (Infrastructure Approval)
SPECIAL	Delivering Regeneration – Setting up a Special Purpose Vehicle
	Tangier (linked to the SPV)
	NO MORE ITEMS - SPECIAL MEETING FOR FIREPOOL
01 December 2020	Amendment to the Private Sector Renewal Policy – Disabled facilities Grants, Repairs assistance and new Special Purpose Grant
SPECIAL FOR AMOUI	North Taunton Woolaway Project – NTWP phases B and E
	HIF Loan Agreement
	Oxford Inn New Affordable HRA Homes
	Seaward Way - New Affordable Homes in Somerset West
	Housing Fees and Charges?
	Coastal Protection Works
	NO MORE ITEMS
03 December 2020	Stronger Somerset Business Case
SPECIAL	
	NO MORE ITEMS
15 December 2020	Revised Political Allocation of Committee Seats
	Cultural Strategy
	2020/21 Budget Update and in year Covid Budget Approval (emergency covid funding - Jo O'Hara)
	Financial Strategy Review and MTFP Update
	Strategic Acquisition Report (confidential)
	Commercial Investment Review
	Test and Trace Support Payments - discretionary scheme
	Council Tax Support Scheme
	PFH Reports

	NO MORE ITEMS
18 February 2021	General Fund Revenue Budget and Capital Programme 2021/22
Budget Only	HRA Revenue Budget and Capital Programme 2021/22
	Council Tax Resolution 2021/22
	Policy Framework
	HRA Business Plan
23 February 2021	Voluntary and Community Sector Grants Review
	PFH Reports
30 March 2021	2021/22 Partnership Grants Schedule
	Capital, Investment and Treasury Strategies 2021/22
	Pay Policy
	Public Realm Design Guide for Taunton Garden Town – Feedback
	Somerset West and Taunton Districtwide Design Guide
	Procurement Strategy
	PFH Reports
ITEMS TO BE CONFIR	Obridge
	Firepool LDO

Somerset West and Taunton Council

Scrutiny Committee _ 11th November 2020
SWT Executive Committee – 18th November 2020
Full Council – 1st December 2020

North Taunton Woolaway Project

This matter is the responsibility of Executive Councillor Member Francesca Smith

**Report Author: Jane Windebank – Development Manager, Development and
Regeneration
Chris Brown – Assistant Director, Development and Regeneration**

1 Executive Summary / Purpose of the Report

- 1.1. The North Taunton Woolaway Project (the Project) is the flagship regeneration project of the SWT's housing development programme and tackles some of the Council's worst performing homes in one of the most socially deprived areas in our County.
- 1.2. The Report recommends the approval of funding for all future phases of the Project as set out in Appendix A. The budget for Phase A and Enabling Works for Phases B-E totalling £14.5m was approved in February 2019. This included the purchase of twenty-two (22) owner occupied properties and decanting fifty-five (55) tenanted properties. A confidential financial summary is included at Appendix D for the purchase of the private property, which is within Phase C of the Project.
- 1.3. The Project has seen the demolition of 26 homes in Phase A and will start building 47 new homes with the first of these properties completed by August 2021 and Phase A is estimated to complete by September 2022.
- 1.4. To ensure a smooth transition between all future phases and to quicken the pace of regeneration, permission is being sought to approve the budget to fund the regeneration of the remaining Phases B–E.
- 1.5. The Project will deliver two hundred and twenty-nine (229) new Council homes and comprehensively refurbish twenty-seven (27) Council homes over an eight and a half (8.5) year period rather than the original ten (10) to twelve (12) year period. The Project will also provide a community facility/project office in Phase A which can be converted into 2 homes should a sustainable business plan not be achieved at the end of the Project. This would increase the number of new homes to 229.
- 1.6. The Project is an essential part of the Council's commitment to offer a choice of good quality homes for our residents, whatever their age and income, in communities where support is available for those in need. The proposals identified in this Report will identify the funding and assist the progression of the remaining Phases (B–E) in a timely manner and provide certainty and security to the North Taunton Woolaway Project tenants.

2 Recommendations

2.1 The Executive approves the purchase of the private dwelling as set out in confidential Appendix D.

The Executive recommends to Full Council:

- 2.2 To allocate a total scheme budget and borrowing requirement for Phases B-E and the conclusion of the regeneration scheme as set out in confidential Appendix A.
- 2.3 Delegate authority to the Section 151 Officer to determine the final funding profile for each future phase once the finalised designs have been received for Phases B-E and any relevant planning approval and contract costs have been received.
- 2.4 To approval the decant of tenants within Phases B which will allow Gold band status in the Homefinder Somerset allocations system for tenants in this Phase and allow those who wish to move outside the regeneration area sufficient priority to move home.
- 2.5 Delegate authority to the Director of Housing and Communities in consultation with the Portfolio Holder for Housing authority to approve future decanting and demolition for future phases.
- 2.6 All new build properties (Phase A-D) will be set at affordable rents in line with the 2020 Rent Setting Policy. The affordable rents will be set to ensure scheme viability at between 60% and 80% of market rates. However, all NTWP SWT secure tenants who lived within the NTWP (Phases A-D) at February 2019, when the Council made its decision to regenerate the neighbourhood, will have their rents capped at the equivalent social rent if being rehoused in the new NTWP development. These rents will remain with the tenant as long as they retain their tenancy. No current NTWP SWT tenant will be required to pay above the equivalent social rent and service charge for their home in line with the Council Shadow Full Council approval to allow existing SWT tenants to remain on a social rent level.

3 Risk Assessment

3.1 A risk assessment can be found at Confidential Appendix B however the main schemes risks are set out in Table 1 below:

Table 1: Main Scheme Risks

Risk	Score out of 25 based on probability impact	Mitigation
Construction costs rise significantly at the procurement stage and during schemes deliver.	10 (probability 2 x impact 5)	Full site investigations will be carried out prior to entering into contract. All costs will be carefully assessed by our Employer's Agent. PCSA process adopted to understand costs pre-works, material being reviewed due to supply chain disruption/Covid.

Risk	Score out of 25 based on probability impact	Mitigation
Not securing vacant possession of the site – purchasing remaining private homes.	5 (probability 1 x impact 5)	Enabling budget approved to purchase the remaining private homes within Phases B–D. 10/19 have already been purchased and a further 3 are currently in negotiations. CPO powers could be considered.
Not securing vacant possession of the SWT tenanted properties.	5 (probability 1 x impact 5)	Tenants are being decanted in phases giving 12 – 18 months to decant each phase when tenants will be Gold banded on Homefinder Somerset and Taunton homes ring fenced for NTWP tenants. New builds in earlier phases will be allocated to existing NTWP tenants, decant homes available in later phases and as a last resort, Notice of Seeking Possession could be considered.
Party Wall claims for refurbished SWT homes or boundaries adjoining home owners' properties.	12 (probability 3 x impact 4)	Areas within the development are being identified by the Architect and Contractor which may be subject to Party Wall Act. Party Wall Surveyor being employed to provide advice, assistance and conduct negotiations where required for any compensation due.
Failure to gain Reserved Matters planning consent.	10 (probability 2 x impact 5)	Outline planning permission already granted, weekly meeting with planning consultants for resolution of design matters. Customer engagement through working groups, open public events planned and communication through newsletters and Facebook. Monthly monitoring of programme and budget. The development falls within the Somerset levels water catchment area and therefore an assessment of the impact of phosphates will be carried out and if required compensatory measures.
Highways adoption.	12 (probability 3 x impact 4)	The access road leading to the site will need to be adopted in advance of adoption proceeding for the residential development.
Reputational damage to SWT.	8 (probability 2 x impact 4)	Significant customer engagement and communication, customers engaged in the design process, working groups being set

Risk	Score out of 25 based on probability impact	Mitigation
	impact 4)	up to engage more customers and in particular seeking to bring additional benefit to the neighbourhood, NTWP team meetings occur daily and close working with consultants and ENGIE. The Project is being considered as one continuous project and the dialogue with consultants and ENGIE aim to reinforce the smooth transition between phases expected (subject to suitable performance).
Delay in Project progress at any stage resulting from a further COVID-19 outbreak and subsequent lockdown, or similar occurrence.	12 (probability 3 x impact 4)	There are a range of ways in which Covid could affect the scheme from site lockdown to supply chain interruption to workforce and material inflation. The scheme will review Covid risks on a daily basis.

4 Background and Full details of the Report

- 4.1 The Shadow Full Council in February 2019, approved the redevelopment of the North Taunton Woolaway Project area following the Structural Engineering report carried out in 2013 and the Report Addendum dated 2016.
- 4.2 The 2013 report highlighted that the Woolaway units were showing signs of deterioration. The Addendum Report, following further investigations during the demolition of the Woolaway units at Rockwell Green, confirmed the units were in a worse condition than identified in the 2013 report.
- 4.3 Woolaway homes were Designated Defective under the Housing Defect Act 1984. This does not mean Woolaway units are unsafe, it just prevents any more of this house type being built.
- 4.4 The existing site comprises of 212 Woolaway homes of which the Council retain ownership of 167 and 45 have been purchased through the Right to Buy. A breakdown of the properties is set out below in Table 2:

Table 2: Tenure of North Taunton Woolaway Project Area

	In SWT Ownership	In private ownership	Total
Existing Woolaway Homes in the NTWP	167	45	212
Units to be Demolish	140	22	162
Units to be comprehensively refurbished	27	0	27
New SWT homes to be built	227*	0	227*

Net Increase of affordable SWT homes	87*	0	87*
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**the scheme will build a community facility/project office in Phase A which will be converted into 2 homes should a sustainable business plan not be achieved at the end of the NTWP. This would increase the number of new homes to 229 and the net increase to 89.*

- 4.5 Detailed planning permission for Phase A and outline planning permission for Phases B–E was approved by the Planning Committee in March 2019. Phase A will deliver 47 new social rented homes and a community facility. The outline planning permission for Phases B–E will deliver up to 180 new build Council homes and refurbish 27 existing Woolaway Council homes. The indicative scheme will provide a net increase of 87 affordable Council homes.
- 4.6 The new homes will be built to Nationally Described Space Standards and Housing Quality Indicator layout standards. The homes have been designed predominately to Building Regulations Part M4 Category 2 with nine (9) anticipated as wheelchair adapted homes at Category 3.
- 4.7 The range of property sizes offered by the Project will help to address existing overcrowding and under occupation which has been identified through the one to one interviews with tenants.
- 4.8 The mix of homes is indicative at this stage and will be reviewed prior to submitting Reserved Matters for subsequent phases. The intention is to undertake the project in five phases, to support the decant requirements of existing residents and enable each phase to be assessed against changes in housing need, affordability and mitigate future unknown changes which may affect the scheme proposal and financing.
- 4.9 Each phase will consider the required mix to support the returning decants and provide a range of housing tenures, including affordable rent and a range of options to support residents who aspire to home ownership
- 4.10 Table 3: Indicative Housing Mix for the North Taunton Woolaway Project

Phase	SWT New Build	Private Homes	Sub Total
A			
1 bed	17		
2 bed	14		
3 bed	11		
4 bed	5		47
B			
1 bed	4		
2 bed	17		
3 bed	8		
4 bed	2		31
C			
1 bed	10		
2 bed	19		
3 bed	38		
4 bed	12		
5 bed	1		80
D			

1 bed	1		
2 bed	14		
3 bed	35		
4 bed	17		
5 bed	2		69
E			
2 bed	21	15	
3 bed	6	8	
4 bed			50
TOTALS	237	23	277

- 4.11 The funding of the regeneration of the North Taunton Woolaway Project is in the region of £45 million and was noted by the Shadow Full Council in February 2019. This was based on a number of assumptions and indicative costs. These assumptions include:
- 4.11.1 Development Programme of 5 phases over 10-12 years to support the decant of existing residents and enable each phase to be assessed against housing need, affordability and mitigate any future changes which may affect the scheme proposal and financing (the Phasing Plan is attached and marked Appendix C);
 - 4.11.2 Estimate for Price Inflation and other market factors such as construction costs, rental income, interest rates, rise in house prices etc.
 - 4.11.3 Costs of indicative designs subject to planning approval;
 - 4.11.4 No allowance for contamination or remediation works;
 - 4.11.5 Indicative housing type and tenure mix, estimated budget including provision of a range of affordable housing tenures including social rent, affordable rent and options for residents who aspire to home ownership.
 - 4.11.6 Existing NTWP tenants would receive a like for like which included the right to be rehoused in a new home at social rent and to be entitled to a property of the same bed size as they occupied when the decision to regenerate the estate was made.
- 4.12 The supplementary budget for Phase A was increased from £7.2 to £8.7 million by Council on 3 December 2019.
- 4.13 A further supplementary budget of £5.7 million for the enabling fees for Phases B–E of the Project was also approved on 3 December 2019 to purchase the remaining private homes and commence the enable works and Reserved Matters planning. This was based on a number of assumptions and indicative costs which are explained in 1.2 above.
- 4.14 The mix of homes is indicative at this stage for Phases B-D and is currently being reviewed prior to submitting the Reserved Matters applications in the Spring 2021. Work is also being carried out to agree an uplift in the low carbon quality of the homes. An uplift above building regulations has been agreed for Phase A and additional uplifts for Phases B-E are being refined.
- 4.15 The purchase of the property which is a private property within Phase C has been agreed and details contained in Confidential Appendix D. The detail is confidential

under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, namely information relating to the financial or business affairs of any particular person (including the authority holding that information). The purchase of this property is strategic to the regeneration scheme. The other alternative would be purchase using a Compulsory Purchase Order but this would have an adverse effect on the project due to the timescales involved. The budget for purchasing private properties within phases B-D, including the private property, was agreed by Council 3rd December 2019.

