

**REPORT TO:** CABINET

**DATE:** 25 MARCH 2021

**TITLE:** DEVELOPMENT SCHEME – 4 THE HILL

**PORTFOLIO HOLDER:** COUNCILLOR TONY DURCAN, PORTFOLIO HOLDER GROWTH & PROSPERITY

**LEAD OFFICER:** JANE GREER, HEAD OF COMMUNITY WELLBEING (01279) 446406

**CONTRIBUTING OFFICER:** LEE JOHNSON, REGENERATION PROJECT SUPPORT OFFICER (01279) 446489

**This is a Key Decision**

**It is on the Forward Plan as Decision Number I012481**

**Call-in procedures may apply**

**This decision will affect Old Harlow Ward**

**RECOMMENDED that Cabinet:**

- A** Approves the request for delegated authority to the Chief Executive and Leader of the Council, to appoint (subject to formal contract) a contractor for new build and demolition works at 4 The Hill, Old Harlow.
- B** Approves a total budget of up to a maximum of £640,000, to include a 5 percent contingency plus a 2.5 percent Covid security contingency .

**REASON FOR DECISION**

- A** Proceeding on this basis will enable the Council to deliver its commitment to delivering new homes for residents of Harlow who are on the Housing Needs Register.
- B** To enable the proposal to proceed in a timely manner as there are no cabinet meetings taking place in April and May 2021, due to elections.

## **BACKGROUND**

1. The existing property is a Council owned that has fallen into disrepair. An empty homes survey has determined that there was significant structural damage and subsidence, which appeared to be foundation related.
2. Feasibility studies have been undertaken to demolish the existing property and construct two new properties on the site. In January 2020, Cabinet and Full Council approved the HRA business Plan 2019-2049, which included for the redevelopment of 4 The Hill.
3. A Planning application was submitted in March 2020, with permission granted on 6 July 2020. Subsequent Building Control applications and Planning Discharge applications have been submitted and approved. The development is ready to progress, subject to appointment of the contractor, following business case period submitted on 1 March.
4. The owner of the adjoining property is supportive of the council proposals due to the potential that structural damage may impact on their own property.

## **ISSUES/PROPOSALS**

5. The Council has offered HTS an opportunity to submit a business case for this scheme and was received within the timescale. The business case is currently being independently assessed.
6. It is proposed that on the assumption the business case will be satisfactory, a report to the Chief Executive and Leader of the Council will be submitted to appoint HTS for the demolition and new build works at 4 The Hill.

## **IMPLICATIONS**

### **Environment and Planning (includes Sustainability)**

As stated in the report, planning consent has been granted and there are no planning or building control impediments to delivery

**Author: Andrew Bramidge, Head of Environment and Planning**

**Finance (Includes ICT and Properties and Facilities)**

Allowance has been made in the Housing Capital Programme

**Author: Simon Freeman, Deputy to the Chief Executive and Head of Finance and Property**

**Housing**

As contained within the report.

**Author: Andrew Murray, Head of Housing**

**Community Wellbeing (includes Equalities and Social Inclusion)**

As contained within the report

**Author: Jane Greer, Head of Community Wellbeing**

**Governance (includes HR)**

In letting the final contract officers will need to ensure that it satisfies all of the agreed business case criteria provided for under Schedule 2 of the Services Agreement in force between HDC and HTS.

**Author: Simon Hill, Head of Governance**

**Appendices**

None.

**Background Papers**

None.

**Glossary of terms/abbreviations used**

None.