4.16 **Regeneration Benefits**

4.17 The regeneration of North Taunton Woolaway Project area brings more than just new homes but supports the growth within the local economy and offers health, environmental and employment opportunities. The Project offers the Council the opportunity to maximise the social investment for the benefit of the community now and in the future.

4.18 SWT will work in partnership with the appointed Contractor, ENGIE, to facilitate a number of working and information forums to ensure active community participation and deliver:-

- Promotion of various career opportunities in construction with local schools and colleges and undertake Health & Safety talks.
- Mock interviews and career events for local colleges.
- Local employment opportunities and provide new training and development opportunities for residents, customising our approach to the communities bespoke requirements.
- Training Programmes both Accredited and Non-Accredited such as Fire Marshall training, Emergency First Aid, Mentoring, Energy Efficiency Training, DIY skills day, Silver Surfer training and Smart Phone Training.
- Training commitment for the Unemployed such as the Kick Start Program, Safety Training, Employability skills, work experience and mock interviews.
- Inspiring the next generation of construction workers, ENGIE are proud that 7% of their workforce is made up on Trainees, Apprentices and Graduates which is above the national average of 5%. SWT and ENGIE will be developing a Targeted Training and Recruitment Plan (TTRP) which will be reviewed at the monthly performance reviews.

4.19 For Phase A the TTRP will provide:-

- Trainee/Apprenticeship opportunities
- Work Experience placements
- New Employment opportunities with targeted recruitment
- Employability Workshops/Training
- School/College curriculum-based site visits/workshops
- Commitment to local labour
- Supporting local initiatives – fundraising, refurbishing community facilities, promotion of healthy living and link with local groups to identify initiatives.
- Promoting the use of local facilities to ENGIE's construction workforce to use local cafes, shops, venues for consultation events etc.
- 1 – 2 days of Job Shadowing opportunities across the whole range of occupations within ENGIE's workforce.

4.20 For Phases B – E:

- ENGIE was named Wales 'Most Community Focused Contractor' in both 2015 and 2018 by the Chartered Institute of Housing for its work 'Beyond Bricks & Mortar' specifically in supporting people, places and communities through its regeneration activities and delivering tangible community benefits to leave a long term positive impact. We will be working with ENGIE to develop a Targeted Training and Recruitment Plan for Phases B–E with similar phased targets as set out in 4.18 above.
- In addition to the TTRP, the Project will deliver additional regeneration benefits such as supporting local charities, a variety of community and school engagement ranging from school assemblies, investigate the provision of a handy man service for decanting tenants through ENGIE's supply chain, home energy advice including an advice booklet, safety talks and volunteering opportunities through the GIFT day (Get Involved Find Time) – this can be on a local community or charity project.

4.20 NTWP Update and Achievement

4.21 All Phase A tenants (19) and owner occupiers (3) were successfully decanted and now live in their new forever home off the Project Area or await the completion of their new home within the Project area.

4.22 In total the Council have decanted eighty-one (81) out of the one hundred and sixty-two (162) tenants. Of these tenants, seventy-seven (77) tenants have moved to their forever home off the Project Area. This is a higher number of tenants choosing to move away from the Project Area than originally anticipated.

4.23 To date, 13 of the 22 private homes within the Project Area have now been purchased and negotiations are on-going for a further 3 properties.

4.24 All Phase A properties have been demolished and the site has been levelled and fenced.

4.25 The demolition contractor, L A Moore had their Considerate Constructors Scheme audit on 13th August 2020 and the auditor was impressed with the state of the site, the works and the continued communication with the community from the Council and awarded a score of 44/50 with scores of 8 or 9 in each of the five categories indicating 'excellent' or 'exceptional' performance.

4.26 During the demolition all of the windows and timber removed from the site has been recycled and 98% of the construction and demolition waste has been diverted from landfill and the crushed hard-core will be re-used by the new development.

4.27 Twenty-seven (27) vacant homes in Phases C-E have received void works and have been used for non-complex homeless families. The use of the properties for homeless families has been particularly beneficial to the families and Council during the Covid lockdown period. The properties will continue to be used for temporary lettings via a licence until they are required for demolition or for those tenants in Phase E whose homes are being refurbished. This approach has also reduced the rent loss for these homes as their phase awaits development.

4.28 ENGIE has been appointed the main contractor for Phase A and subject to performance

against set Key Performance Indicators, will also deliver later phases within the Project.

- 4.29 The Council and ENGIE have agreed the works costs for Phase A through the use of a Pre-Contract Services Agreement (PCSA) and the PCSA is also supporting the detailed planning Reserved Matters application.
- 4.30 Various surveys and investigations are currently being completed to inform the Reserved Matters submissions and the architect is currently preparing the draft drawings in readiness for review by the Implementation Working Group and public consultation in Spring 2021.
- 4.31 The Implementation Working Group (IWG) which is a resident group, continues to meet monthly with the Council to review the progress of the Project and provide feedback to the Project Team to help shape the way the Project is delivered and maximising the positive impact upon the community and promote community initiatives.
- 4.32 The Project was awarded Commended by the Royal Town Planning Institute under the category 'Excellence in Other Planning Work (Community Involvement Schemes)' in November 2019.
- 4.33 The Project has been shortlisted in the Michelmores Award for 'Masterplanning for the Future' award. The winners will be announced on 12th November 2020.
- 4.34 During the Covid 19 lockdown, Ivor Goodsites worksheets were shared via the NTWP Facebook page to tenants and local schools for children to learn about site safety by completing fun quizzes.
- 4.35 The Project is currently in five phases, A–E and delegation to the Director of Housing and Communities and the Portfolio Holder for Housing is requested to ensure timely decanting of Phases E, C and D. Table 4 (4.37) is an indicative timeline for the five phases, however once the sequence of refurbishment is known Phase E will be sub divided into smaller phases to allow timely decanting in line with the required refurbishment sequence. Phases C and D could also be sub divided if it would support residents with greater clarity of when their home will be required and greater opportunity to find a home of their choice through Homefinder Somerset. Please note as early phases are built out it will be easier for tenants in later phases to move only once to a new home within the scheme.
- 4.36 The refurbishment of Phase E will run along-side phases A-C which will help create some time efficiencies. A number of owner occupiers in Phase E have invested in the structure of their home but for others there is an opportunity to consider investing in their homes and adopt the Council's specification. For low income households access is available to the Wessex Resolutions CIC Loan and the Council is being asked to consider a top up equity grant for low income households who can either only afford a small loan or not afford a loan.

4.37 Table 4: Indicative Timeline by Phases

Phase	Number of units	Date Decanting Priority	of	Start on site (inc demolition)	Estimated Practical completion
Page 21					

A	47	Complete	February 2020 – Hoarding March – June 2020 surveys, inspections, disconnections and stripping out July 2020 - demolition	Summer 2022
B	31	December 2020	January 2022	October 2023
C	80	October 2021 (potential sub phases)	November 2022	September 2025
D	56	January 2024	February 2025	November 2027
E	27	Phased Comprehensive Refurbishment	September 2021	*November 2025

**Refurbishment could run into Phase D timeline depending on the number of owner occupiers who wish to participate.*

5. Links to Corporate Strategy

- 5.1 The scheme compliments the Council’s Corporate Strategy 2020 - 2024 - Homes and Communities – to offer a choice of good quality homes for our residents, whatever their age and income, in communities where support is available for those in need.
- 5.2 The Project significantly increases the number of affordable and social homes in Taunton and will be built by the Council including a range of housing types to cater for single person, family, vulnerable and elderly households.
- 5.3 The Project compliments that strategy objectives within the Housing Revenue Account Business Plan 2020-2050 objectives:
- 5.4 **Providing Quality Homes.** We are committed to investing in our existing homes to deliver good quality of life for residents and value for the money spent, and to developing new homes that meet local needs.
- 5.5 **Supporting the most vulnerable.** We are committed to letting homes to people who have the fewest housing options, and will provide additional support that helps people who are older, disabled, or socially excluded to live comfortably in their Council-owned home.
- 5.6 **Better Service.** We are customer and community focused and are committed to improving our services in line with what our residents have said matters to them. Our approach will support people to move through our social housing provision to cater for their changing needs and aspirations over time.
- 5.7 **A Stronger Business.** We will ~~improve~~ **improve** efficiency to support delivery of our social

priorities and objectives. It sets out how we will improve our business practices, drive out value for money and pursue new activities.

5.8 Engaging and listening to our residents has been the primary driver and embedded in the Project principles established at the initiation of this project. The key Project principles are:-

5.8.1 Existing SWT residents within the scheme will be given the opportunity to remain on a social rent level.

5.8.2 Existing SWT residents within the scheme will be supported to downsize through the scheme design but retain the right to return to an equivalent size property within the new scheme.

5.8.3 The Project is underpinned by the SWT development aspirations and provide new, high quality and energy efficient homes.

5.8.4 The new development compliments The Vision for Taunton as a Garden Town, specifically the themes:

5.8.5 Growing our town greener – quality of the environment. The scheme incorporates green spaces and play spaces and provides more street trees.

5.8.6 Growing Quality Places – quality of our places and neighbourhoods. The design of the scheme focuses on places and spaces with high quality homes, green streets and public spaces. The homes will be energy efficient and aim to incorporate sustainable technologies.

5.9 **Unitary Authority Considerations**

5.10 The Report has reflected on the potential consequences of the impact of unitary authority status when considering its recommendations. The following statements provide comfort that the recommendations of the Report are appropriate:

- The increased supply of affordable housing is a district priority and a Somerset wide priority. This is evidenced in the Somerset wide Housing Strategy and through the demand recorded through the Somerset wide Homefinder Somerset lettings system.
- The HRA Business Plan is a thirty (30) year Business Plan approved in February and set out an ambition to build homes to increase the supply of affordable homes in the district and in the county. The HRA Business Plan is ring fenced and therefore applies HRA rules and the Council's HRA Business Plan discipline.
- The four District authorities have different structures to manage their housing responsibilities including stock transfer organisations, ALMO and SWT has retained its stock. It is difficult at this moment to make assumptions of how a unitary authority(s) would manage its housing duties or the emphasis it would place on new development. We therefore consider the Business Plan is a relevant guide to support the Council's decision making.
- All authorities within the unitary proposal are subject to the government climate change policies and targets including net carbon zero by 2050.

- 6.1 Members are being asked to approve the capital budget for the remaining costs to complete the delivery of 227 new homes built to low carbon standards in excess of building regulations, a community facility and costs associated with regeneration activity such as resident engagement, decanting, site clearance, security and customer support. This scheme will support the aspiration to deliver new homes into the community over the next 30 years as per the approved HRA 2020 Business Plan.
- 6.2 This is a very complex regeneration scheme requiring substantial investment to rebuild some of the Council's worst performing Woolway homes in one of the most socially deprived areas in our County.
- 6.3 In order to assess the affordability and viability of the NTWP scheme as a whole, a number of key variables have had to be considered and assumptions made based on information available at this point in time. Appendix A provides a detailed narrative and outcome of the thorough investment appraisal undertaken.
- 6.4 The business plan is also being review on a continuing basis as new information comes to light (e.g. new inflation and borrowing rates) and further independent professional advice has been received to provide further assurance that the schemes currently being proposed, collectively are deliverable and contribute positively to the overall 30 year business plan.
- 6.5 All new build properties (Phase A-D) will be set at affordable rents in line with the 2020 Rent Setting Policy. The affordable rents will be set to ensure scheme viability at between 60% and 80% of market rates. However, all NTWP SWT secure tenants who lived within the NTWP (Phases A-D) at February 2019, when the Council made its decision to regenerate the neighbourhood, will have their rents capped at the equivalent social rent if being rehoused in the new NTWP development. These rents will remain with the tenant as long as they retain their tenancy. No current NTWP SWT tenant will be required to pay above the equivalent social rent and service charge for their home in line with the like for like offer made to tenants by the Council.

7. **Legal implications**

- 7.1 Statutory Home Loss and Disturbance Payments will be made in line with legislative guidance and the North Taunton Woolway Decant Policy. As properties are anticipated to be purchased under, or 'under the threat of' the exercise of Compulsory Purchase Order (CPO) powers there is scope for utilisation of the HMG guidance on compensation payments.
- 7.2 Whilst the Council intends to work closely with each household and seek agreement to achieve vacant possession in the event an acceptable agreement cannot be sought, the Council approved in February 2019 the principle to utilise Compulsory Purchase Powers should vacant possession not progress. The CPO will be delegated to Executive in the event this is required.
- 7.3 If vacant possession cannot be provided to a contractor by the long stop date in the build contract, the Council will be at risk of litigation for specific performance under the contract and this will potentially have associated financial implications.
- 7.4 Section 11 (6) of the Local Government Act 2003 relates to the Council's ability to retain and use Right to Buy receipts to fund affordable housing.

8. Climate and Sustainability Implications

- 8.1 New build homes will be constructed to Part L of the Building Regulations which will substantially improve the thermal performance of the dwellings compared to the existing dwellings. Some dwellings currently have EPC ratings as low as band E.
- 8.2 The external wall construction will be upgraded and windows replaced to the refurbished homes which will increase the insulation, upping their fabric energy efficiency and improving the environmental performance of the dwellings.
- 8.3 The new development has been designed to take advantage of biodiversity opportunities in the neighbourhood such as planting trees and creating a new public open space.
- 8.4 The Project has enabled the Council to embrace and design a new garden community to incorporate the Garden Town Principles and safeguard the natural environment, providing areas of planting and open space whilst ensuring residents have access to suitable homes and facilities.
- 8.5 More energy efficient central heating will be installed to both the refurbished and new build dwellings.
- 8.6 Energy efficient lighting can be installed in the refurbished and new build dwellings and water saving sanitary ware such as aerating taps and dual flush water cisterns will reduce the water consumption.
- 8.7 Phosphates and housing development within the hydrological catchment of the Somerset Levels and Moors Ramsar Site - This scheme falls within the water catchment area of the Somerset Levels and Moors Ramsar Site. A significant issue has arisen in relation to the consideration required by the Local Planning Authority (LPA) as to whether schemes will give rise to additional phosphates within the catchment.
- 8.8 The NTWP scheme is within the water catchment area and advice is being sought from the LPA as to the steps the developer (SWT) must take to gain planning approval. It appears likely that there will be a need to establish, through expert opinion, if the scheme will give rise to additional phosphates within the area and therefore some studies will need to take place possibly through the undertaking of a Habitats Regulations Assessment.
- 8.9 The assessment will establish if the development will give rise to additional phosphates and, if so, propose a compensation strategy as part of the scheme to offset the increase so as to avoid either permanent or temporary increases in phosphate loads to the designated site. The requirement will be for the development to be phosphate neutral.
- 8.10 The ultimate risks to the scheme of not resolving this matter to the satisfaction of the LPA is for the scheme to fail to gain planning permission. The requirement for additional studies and mitigation will add expense and time to the scheme, potentially challenging the scheme viability or require the scheme to compromise on design quality or outcomes. It is understood that SWT is working as LPA and competent authority to make arrangements for strategic compensation. This strategic solution may allow developers including SWT to manage any compensation efficiently

8.8 Progressing the Reserved Matters for Phases B–E will provide the Council with a further opportunity to review the plans to consider the impact of climate change and explore modern methods of construction and further built environment energy efficiency initiatives. Phases B–E already include the provision of electric vehicle charging points.

9. **Safeguarding and/or Community Safety Implications**

9.1 Through the design of the Project, tenants and residents will feel safe in the public realm and feelings of safety and security in the home due to the adoption of crime prevention measures in the new development.

9.2 Consultation with Police and other statutory authorities has already been undertaken as part of the planning application process. No implications arose thanks to the meticulous design and resident consultation that was undertaken to achieve planning permission.

10. **Equality and Diversity Implications**

10.1 An initial Equality Impact Assessment (EIA) was previously provided in February 2019. An Equality and Diversity Impact Assessment is also being prepared to clarify the benefits of the councils HRA new build programme.

10.2 The quality of the new housing being provided will help create and encourage better living environments for everyone. As a consequence, it is expected the health outcomes for the area will be improved as well as opportunities for reaching better educational outcomes for households.

10.3 The community space and open space will be accessible for all groups in the community reflecting the diversity of the local population, helping to bring people together and foster good relations between different groups.

11. **Social Value Implications**

11.1 The resident consultation phase of the Project has delivered social value through providing the opportunity for residents to be actively involved in the scheme design process and provide valued and informed contributions.

11.2 The Design Working Group comprised of a group of local residents with no development experience, the Design Group process provided the individuals with the necessary skills to comment and critique the scheme designs and house types in an informed manner. This has led to a deeper appreciation of the environment they live in.

11.3 A volunteer from the Implementation Working Group accompanied the Project Team during inspections of the refurbished void properties to be used as temporary decant homes and received Health & Safety training.

11.4 A volunteer from the Implementation Working Group was included in the Moderation Panel for the selection of the preferred Contractor for the Project.

11.5 LA Moore as part of the social value element of their demolition contract decorated the exterior of the Priorswood Community Centre after the property was damaged by fire.

11.6 Social Value formed part of the selection criteria for the procurement of Phase A main contractor and for future phases. Details of the minimum social value benefits to be delivered by this Project are set out in Section 4.16, these initiatives will be regularly reviewed and where possible, exceeded.

12. **Partnership Implications**

12.1 Any Project opportunities for partnership working with different organisations and agencies that enhance the benefits of the scheme will be explored as they arise. For example, NHS Talking Therapies and MIND have worked in partnership with us to provide a local presence for resident mental health and well-being. This has improved our tenant access to services, enabling them to receive support that they might not have otherwise accessed if not for the regeneration of the scheme.

13. **Health and Wellbeing Implications**

13.1 The Project as a whole has been designed to Nationally Described Space Standards to ensure properties are future-proofed and residents can benefit from some of the principles of lifetime homes and will contribute to the improve health and wellbeing of the residents.

13.2 Phase A includes a new community building to provide a focal point for local people to meet and enhance community spirit and interactions.

13.3 The Reserved Matters submission for Phases B–E will include the provision of public open space for community use. Options for this space will form part of the consultation process to assess the aspirations and community need for this space.

14. **Asset Management Implications**

14.1 The Housing (HRA) Asset Management Strategy 2016 reflects the challenges the Council faces and improving its focus on value for money for the Council and for our residents:

14.1.1 To promote sustainable local communities through coordinated capital investment and housing management.

14.1.2 To work closely with residents to ensure that their homes meet their needs and aspirations.

14.1.3 To invest in stock, to achieve good quality and environmental standards and to ensure that all statutory obligations are met.

14.1.4 To ensure that stock secures and strengthens the financial viability of the business plan and safeguards its long term future and the income stream it generates.

14.1.5 Deliver Value for Money through targeting investment where it will have the best financial and social return.

14.1.6 To carry out options appraisals on stock that does not meet the above criteria, exploring the widest range of alternative options to improve outcomes for residents and for our Business

14.1.7 To deliver investment programmes in an effective way, achieving agreed quality and value for money.

14.2 Through the evaluation, the asset management model identified 4% of the total stock with an average Net Present Value which is negative. These were exclusively for the Council's Woolaway constructed properties, reflecting the anticipated need for major works to these properties in the medium term.

14.3 The HRA Asset Strategy 2016 recognised the Woolaway house type as the Council's lowest performing stock with a limited life expectancy and high future maintenance costs. Unless action is taken to address the structural defects, the properties will continue to deteriorate, increasing the problems of a poorly performing dwelling.

14.4 Providing new energy efficient, affordable homes with a range of property sizes will improve the living standards for residents to create a sustainable community of high quality homes. In addition, increasing the scheme density will generate greater income and make best use of the Council's assets.

15 Data Protection Implications

15.1 All personal data is held in accordance with GDPR and Data Protection Act requirement.

16 Consultation Implications

16.1 Community Engagement and supporting the residents affected by the scheme, have been at the forefront of the Project's ethos to regenerate the area.

16.2 Officers have held 1 to 1 interviews with residents achieving approximately 90% coverage. This is in addition to attending the Implementation Working Group monthly meetings to provide updates on the progression of the scheme. The Implementation Working Group comprises a group of local residents who are affected by the Project. Further Working Groups to discuss subject specific matters such as Works and Low Carbon, Communication, Environment and Green Space, Employment and Training and Community Facility have been set up to encourage wider public participation to ensure the community can influence the outcomes.

16.3 The Project office has been a very effective tool in breaking down barriers with the community and encouraging communication.

17 Scrutiny Comments / Recommendation(s)

17.1 The Report is being reviewed by Scrutiny Committee on 11th November 2020.

Democratic Path:

- **Scrutiny / Corporate Governance or Audit Committees – Yes**
- **Cabinet/Executive – Yes**
- **Full Council – Yes**

Reporting Frequency: Once only Ad-hoc Quarterly
 Twice-yearly Annually

List of Appendices (delete if not applicable)

Appendix A	CONFIDENTIAL Finance
Appendix B	NTWP Risk Register
Appendix C	NTWP Phase Plan
Appendix D	CONFIDENTIAL Purchase of private dwelling

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RISK OR ISSUE DESCRIPTION	EXISTING CONTROL MEASURE	PROBILITY (1-5)	IMPACT (1-5)	RAG (Red 13-25, Amber 8-12, Green 1-7)	RESPONSE OR ACTION
<p>Construction costs rise significantly at the procurement stage and during schemes delivery</p> <p>Page 31</p>	<p>Engie, the contractor, have been appointed and provided initial costings against the Council's requirements. Contractor appointed for Phase A and, subject to performance, will continue to later phases within costs agreed by stage benefitting from a clear understanding of the baseline costs. Site constraints have been carefully examined and full investigations carried out. The Council use a Pre-Contract Service Agreement to understand costs by phase prior to the Council committing to works. Engie are working with SWT to provide clear costs including sub-contractors. The Council appoint Employers Agents to help understand costs and risks.</p>	<p>2</p>	<p>5</p>	<p>10</p>	<p>Full site investigations will be carried out prior to entering into contract. All costs will be carefully assessed by our Employer's Agent. PCSA process adopted to understand costs pre works, material being reviewed due to supply chain disruption/Covid.</p>

<p>Not securing vacant possession of the site – purchasing remaining private homes.</p>	<p>Enabling budget approved to purchase the remaining private homes within Phases B – D. 10/19 have already been purchased and a further 3 are currently in negotiations.</p>	<p>1</p>	<p>5</p>	<p>5</p>	<p>Council has CPO powers to secure the purchase of these properties and any risks will be highlighted early in the development programme to minimise the impact on the Project.</p>
<p>Not securing vacant possession of the SWT tenanted properties.</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 32</p>	<p>Tenants are being decanted in phases giving 12 – 18 months to decant each phase when tenants will be Gold banded on Homefinder Somerset and Taunton homes ring-fenced for NTWP tenants. New builds in earlier phases will be allocated to existing NTWP tenants, decant homes available in later phases and as a last resort.</p>	<p>1</p>	<p>5</p>	<p>5</p>	<p>Decant Policy sets out requirements for tenants to bid for new homes either on NTWP or elsewhere and bids can be placed on behalf of tenants to suitable properties. If required, SWT can pursue a Notice of Seeking Possession.</p>
<p>Failure to gain Reserved Matters planning consent.</p>	<p>Outline planning permission already granted, weekly meeting with planning consultants for resolution of design matters. Customer engagement through working groups, open public events planned and communication through newsletters and Facebook. Monthly monitoring of programme and budget.</p>	<p>2</p>	<p>5</p>	<p>10</p>	<p>Initial discussions with Planners have been very positive and the majority of the house designs are already approved for Phase A and the principles for Phases B – E are agreed as submitted with the outline Planning Application. The scheme falls within the Somerset levels water catchment area and therefore the development is commissioning a phosphates impact study. The scheme will need to compensate for any potential increase.</p>

Highways adoption	<p>The access road leading to the site will need to be adopted in advance of adoption proceeding for the residential development.</p> <p>Discussions with SCC Highways are ongoing as part of the Reserved Matters submission and S106 requirements.</p>	4	3	12	S106 requires Off Street Parking specification to be approved by SCC prior to occupation of 40% of the development
Page 33	Significant investment in staff resources and on site facility, comprehensive engagement and communication strategies, engagement of specialist consultants	2	4	8	Significant customer engagement and communication, customers engaged in the design process, working groups being set up to engage more customers and in particular seeking to bring additional benefit to the neighbourhood, NTWP team meetings occur daily and close working with consultants and ENGIE. The Project is being considered as one continuous project and the dialogue with consultants and ENGIE aim to reinforce the smooth transition between phases expected (subject to suitable performance).
Delay in project progress at any stage resulting from a further COVID-19 outbreak and subsequent lockdown, or similar	There are a range of ways in which Covid could affect the scheme from site lockdown to supply chain interruption to workforce and	3	4	12	The scheme will review Covid risks on a daily basis.

occurrence	material inflation. .				
Loss of community support	Retaining community support would magnify the risks associated with project delivery and successful regeneration outcomes.	1	5	5	The NTWP working closely with residents and the tenants' Implementation Working Group. It is engaging customers through working groups and significant communication including fact sheets, newsletters and daily Facebook updates. The project has amended proposals through the consultation process. Local members are engaged through monthly meetings and opportunities to participate on working groups
Unexpected site constraints are identified	Full Report of Title has been completed by legal to identify ownership of land.	3	2	6	If found a viability review would take place considering any additional cost constraints.
Party Wall Matters. Party Wall claims for refurbished SWT homes or boundaries adjoining home owners' properties.	Areas within the development are being identified by the Architect and Contractor which may be subject to Party Wall Act.	3	4	12	Party Wall Surveyor being employed to provide advice, assistance and conduct negotiations where required for any compensation due
BREXIT	The councils procurement processes ensure contract deliverables and contract prices are understood	2	5	10	Continuous dialogue with suppliers and contractors to understand market changes.

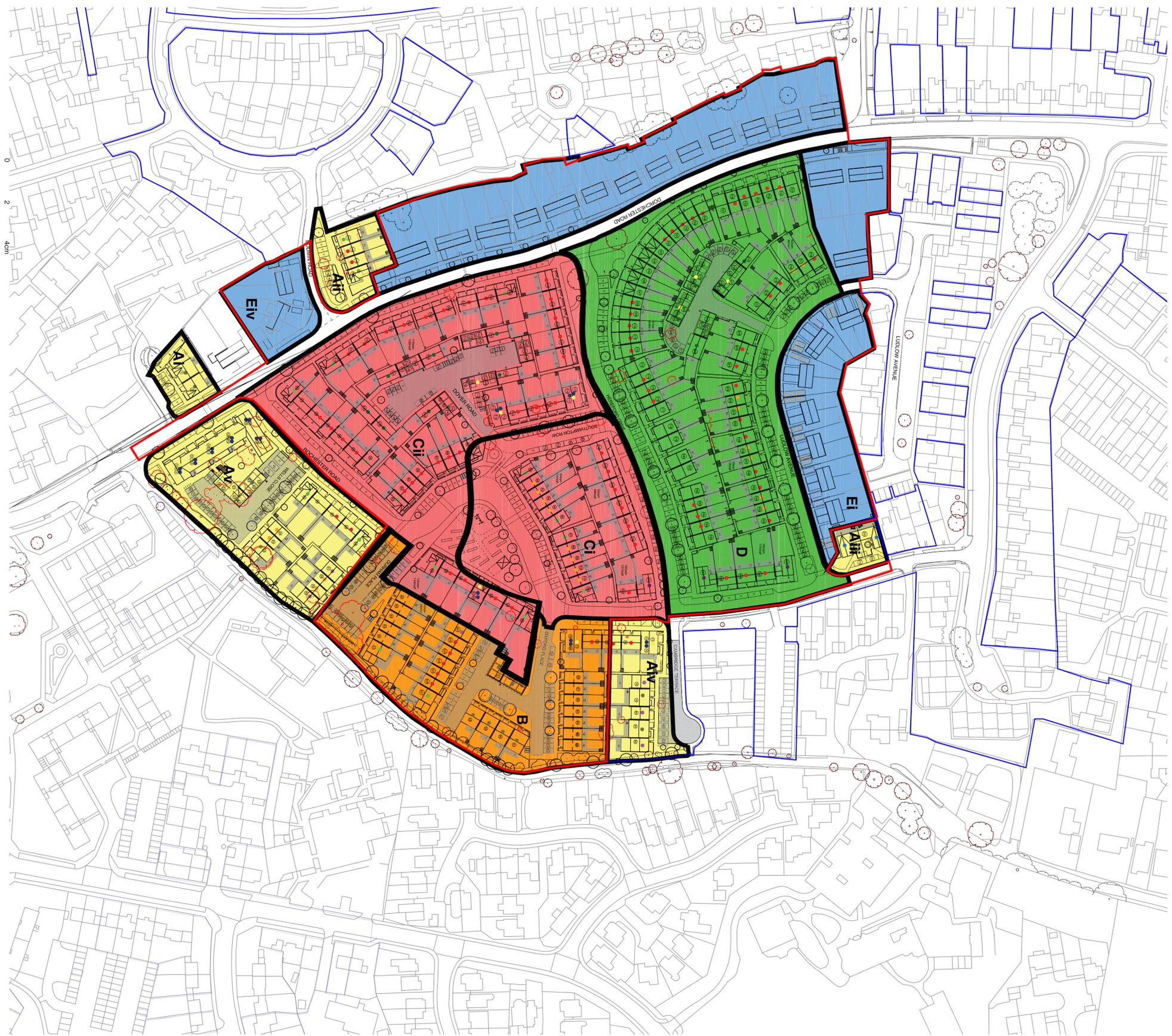
The main contractor is unable to complete the works due to insolvency or other	Thorough examination of the contractor's financial position and capacity to undertake the work is examined as part of the procurement	2	3	6	Appropriate bonds and guarantees are requested as part of the contract process.
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RISK ASSESSMENT		
Probability	Impact	RAG
1. Insignificant	1. Insignificant	HIGH 13-25
2 Slight	2. Minor	MEDIUM 8-12
3 Feasible	3. Significant	LOW 1- 7
4 Likely	4. Major	
5 Very Likely	5. Critical	

Total	New Homes
8	1B Flats over Garages
2	1B Bungalow
22	1B Flat
14	2B Flat
8	2B Bungalow
9	2B Chalet
32	2B House
86	3B House
6	3B Chalet
36	4B House
3	5B House
226	New Homes Sub-Total
50	Existing Homes
276	Grand Total

 Potential Refuse Collection Point

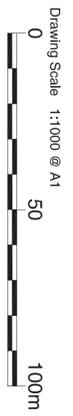
-  Phase A
-  Phase B
-  Phase C
-  Phase D
-  Phase E



Responsibility is not accepted for errors made by others in scaling from this drawing. Contractors must check all dimensions on site. Discrepancies must be reported immediately to the architect before proceeding. This drawing is copyright ©2018 Nash Partnership. All rights reserved.

Rev.	Date	Notes	Rev.
A	18.11.18	Draw Application Issue	LM
B	18.11.18	Final Issue	LM
C	12.12.18	Planning Issue	LM
D	06.03.19	Highway Update	LM
E	01.06.20	Planning Name Update	LM

CDM Regulations
xxx



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PLANNING

Job Number	Drawing Number	Revision
17025	L011	E

Project
North Taunton Woolway Project

Title
Illustrative Phase Plan

Drawn by	Project Manager
LM	AT

Scale	Date created
1:1000 @ A1	06.11.18

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

Governance Team to populate Report number: Report Number: SWT */20

Report Version No:	1
REPORT SIGNED OFF BY?	Date:
1) Service Manager – Christopher Brown	YES – 29/09/2020
2) Legal – Lesley Dolan SHAPE	YES – 09/09/2020
3) Finance/s151 – Paul Fitzgerald	YES – dd/mm/yyyy
4) Governance Team - Name	YES/NO/TBC – dd/mm/yyyy
5) SMT	YES – 07/10/2020
6) Informal Executive	YES/NO/TBC – 20/10/2020
7) Governance Team - Name	YES/NO/TBC – dd/mm/yyyy

Somerset West and Taunton Council

Scrutiny – 11th November 2020

Executive Committee – 18th November 2020

Full Council – 1st December 2020

Seaward Way, Minehead - New Build HRA Low Carbon Homes

This matter is the responsibility of Executive Councillor Member
Councillor Francesca Smith

Report Author: Wendy Lewis, Housing Development Manager Specialist

1. Executive Summary / Purpose of the Report

- 1.1 The Site is owned by Somerset West and Taunton Council (SWT), and currently has a planning consent for residential development. It adjoins a SWT scheme under construction for light commercial development of two industrial units.
- 1.2 It is proposed to develop the site as an exemplar scheme of 54 new homes for the Council to showcase an innovative approach to house building and its commitment to affordable housing throughout the district and addressing climate change.
- 1.3 The scheme will re-purpose an existing Council asset into much needed housing stock for our residents in the former West Somerset area, together with community benefit from high performing houses that are cost efficient to

maintain. It will also result in the improved general appearance of the area and the gateway to Minehead.

2. Recommendations

2.1 The recommendations are as follows:

- (a) Approve the development of 54 Affordable Homes built to very low carbon standards, subject to planning approval.
- (b) To approve the supplementary budget as stated in confidential appendix A.
- (c) To approve the transfer of land from the general fund to the housing revenue account for the use of social housing development and to delegate authority to the Section 151 officer to approve the final land transfer amount.
- (d) Delegate authority to the Section 151 Officer to determine the final funding profile for this scheme once the finalised design has received planning approval and tenders have been received.
- (e) Note the use of affordable rents for these new build HRA homes in line with the 2020 Rent Setting Policy. The affordable rents will be set to ensure scheme viability at between 60% and 80% of market rates.

3. Risk Assessment

3.1 A risk assessment can be found at appendix B however the main schemes risks are:

Risk	Score out of 25 based on probability x impact	Mitigation
Tendered construction costs are significantly higher than anticipated	9 (probability 3 x impact 3)	Initial appraisals have been carried out based traditional vs low carbon. Site constraints have been carefully examined. Full investigations will be carried out prior to commencing the procurement exercise.
Location of the scheme 23 miles from SWT HRA services, could make the scheme harder to manage and maintain.	4 (probability 2 x impact 2)	The Council has welfare facilities in Minehead and the housing and maintenance service would need to flex their delivery to accommodate the scheme which could include additional travel time and mileage.
Satisfactory planning permission is not obtained	8 (probability 2 x impact 4)	Planning consent exists for 40 units. Early advice has been sought from the planning team regarding the enlarged scheme. An experienced employers agent, energy consultant and architect are appointed
Unexpected site constraints are identified	6 (probability 3 x impact 2)	Our Engineer is advising on all site constraints. Many are also associated with the adjoining commercial site, where the Engineer is also instructed
Flood alleviation measures are insufficient on the site	5 (probability 1 x impact 5)	The scheme has been designed to recognise site constraints including seasonal water levels and changing climate weather patterns. The

Risk	Score out of 25 based on probability x impact	Mitigation
		scheme includes maintaining the existing rhynes and attenuation pond and increasing the height of the land.
Highways adoption	12 (Probability 4 x impact 3)	The access road leading through the commercial site is in the process of adoption and this will need to be completed prior to adoption of the road for the residential development
Construction costs rise significantly at the procurement stage and during scheme delivery	6 (Probability 3 x impact 2)	Full site investigations will be carried out prior to entering into contract. All costs will be carefully assessed by our employer's agent.
Delay in project progress at any stage resulting from a further COVID-19 outbreak and subsequent lockdown, or similar occurrence	12 (probability 3 x impact 4)	There are a range of ways in which covid could affect the scheme from site lockdown to supply chain interruption to workforce and material inflation. The scheme will review Covid risks on a daily basis.

4. Background and Full details of the Report

- 4.1 The site is located to the east of Minehead town centre close to the A39 and Butlins holiday camp. The site adjoins Minehead Cricket Club and is accessed via a roundabout on to Luttrell Way from Seaward Way which also serves a new Premier Inn hotel, Brewers Fayre and the Minehead Community Hospital as well as adjoining the sports pitches for West Somerset College to the South West of the site. There is modern residential development to the East and open space to the North.
- 4.2 The site is rectangular in shape and slopes gently to the north. It is divided with approximately half being developed for commercial and the remaining land for residential development. The Residential site is a disused plot of open land. A footpath is located to the south of the site and a bus stop is available approximately 2 minutes' walk to the south with services into the town centre, Taunton, Porlock and Bridgwater.
- 4.3 The site is the first new housing development in the former West Somerset area since stock transfer to Magna Housing Association took place, and as such is outside of SWT's current housing stock area, however the quantum of properties being proposed will enable cost effective services to be provided to tenants.
- 4.4 The site has been considered for development by West Somerset District Council since 2007. The site was marketed on two occasions but there was a lack of interest from house builders due to the high level of abnormal costs. Magna Housing Association did however show an interest and terms were agreed to transfer the land to Magna. Following a public consultation, Magna obtained planning consent using their own house types.

- 4.5 The residential part of the site has the benefit of a full planning consent for 40 dwellings (ref: 3/21/18/020) which was submitted by Magna Housing Association and granted in October 2019, and a S106 entered into to secure the Travel Plan arrangements.
- 4.6 The site was due to be sold to Magna Housing Association under a previous agreement with West Somerset District Council. Earlier this year Magna withdrew their interest in developing the site and it was then added to the HRA programme to appraise for a 100% affordable housing scheme with low carbon criteria. Their original scheme did not meet their viability tests due to abnormal costs and their scheme being at lower density to our proposed scheme. The higher numbers spreads the abnormal costs over a greater number of homes, and notwithstanding additional costs due to the low carbon specification our assumptions show that the scheme will perform better.
- 4.7 A new planning application will be submitted to increase the density of the scheme to 54 homes for affordable rent and to use the learning from the Zero Carbon Affordable Homes Project to deliver low carbon homes on this site.
- 4.8 Local consultation will be carried out prior to submitting the new planning application, as well as consultation with the Police regarding secure by design.
- 4.9 In October 2019 consent was also granted for the commercial part of the site for development of two industrial units (ref: 3/21/18/021). SWT is currently developing the commercial site with works progressing well. The access road and services from this part of the site will connect into the residential land and capacity has been allowed for the 54 dwellings.
- 4.10 As part of the Section 106 Agreement entered into by EDF for Hinkley Point C power station a fund to support housing delivery was set up. A bid was submitted to this fund and was approved in the sum of £470,000 by Full Council on 25th August 2020 (Appendix D Table 6 of the Hinkley Point C Housing Strategy Phase 3 - 2020- 2023).
- 4.11 A commuted sum of £58,204 was secured as a financial contribution in lieu of affordable housing at Ellicombe Meadow has been approved for use at Seaward Way and is included in the funding for this scheme.
- 4.12 The land is included in the SWT General Fund and will be transferred to the HRA for development, at an appropriate land value to be determined by a Valuer. SHAPE are advising on the legal provision to enable this.
- 4.13 The site size is 2.8 Acres (1.15 Ha) but only 2.1 Acres (0.85 Ha) can be developed due to rhynes (drainage ditches/canals) on two sides of the site. The site is in Flood Zone 3 and needs to be raised in height to avoid flooding. The soil to raise the land is being used from surplus on the commercial site. The foundations will be piled.
- 4.14 An attenuation “pond” is included to take any excessive flood waters from both the commercial and residential sites, this will generally contain an inch or two of water and only fill up when there is excessive rainfall, when full water is drained into the rhyne and then down to the sea. This pond is separated from the housing land by an acoustic fence, which is already constructed. Our

Engineers will be following advice from the Environment Agency during the technical design stage.

4.15 The scheme has been modelled for 100% affordable rented units. The affordable rents give flexibility between 60-80% of open market rents according to viability. The modelling has been carried out assuming 80%. The cost estimate for the works cost has been calculated as far as possible with the information we have to date, and the total scheme cost current estimate is set out in Confidential Appendix A. Our Energy Advisor is advising on the specification for very low carbon criteria, which will be reflected in the pre-tender estimate when issued.

4.16 The scheme mix is based on the housing need for Minehead, and will be built to SWT adopted space standards, which are between 5% & 14% larger than many developer house types. The mix is:

1b2p Flat	17	31%
2b3p Flat	15	28%
2b4p Flat (wheelchair adapted)	1	2%
2b4p Chalet Bungalow (wheelchair adapted)	2	4%
2b4p House	10	18%
3b5p House	7	13%
4b7p House	2	4%
TOTAL	54	100%

4.17 The current housing need for Minehead on Homefinder Somerset requiring rented accommodation is a total of 429 households. Of these 62% is for 1 beds, with 25% for 2 beds, 8% for 3 beds and 5% for 4 beds. The proposed mix reflects not only the existing need in the town but allows for different sized households across the development to encourage a diverse and sustainable community and allow socially supportive networks to develop on the site. The 1 bedroom units are clearly needed and will significantly increase the provision in Minehead. However this size of property tends to be a short term solution for many people as either their household size grows or their circumstances change and the mix of 2, 3, and 4 bedroom homes will enhance the stability of the community. There is no specific policy in the former West Somerset area for wheelchair accessible homes, however we are providing three properties which is greater than the SWT requirement (2 units) for developers for this size of scheme.

4.18 The HRA does not currently manage stock in the former West Somerset area, therefore there is an extra housing management and maintenance commitment required by the HRA. However the potential risks and costs associated with managing dispersed stock is mitigated in part as the development is of a good size and SWT does have offices close to the site.

4.19 The scheme aims to deliver 54 zero carbon affordable homes in occupation and low embodied carbon in their construction and maintenance. The London Energy Transformation Initiative (LETI) standards are being applied to achieve this. (See Appendix C). **Page 45**

- 4.20 Space for a play area is included in the scheme in a central location.
- 4.21 Once the scheme design and budget are finalised a planning application will be submitted, and competitive tenders for contractors invited.
- 4.22 When the planning application has been approved a new S106 will be required for the updated Travel Plan and Play requirements.
- 4.23 Indicative timescales are set out below. Key consultants have been appointed to support the viability work including Architect, Principal Designer, Employers Agent, Engineer and Energy/Carbon Consultant.

Planning Application	Winter 2020
Start on Site	Spring / Summer 2021
Build Completion	Spring / Summer 2023

5. Links to Corporate Strategy

- 5.1 In 2019, the council declared a climate emergency and committed to working towards achieving carbon neutrality and climate resilience by 2030. In relation to the councils development sites the councils Carbon Neutrality and Climate Resilience Plan Framework Document states “The Council commits to ensuring that these sites are all low carbon and energy efficient, but also exploring where we can make the most of technological and design innovations to develop specific exemplar schemes to showcase the art of the possible. These requirements will need to be carefully balanced against other demands and requirements placed on these sites to ensure they remain viable.
- 5.2 The Council’s HRA Business Plan includes the development of 1000 new homes over 30 years, which is approx. 30 new homes per year over the period
- 5.3 The District has significant demand for affordable homes with a current target of 264 units per year. SWT new build through the HRA complements the affordable homes delivered through housing association partners and planning gain.

6 Finance / Resource Implications

- 6.1 Members are being asked to approve a capital budget to fund the delivery 54 new zero carbon homes to be let at an affordable rent on the Seaward Way Site, Minehead. This scheme will support the aspiration to deliver new homes into the community over the next 30 years as per the approved HRA 2020 Business Plan.
- 6.2 A thorough investment appraisal of this individual scheme has been undertaken using a viability appraisal tool as well as an internal budget impact assessment. A comparison to the original business plan assumptions has also been undertaken to assess the affordability and viability of this scheme overall and also in conjunction with the other schemes that are also being put forward

for consideration. Appendix A provides a detailed narrative and outcome of this review.

- 6.3 The business plan is also being review on a continuing basis as new information comes to light (e.g. new inflation and borrowing rates) and further independent professional advice has been received to provide further assurance that these schemes collectively are deliverable and contribute positively to the overall 30 year business plan.

7 Legal Implications

- 7.1 The land is currently vested in the General Fund and will be transferred to the HRA at the valuation figures. SHAPE are advising on the legal provision to enable this. (Ref: SW2020/0598)
- 7.2 Title searches have been carried out for the whole site area.

8 Climate and Sustainability Implications

- 8.1 The scheme will be constructed using the London Energy Transformation Initiative (LETI) standard, with four key criteria:
- Carbon capture and energy use in the manufacture/construction of homes
 - Fabric first / well insulated and air tight buildings with insulation nearly twice the thickness of the current standard.
 - Renewable heat and energy
 - Data collection and analysis
 - Details of the LETI standard are illustrated in Appendix C.
- 8.2 There will be no gas on site.
- 8.3 There will be electric car charging points, one per property and shared points for the flats.
- 8.4 The location is well served with public transport.
- 8.5 A Travel Plan will be agreed and ample cycle storage provided.
- 8.6 Photovoltaic panels are proposed for the roof of the flats and houses.
- 8.7 We have employed an Energy/Carbon consultant to advise on how best to achieve very low carbon objectives, and the specification worked up for the Zero Carbon Affordable Homes Pilot will be used for this scheme.
- 8.8 The council has been exploring off-site manufacturing which meet the council's carbon neutral ambition. Of-site manufactured homes can be delivered quicker than traditional housing as the site preparation and build process can take place simultaneously. Officers believe that panelised construction methods are the most appropriate form of off-site manufacture for this scheme.

- 8.9 Minehead is outside the hydrological catchment of the Somerset Levels and Moors Ramsar Site, and therefore there is no risk associated with phosphates and housing development in this area.

9 Safeguarding and/or Community Safety Implications (if any)

- 9.1 There are no safeguarding or community implications.

10 Equality and Diversity Implications

- 10.1 The scheme has considered the districts housing needs. The homes will all be rented at affordable rent levels.
- 10.2 The blend of homes includes 1, 2, 3 and 4 bedroom family houses. There are also two 2 bedroom chalet style homes and a 2 bedroom ground flat that are wheelchair accessible.
- 10.3 An Equality Impact Assessment is being prepared to reflect the benefits of the HRA development programme.

11 Social Value Implications

- 11.1 The procurement process will consider the benefit contractors can contribute in terms of social value in particular local labour, use of local contractors and supply chain.
- 11.2 The LETI approach encourages the use of local material and labour to minimise carbon and energy used in the construction of homes.

12 Partnership Implications

- 12.1 Establishing very low carbon exemplar housing in the Minehead area will show commitment and leadership within SWTs affordable housing partnership.

13 Health and Wellbeing Implications

- 13.1 Very low carbon homes which are well insulated, have good levels of airtightness and use ventilation systems are considered healthy homes. The construction methods remove the opportunity for condensation and damp. Fuel poverty is reduced where onsite renewable energy is incorporated and a fabric first approach is adopted.
- 13.2 Two of the homes will be wheelchair accessible on the ground floor to allow greater independent living.

14 Asset Management Implications

- 14.1 The scheme proposed to make use of vacant building land currently held by the Council.

- 14.2 The scheme will utilise Modern Methods of construction and zero carbon technologies which will introduce some new components and materials to the council which will need maintaining.

15 Data Protection Implications (if any)

- 15.1 No data protection considerations.

16 Consultation Implications (if any)

- 16.1 Not applicable

17 Unitary Authority Considerations

- 17.1 The report has reflected on the potential consequences of the impact of unitary authority status when considering its recommendations
- 17.2 The increased supply of affordable housing is a district priority and a Somerset wide priority. This is evidenced in the Somerset wide housing strategy and through the Somerset wide Homefinder Somerset Lettings system
- 17.3 The HRA business plan is a thirty year business plan approved in February and set out an ambition to build homes to increase the supply of affordable homes in the district and in the county. The HRA business plan is ring fenced and therefore applies HRA rules and the councils HRA business plan discipline.
- 17.4 The four District authorities have different structures to manage their housing responsibilities including stock transfer organisations, ALMO and SWT has retained its stock. It is difficult and not possible at this moment to make assumptions of how a unitary authority(s) would manage its housing duties or the emphasis it would place on new development. We therefore consider the business plan is a relevant guide to support the council's decision making
- 17.5 All authorities within the unitary proposal are subject to the government climate change policies and targets including net carbon zero by 2050.
- 17.6 Seaward Way has had an existing planning approved development scheme in excess of 12 months.

Democratic Path:

- **Scrutiny / Corporate Governance or Audit Committees – Yes**
- **Cabinet/Executive – Yes**
- **Full Council – Yes**

Reporting Frequency: Once only Page 49 Ad-hoc Quarterly

Twice-yearly **Annually**

List of Appendices

Appendix A	CONFIDENTIAL Finance/Resource Implications
Appendix B	Risk Register
Appendix C	LETI Analysis of Carbon reduction
Appendix D	Plans & Elevations of the proposed scheme and location plan
Appendix E	Current photos of the site and attenuation pond

Contact Officers

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

Seaward Way Risk Register

RISK OR ISSUE DESCRIPTION	EXISTING CONTROL MEASURE	PROBILITY (1-5)	IMPACT (1-5)	RAG (Red 15-25, Amber 8-12, Green 1-6)	RESPONSE OR ACTION
Satisfactory planning permission is not obtained	Planning consent exists for 40 units. Early advice has been sought from the planning team regarding the enlarged scheme. An experience employers agent, energy consultant and architect are appointed	2	4	8	Consultation with Planners has been very positive. They are recommending a reduction to parking standards due to the sustainable location of the site.
Unexpected site constraints are identified	Our Engineer is advising on all site constraints. Many are also associated with the adjoining commercial site, where the Engineer is also instructed	3	2	6	If found a viability review would take place considering any additional cost constraints.
Flood allevation measures are insufficient on the site	The schemes has been designed to recognise site constraints including seasonal water levels and changing climate weather patterns.	1	5	5	The scheme includes maintaining the existing rhynes and attenuation pond and increasing the height of the land.
Tendered construction costs are significantly higher than anticipated	Initial appraisals have been carried out based traditional vs low carbon. Site constraints have been carefully examined . Full investigations will be carried out prior to commencing the procurement exercise.	3	3	9	Close monitoring of the costs is being undertaken by our Employers Agent and Energy Advisors. The current projected figures are considered to be 'worst case' and include piled foundations and raising the ground levels for flood prevention (Flood Zone 3)

Construction costs rise significantly during the build period due to unforeseen site issues.	Full site investigations will be carried out prior to entering into contract. All costs will be carefully assessed by our employers agent.	3	2	6	The contract will be a JCT D&B contract, which will be reviewed by legal prior to signing to ensure a balanced allocation of risks.
The main contractor is unable to complete the works due to insolvency or other	Thorough examination of the contractor's financial position and capacity to undertake the work is examined as part of the procurement	2	3	6	Appropriate bonds and guarantees are requested
Location of the scheme 23 miles from SWT HRA services, could make the scheme harder to manage and maintain.	The Council has welfare facilities in Minehead and the housing and maintenance service would need to flex their delivery to accommodate the scheme which could include additional travel time and mileage.	2	2	4	The size of the scheme service allows multiple visits to be completed on one visit. Proactive management would reduce reactive service costs.
Stage 6 costs	A play area is proposed to be included in the site design. Travel plan costs are included in the budget.	2	2	4	Consultation with the Officers concerned to ensure that the play equipment meets the latest policy requirements
Highways adoption	The access road leading to the site will need to be adopted in advance of adoption proceeding for the residential development	4	3	12	Discussion with SCC Highways is ongoing to avoid delays. The contractors for the commercial scheme are progressing with the first part of the access road.
Delay in project progress at any stage resulting from a further COVID-19 outbreak and subsequent lockdown, or similar occurrence	No current mitigation	3	4	12	Should this happen we will need to reassess at that point in time. However experience is that it could delay completion
Specification for low carbon criteria could increase costs.	The aim is to learn from the Zero Carbon pilot, delivering zero carbon in occupation and low carbon in construction. The scheme will have no gas. Electric car points will be provided. The scheme is being designed using the LETI principles. Assumptions on the specification are to achieve this and the costs are	3	2	6	An Energy/Carbon Consultant is appointed to advise on the best solutions to achieve the criteria. Competitive procurement will be used to achieve best value.

	included in the budget				
Valuation for rents and land value	A formal valuation is to be carried out by a RICS valuer. The land value is currently based on the sum Magna would have paid if they had gone ahead.	3	2	6	A valuer is instructed and once the report is received these figures can be firmed up.

RISK ASSESSMENT		
Probability	Impact	RAG
1. Insignificant	1. Insignificant	HIGH 15-25
2. Slight	2. Minor	MEDIUM 8-12
3. Feasible	3. Significant	LOW 1-6
4. Likely	4. Major	
5. Very Likely	5. Critical	

Seaward Way

Affordable housing : 50+ unit

Operational energy

Implement the following indicative design measures:

Fabric U-values (W/m ² .K)	Seaward Way Design Target
Walls	0.13 - 0.15
Floor	0.08 - 0.10
Roof	0.10 - 0.12
Exposed ceilings/floors	0.13 - 0.18
Windows	0.08
Doors	1.00

Efficiency measures

Air tightness
Thermal bridging
G-value of glass
MVHR

Window areas guide (% of wall area)

North	10-15%
East	10-15%
South	20-25%
West	10-15%

- Balance daylight and overheating
- Include external shading
- Include openable windows and cross ventilation

Reduce energy consumption to:



Energy Use Intensity (EUI) in GIA, excluding renewable energy contribution

Reduce space heating demand to:



Heating and hot water

Implement the following measures:

- Fuel**
Ensure heating and hot water generation is fossil fuel free
- Heating**
Maximum. 10w/m² peak heat loss (including ventilation)
- Hot water**
Maximum dead leg of 1 litre for hot water pipework.
Green' Euro Water Label should be used for hot water outlets (e.g.: certified 6 L/min shower head - not using flow restrictions).

Demand response

Implement the following measure to smooth energy demand and consumption

- Peak reduction**
Reduce heating and hot water peak energy demand
- Active demand response measures**
Install heating set point control and thermal storage
- Electricity generation and storage**
Consider battery storage
- Electric vehicle (EV) charging**
Electric vehicle turn down
- Behaviour change**
Incentives to reduce power consumption and peak grid constraints

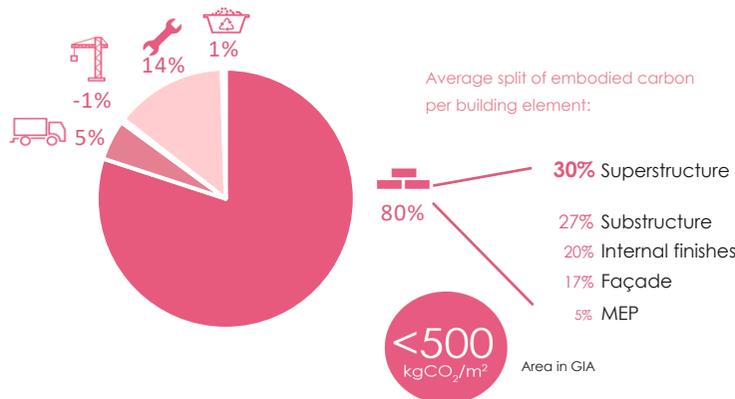
Maximise renewables so that 100% of annual energy requirement is generated on-site
Form factor of 1.7 - 2.5



Embodied carbon

Focus on reducing embodied carbon for the largest uses:

- Products/materials (A1-A3)
- Transport (A4)
- Construction (A5)
- Maintenance and replacements (B1-B5)
- End of life disposal (C1-C4)



Data disclosure

Meter and disclosure energy consumption as follows:

Metering

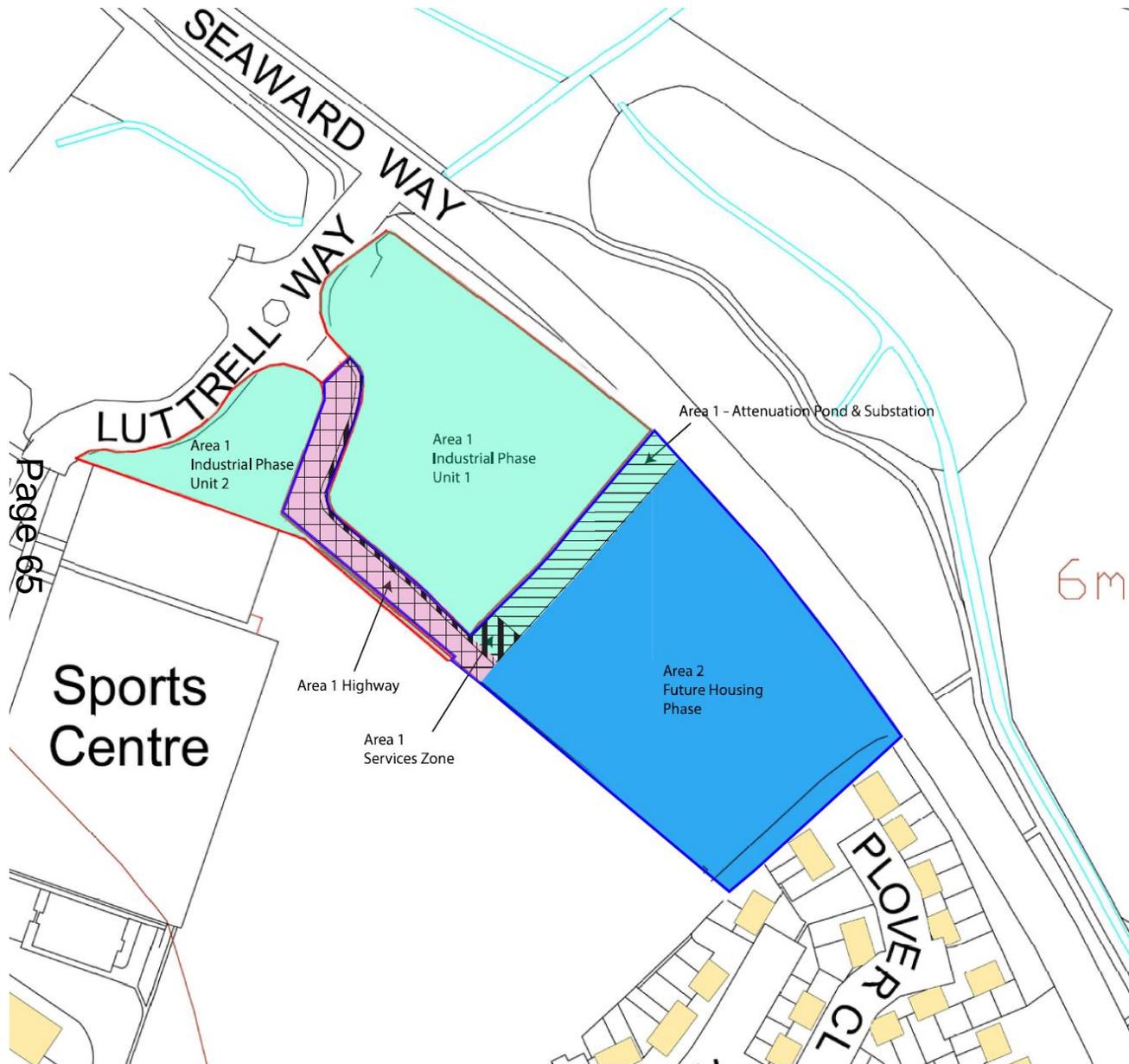
- Submeter renewables for energy generation
- Submeter electric vehicle charging
- Submeter heating fuel (e.g. heat pump consumption)
- Continuously monitor with a smart meter
- Consider monitoring internal temperatures
- For multiple properties include a data logger alongside the smart meter to make data sharing possible

123 Disclosure

- Collect annual building energy consumption and generation
- Aggregate average operational reporting e.g. by post code for anonymity or upstream meters
- Collect water consumption meter readings
- Upload five years of data to GIA and/or CaronBuzz online platform
- Consider uploading to Low Energy Building Database

Appendix D – Site Location and Plans of the proposal

Location Plan



Site Context



Seaward Way Net-Zero Carbon Site Context-2

1. Pub / Restaurant
2. Minehead Community Hospital
3. West Somerset College
4. Tesco supermarket (petrol)
5. Lidl supermarket
6. Morrisons supermarket
7. McDonalds Takeaway
8. Minehead train station (West Somerset Railway not mainline service)
9. The Avenue shopping high-street
10. Enterprise park (employment)
11. Minehead Football Club
12. Veterinary Surgery
13. Fire & Rescue
14. Ambulance
15. West Somerset College Community Sports centre
16. Butlins Holiday camp
17. Minehead First School
18. Minehead Middle School
19. Pre-school & Nursery
20. Minehead Sewage treatment works
21. Dental Practice
22. Mallard Road bus stop (Services 11)
23. Hospital bus stop (Services 198, 10, 11)





Rev	Date	Initial/Author
001	05.15.2020	

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APPENDIX E – Current site photos

Attenuation Pond (Swale) under construction



Raising the level of the site with spoil from the industrial land.



Looking East towards Plover Close



Looking North towards Seaward Way with Plover close on the right



Looking West towards industrial units



Site Entrance



Somerset West and Taunton Council

Scrutiny Committee – 11th November 2020

Executive Committee – 18th November 2020

Full Council – 1st December 2020

Oxford Inn New Build HRA Zero Carbon Homes, Taunton

**This matter is the responsibility of Executive Councillor Member
Councillor Francesca Smith**

Report Author: Shane Smith, Housing Development Manager Specialist

1. Executive Summary / Purpose of the Report

- 1.1 The report recommends the development of 11 new council HRA homes on the Oxford Inn site, Taunton.
- 1.2 The scheme will be built to the specifications being developed as part of the Zero Carbon Affordable Homes Pilot approved by members in July 2020 which is now at procurement and planning pre application stage
- 1.3 This site in the Halcon and Lane area of Taunton is owned by Somerset West and Taunton Council (SWT) and falls under the HRA and was formerly operated as a public house,
- 1.4 The scheme will demolish the existing buildings and new homes will be built broadly on the existing footprint. The development will result in the improvement of the appearance of this prominent corner site and deliver very energy efficient housing with low energy bills for the residents in line with the benefits envisage of the Council's Zero Carbon Affordable Homes Pilot.

2. Recommendations

- 2.1 The recommendations are as follows:
 - (a) Support the use of the vacant SWT public house for new zero carbon affordable homes.
 - (b) Approve the demolition of the Oxford Inn
 - (c) Approve the development of 11 affordable homes built to standards emerging from the Zero Carbon Affordable Homes Pilot, subject to planning approval.
 - (d) Allocate a total budget and borrowing requirement in line with confidential Appendix A.

- (e) Delegate authority to the Section 151 officer to determine the final funding profile for this scheme once the finalised design has received planning approval and tenders have been received.
- (f) Note the use of affordable rents for these new build HRA homes in line with the 2020 Rent Setting Policy. The affordable rents will be set to ensure scheme viability at between 60% and 80% of market rates.

3. Risk Assessment

3.1 A risk assessment can be found at appendix B however the main schemes risks are:

Risk	Score out of 25 based on probability x impact	Mitigation
Insufficient market interest to engage in the tender process.	8 (probability 1 x impact 4)	To mitigate this scheme is being included within larger procurement opportunities being carried out by the HRA.
Satisfactory planning permission is not obtained	10 (probability 2 x impact 5)	Early advice has been sought from the planning team regarding proposals and designs have been altered to incorporate this advice. Planning permission will need to consider the change of use (from A4 to C3). The dwelling has been vacant for some time and the current covid situation is likely to have reduced the viability of the current vacant public house. An assessment of the developments phosphates impact is being commissioned to support the planning application.
Unexpected site constraints are identified	8 (probability 2 x impact 4)	Engineers and geotechnical consultants are being appointed to undertake the relevant surveys and investigations prior to entering into a build contract. The scheme will broadly use the same footprint of the exiting public house and therefore services are likely to be present and in suitable locations.
The blend of house types and sizes may change	2 (probability 2 x impact 1)	The final blend will be agreed through the planning process. The current blend is 9 x 1b flats and 2 x 2b houses. The final blend will be agreed through the planning process but the current mix has been included in the costs
Construction costs rise significantly at the procurement stage and during schemes deliver	4 (probability 1 x impact 4)	To mitigate this scheme is being included within larger procurement opportunities being carried out by the HRA and schemes costs will be known in advance of appointment. Consultants will be engaged in advance of procurement to minimise unexpected additional costs. The schemes will benefit from the learning and procurement of the Zero Carbon Affordable Homes Pilot. There is flexibility in the start date of the scheme as the HRA has front loaded its new homes delivery

Risk	Score out of 25 based on probability x impact	Mitigation
		programme and the schemes start date can be flexible to ensure procurement efficiencies and subsidy can be maximised.
Delay in project progress at any stage resulting from a further COVID-19 outbreak and subsequent lockdown, or similar occurrence	12 (probability 3 x impact 4)	There are a range of ways in which covid could affect the scheme from site lockdown to supply chain interruption to workforce and material inflation. The scheme will review covid risks on a daily basis.

4.0 Background and full details of the report

- 4.1 The Oxford Inn scheme would build eleven (11) new council zero carbon affordable homes and be an additional phase within SWT Zero Carbon Affordable Homes Pilot approved July 2020
- 4.2 The scheme will apply lessons learnt from the Councils zero carbon pilot and its procurement process.

The proposed development site

- 4.3 The site is located approximately 1 mile to the east of Taunton town centre within the Halcon and Lane ward. The site sits on the corner of Roman Road and Outer Circle.
- 4.4 The site is currently occupied by a vacant public house (The Oxford Inn) which has a history of poor performance for the leaseholders as a business and for the Council as landlord. This poor performance has led to neglect and the building is in a poor state of repair.
- 4.5 In examining options for the future of the property SWT have considered:
- The financial viability of refurbishing the existing building for continued use as a PH.
 - The cultural / community value of the building being retained as a PH.
 - The financial and practical viability of refurbishing the existing building as housing.
 - The financial viability of redeveloping the site for affordable housing.
 - The financial viability of providing a community facility as part of a new build development.
- 4.6 The options appraisal reached the following conclusions;
- That the Oxford Inn has limited value as a community facility
 - That the loss of the Oxford Inn as a public house would have a negligible effect on local access to similar community facilities.
 - That renovating the Oxford Inn and continuing to operate the property as a public house is significantly unviable and in no way sustainable.
 - That renovating the existing building and converting to residential is not financially viable and would result in poor quality accommodation.
 - That redeveloping the site for affordable low carbon housing is viable.

- That the development of a community facility as part of the development is not viable and need for this facility has not been demonstrated.

- 4.7 An architect was appointed to explore feasibility and capacity designs for the site. A number of options were explored and presented to the planning team in order to seek pre-application advice. This advice indicated preference for a scheme of 11 homes (9 flats and 2 houses)
- 4.8 Local consultation will be carried out prior to submitting the new planning application.
- 4.9 The scheme has been modelled for 100% affordable rented units. The affordable rents give flexibility between 60-80% of open market rents according to viability.

Building zero carbon homes

- 4.10 The Council in July 2020 approved the Zero Carbon Affordable Homes Pilot which brought together the Council's ambition to build 1000 new homes over 30 years and its declaration of a climate change emergency in 2019.
- 4.11 The pilot, at the time of this report being written, has created site capacity drawings, incorporated low energy requirements within the Councils Employers Requirements, commenced pre planning discussions, commenced a procurement process which has led to two modern methods of construction organisations (MMC) being chosen for final consideration, created an assessment criteria against the London Energy transformation initiative (LETI) which will allow new council homes to be benchmarked for their low carbon qualities.
- 4.12 The Oxford Inn development will benefit from the learning and procurement processes already in place.
- 4.13 The scheme aims to deliver 11 zero carbon affordable homes in occupation and low embodied carbon in their construction and maintenance. The London Energy Transformation Initiative (LETI) standards are being applied to achieve this. (See Appendix C).
- 4.14 To understand the performance of homes ongoing data collection and analysis is required. One of the aims of the pilot is to incorporate a rigorous data collection regime which will allow the carbon and energy performance to be measured and therefore allow the Council to evidence carbon and cost benefits. Ensuring the Council is able to evidence carbon and fuel benefits will increase the opportunity for customers and development partners to support and adopt a higher standard.
- 4.15 The scheme mix is based on the housing need for Taunton and is influenced by site constraints and feedback from the planning team as a result of pre-application enquiries. The new homes will be built to SWT adopted space standards, which are between 5% & 14% larger than many developer house types. The mix is:
- 9 x 1 bedroom flats
 - 2 x 2 bedroom houses
- 4.16 The current housing need for Taunton on Homefinder Somerset requiring rented accommodation is a total of 2305 households. Of these 54% is for 1 beds, with 29% for 2 beds, 13% for 3 beds and 3% for 4 beds. The 1 and 2 bedroom homes are

clearly needed and the development will help to meet this demand in Taunton. While it would have been ideal to also include a 3 or 4 bedroom home in this development the small size of the site makes this unviable

- 4.17 The HRA manages a significant number of homes in the immediate area, therefore there is little in the way of extra housing management and maintenance commitment required by the HRA.
- 4.18 Indicative timescales are set out below. The start on site date will be agreed with the Director of Housing and Communities, Portfolio Holder for Housing and the Section 151 Officer to ensure financial commitments are closely aligned with HRA considerations. Key consultants have been appointed to support the viability work including Architect, Principal Designer, Employers Agent, Engineer and Energy/Carbon Consultant.

Planning Application	Spring 2021
Start on Site	Spring 2022
Build Completion	Spring 2023

What benefits will the Council gain as a result of the development of the Oxford Inn?

- 4.19 The Council will benefit from:
- Eleven (11) new zero carbon council owned and managed homes which are close to Passivhaus standard (high quality low carbon homes)
 - Eleven (11) HRA affordable rented homes with on-site renewable heating and energy (no gas)
 - Neighbourhoods where SWT's Garden Town and Design Guide and checklist have been applied
 - Better use of council assets and the removal of a blighted site
 - An additional show home opportunity in the district to encourage SWT residents and partners to understand at first hand zero carbon development.

Phosphates and housing development within the hydrological catchment of the Somerset Levels and Moors Ramsar Site

- 4.20 This scheme falls within the water catchment area of the Somerset Levels and Moors Ramsar Site. A significant issue has arisen in relation to the consideration required by the planning authority if the schemes will give rise to additional phosphates within the catchment.
- 4.21 This schemes is within the water catchment area and advice is being sought from the planning authority on the steps the developer (SWT) must take to gain planning approval. It appears likely that there will be a need to establish through expert opinion if the scheme will give rise to additional phosphates within the area and therefore some study will need to take place possibly through the undertaking a Habitats Regulations Assessment.
- 4.22 The assessment will establish if the development will give rise to additional phosphates and if so propose a compensation strategy as part of the scheme to offset the increase so as to avoid either permanent, or temporary increases in phosphate loads to the designated site. The requirement will be for the development to be phosphate neutral.

- 4.23 The ultimate risks to the scheme of not resolving this matter to the satisfaction of the planning authority is for the scheme to fail to gain planning permission. The requirement for additional studies and mitigation will add expense and time to the scheme, potentially challenging the scheme viability or require the scheme to compromise on design quality or outcomes.
- 4.24 It is understood that SWT is working as planning authority and competent authority to make arrangements for strategic compensation. This strategic solution may allow developers including SWT to manage any compensation efficiently.

5 Links to Corporate Strategy

In 2019, the Council declared a climate emergency and committed to working towards achieving carbon neutrality and climate resilience by 2030. In relation to the Councils development sites the Councils Carbon Neutrality and Climate Resilience Plan Framework Document states “The Council commits to ensuring that these sites are all low carbon and energy efficient, but also exploring where we can make the most of technological and design innovations to develop specific exemplar schemes to showcase the art of the possible. These requirements will need to be carefully balanced against other demands and requirements placed on these sites to ensure they remain viable.

The Council’s HRA Business Plan includes the development of 1000 new homes by 2049, which is approx. 30 new homes per year over the period

- 5.3 The District has significant demand for affordable homes with a current target of 264 units per year. SWT new build through the HRA complements the affordable homes delivered through housing association partners and planning gain.

Unitary Authority Considerations.

- 5.4 The report has reflected on the potential consequences of the impact of unitary authority status when considering its recommendations. The following statements provide comfort that the recommendations of the report are appropriate:
- The increased supply of affordable housing is a district priority and a Somerset wide priority. This is evidenced in the Somerset wide housing strategy and through the demand recorded through the Homefinder Somerset lettings system
 - The HRA business plan is a thirty year business plan approved in February and set out an ambition to build homes to increase the supply of affordable homes in the district and in the county. The HRA business plan is ring fenced and therefore applies HRA rules and the Councils HRA business plan discipline.
 - The four District authorities have different structures to manage their housing responsibilities including stock transfer organisations, ALMO and SWT has retained its stock. It is difficult not possible at this moment to make assumptions of how a unitary authority(s) would manage its housing duties or the emphasis it would place on new development. We therefore consider the business plan is a relevant guide to support the Council’s decision making

- All authorities within the unitary proposal are subject to the government climate change policies and targets including net carbon zero by 2050.

6 Finance / Resource Implications

- 6.1 Members are being asked to approve a capital budget to fund the delivery 11 new zero carbon homes to be let at an affordable rent on the Oxford Inn Site, Taunton. This scheme will support the aspiration to deliver new homes into the community over the next 30 years as per the approved HRA 2020 Business Plan.
- 6.2 A thorough investment appraisal of this individual scheme has been undertaken using a viability appraisal tool as well as an internal budget impact assessment. A comparison to the original business plan assumptions has also been undertaken to assess the affordability and viability of this scheme overall and also in conjunction with the other schemes that are also being put forward for consideration. Appendix A provides a detailed narrative and outcome of this review.
- 6.3 The business plan is also being review on a continuing basis as new information comes to light (e.g. new inflation and borrowing rates) and further independent professional advice has been received to provide further assurance that these schemes collectively are deliverable and contribute positively to the overall 30 year business plan.

7 Legal Implications

- 7.1 A Report on Title has been obtained from SHAPE legal services and this has identified no significant issues.

8 Climate and Sustainability Implications

- 8.1 The scheme will be constructed using the London Energy Transformation Initiative (LETI) standard, with four key criteria:
- Carbon capture and energy use in the manufacture/construction of homes
 - Fabric first / well insulated and air tight buildings with insulation nearly twice the thickness of the current standard.
 - Renewable heat and energy
 - Data collection and analysis
 - Details of the LETI standard are illustrated in Appendix C.
- 8.2 There will be no gas on site.
- 8.3 There will be electric car charging points which will include “active” fully equipped points and “passive” points where infrastructure will be provided to enable easy installation of charging equipment in the future.
- 8.4 The location is well served with public transport.

- 8.5 A Travel Plan will be agreed and ample cycle storage provided.
- 8.6 Photovoltaic panels are proposed for the roof of the flats and houses.
- 8.7 We have employed an Energy/Carbon consultant to advise on how best to achieve very low carbon objectives, and the specification worked up for the Zero Carbon Affordable Homes Pilot will be used for this scheme.

9. Safeguarding and/or Community Safety Implications (if any)

- 9.1 There are no safeguarding or community implications.

10. Equality and Diversity Implications

- 10.1 The scheme has considered the districts housing needs. The homes will all be rented at affordable rent levels. An equality impact assessment for the Councils new build aspirations is being prepared.

11 Social Value Implications

- 11.1 The procurement process will consider the benefit contractors can contribute in terms of social value in particular local labour, use of local contractors and supply chain.
- 11.2 The LETI approach encourages the use of local material and labour to minimise carbon and energy used in the construction of homes.

12. Partnership Implications

- 12.1 Establishing very low carbon exemplar housing in the Taunton area will show commitment and leadership within SWTs affordable housing partnership

13. Health and Wellbeing Implications

- 13.1 Very low carbon homes which are well insulated, have good levels of airtightness and use ventilation systems are considered healthy homes. The construction methods remove the opportunity for condensation and damp. Fuel poverty is reduced where onsite renewable energy is incorporated and a fabric first approach is adopted.

14. Asset Management Implications

- 14.1 The scheme proposes to make use of vacant, poor performing property currently owned by the Council.

15. Data Protection Implications (if any)

- 15.1 No data protection considerations

16. Consultation Implications (if any)

16.1 Consultation will take place with the community and neighbouring property prior to planning permission being submitted.

Scrutiny/Executive Comments / Recommendation(s) (if any)

(To be included usually in reports which are submitted for consideration by the Executive or Full Council.)

Democratic Path:

- Scrutiny / Corporate Governance or Audit Committees – Yes
- Cabinet/Executive – Yes
- Full Council – Yes

Reporting Frequency: Once only Ad-hoc Quarterly
 Twice-yearly Annually

List of Appendices

Appendix A	Finance Report (CONFIDENTIAL)
Appendix B	Risk Register
Appendix C	LETI Analysis of Carbon reduction
Appendix D	Plans of the proposed scheme and location plan
Appendix E	Photographs of site

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

RISK OR ISSUE DESCRIPTION	EXISTING CONTROL MEASURE	PROBABILITY (1-5)	IMPACT (1-5)	RAG (Red 15-25, Amber 8-12, Green 1-6)	RESPONSE OR ACTION
<p>Page 20</p> <p>Satisfactory planning permission is not obtained</p>	<p>Early advice has been sought from the planning team regarding proposals and designs have been altered to incorporate this advice. Planning permission will need to consider the change of use (from A4 to C3) . The dwelling has been vacant for some time and the current Covid situation is likely to have reduced the viability of the current vacant public house. The scheme is within the water catchment area of the comerset levels and will require an additional assessment and if necessary compensation in relation to phosphates</p>	2	5	10	<p>Consultation with Planners has been very positive in regard to the chosen design. While planning have advised of the risk in regard to the change of use they have advised that the likelihood that an objection will be made is low and the evidence we have gathered in support of the change of use is strong. An assessment for phosphate impact is being commissioned.</p>
<p>Unexpected site constraints are identified</p>	<p>Engineers and geotechnical consultants are being appointed to undertake the relevant surveys and investigations prior to entering into a build contract. The scheme will broadly use the same footprint of the exiting public house and therefore</p>	2	4	8	<p>If found a viability review would take place considering any additional cost constraints.</p>

	services are likely to be present and in suitable locations.				
Insufficient market interest to engage in the tender process.	To mitigate this scheme is being included within larger procurement opportunities being carried out by the HRA.	2	4	8	Early engagement has been taking place with suppliers to assess interest .
Page 92 Construction costs rise significantly during the procurement stage and during the schemes delivery	To mitigate this scheme is being included within larger procurement opportunities being carried out by the HRA and schemes costs will be known in advance of appointment. Consultants will be engaged in advance of procurement to minimise unexpected additional costs. The schemes will benefit from the learning and procurement of the Zero Carbon Affordable Homes Pilot. There is flexibility in the start date of the scheme as the HRA has front loaded its new homes delivery programme and the schemes start date can be flexible to ensure procurement efficiencies and subsidy can be maximised. Full site investigations will be carried out prior to entering into contract. All costs will be carefully assessed by our employers agent.	1	4	4	The contract will be a JCT D&B contract, which will be reviewed by legal prior to signing to ensure a balanced allocation of risks. Costs will be continually monitored by the Employers Agent
The main contractor is unable to complete the works due to insolvency or other	Thorough examination of the contractor's financial position and capacity to undertake the work is examined as part of the procurement	2	3	6	Appropriate bonds and guarantees are requested

<p>Delay in project progress at any stage resulting from a further COVID-19 outbreak and subsequent lockdown, or similar occurrence</p>	<p>No current mitigation</p>	<p>3</p>	<p>4</p>	<p>12</p>	<p>There are a range of ways in which covid could affect the scheme from site lockdown to supply chain interruption to workforce and material inflation. The scheme will review Covid risks on a daily basis.</p>
<p>Specification for low carbon criteria could increase costs.</p>	<p>The aim is to learn from the Zero Carbon pilot, delivering zero carbon in occupation and low carbon in construction. The scheme will have no gas. Electric car points will be provided. The scheme is being designed using the LETI principles. Assumptions on the specification are to achieve this and the costs are included in the budget</p>	<p>3</p>	<p>2</p>	<p>6</p>	<p>An Energy/Carbon Consultant is appointed to advise on the best solutions to achieve the criteria. Competitive procurement will be used to achieve best value.</p>
<p>Valuation for rents and land value</p>	<p>A formal valuation is to be carried out by a RICS valuer. Values in the current appraisal have been obtained from comparable properties in Taunton currently and recently on the market.</p>	<p>3</p>	<p>2</p>	<p>6</p>	<p>A valuer is instructed and once the report is received these figures can be firmed up.</p>
<p>The development can use right to buy receipts money to fund 30% of the capital costs</p>	<p>Finance are aware of the financial implications</p>	<p>2</p>	<p>3</p>	<p>6</p>	<p>Finance have approved this report and the RtB funding.</p>

<p>The blend of house types and sizes may change</p>	<p>The final blend will be agreed through the planning process. The current blend is 9 x 1b flats and 2 x 2b houses. The final blend will be agreed through the planning process but the current mix has been included in the costs</p>	<p>2</p>	<p>1</p>	<p>2</p>	<p>Early engagement with planning – positive feedback on the current mix has been received via pre-app enquiries.</p>
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RISK ASSESSMENT		
Probability	Impact	RAG
1. Insignificant	1. Insignificant	HIGH 15-25
2. Slight	2. Minor	MEDIUM 8-12
3. Feasible	3. Significant	LOW 1-6
4. Likely	4. Major	
5. Very Likely	5. Critical	

Small scale housing

Operational energy

Implement the following indicative design measures:

Fabric U-values (W/m².K)

Walls	0.13 - 0.15
Floor	0.08 - 0.10
Roof	0.10 - 0.12
Exposed ceilings/floors	0.13 - 0.18
Windows	0.80 (triple glazing)
Doors	1.00

Efficiency measures

Air tightness	<1 (m ³ /h. m ² @50Pa)
Thermal bridging	0.04 (y-value)
G-value of glass	0.6 - 0.5
MVHR	90% (efficiency) ≤2m (duct length from unit to external wall)

Window areas guide (% of wall area)

North	10-15%
East	10-15%
South	20-25%
West	10-15%



Reduce energy consumption to:



Maximise renewables so that 100% of annual energy requirement is generated on-site

Form factor of 1.7 - 2.5

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Heating and hot water

Implement the following measures:

Fuel
Ensure heating and hot water generation is fossil fuel free

Heating
Maximum 10 W/m² peak heat loss (including ventilation)

Hot water
Maximum dead leg of 1 litre for hot water pipework
'Green' Euro Water Label should be used for hot water outlets (e.g.: certified 6 L/min shower head – not using flow restrictors).

Demand response

Implement the following measures to smooth energy demand and consumption:

Peak reduction
Reduce heating and hot water peak energy demand

Active demand response measures
Install heating set point control and thermal storage

Electricity generation and storage
Consider battery storage

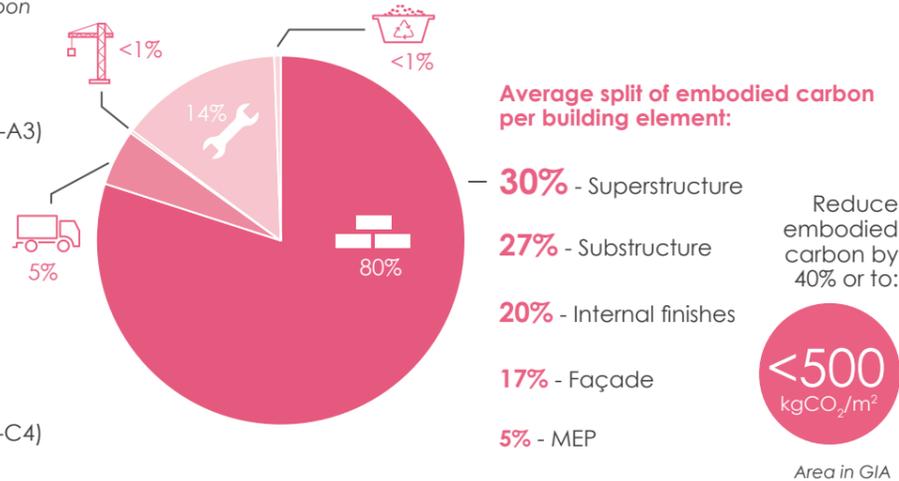
Electric vehicle (EV) charging
Electric vehicle turn down

Behaviour change
Incentives to reduce power consumption and peak grid constraints.

Embodied carbon

Focus on reducing embodied carbon for the largest uses:

- Products/materials (A1-A3)
- Transport (A4)
- Construction (A5)
- Maintenance and replacements (B1-B5)
- End of life disposal (C1-C4)



Data disclosure

Meter and disclose energy consumption as follows:

Metering

1. Submeter renewables for energy generation
2. Submeter electric vehicle charging
3. Submeter heating fuel (e.g. heat pump consumption)
4. Continuously monitor with a smart meter
5. Consider monitoring internal temperatures
6. For multiple properties include a data logger alongside the smart meter to make data sharing possible.

123 Disclosure

1. Collect annual building energy consumption and generation
2. Aggregate average operational reporting e.g. by post code for anonymity or upstream meters
3. Collect water consumption meter readings
4. Upload five years of data to GLA and/or CarbonBuzz online platform
5. Consider uploading to Low Energy Building Database.

Aerial photograph



Proposed development: Capacity Plan



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2 x 2B3P Semi-D houses
9 x 1B2P Flats

11 x Dwellings
8 x Parking spaces

APPENDIX E – Current site photos

Looking north along Roman Road



Looking west towards Outer Circle



Looking East towards Roman Road



Poor condition flat roofs



Roof leak / collapsing ceilings



