

# Harlow Regeneration Partnership LLP - Annual Progress Update



<b>Report to:</b>	Cabinet
<b>Date:</b>	10 December 2024
<b>Portfolio Holder:</b>	Councillor Dan Swords, Leader of the Council
<b>Lead Officer:</b>	James Gardner – Assistant Director – Regeneration and Commercial Development (01279) 446449
<b>Key Decision:</b>	No
<b>Forward Plan:</b>	Forward Plan number I017827
<b>Call In:</b>	This item is not subject to call in procedures as it is for noting only.
<b>Corporate Mission:</b>	Rebuild our Town
<b>Wards Affected:</b>	None specifically

## Executive Summary

- A** The Report provides an annual progress update on the activities of Harlow Regeneration Partnership LLP (HRP) in the first year since the legal formation of the LLP. In its first year, the partnership has moved more quickly than had been projected and when considered in comparison to many similar partnerships. A strong pipeline of projects is in place to follow the schemes that are already on site.

## Recommended that:

- A** Cabinet notes the progress of the HRP for the first full year of activity.

## Other Options

- A** None. It is an annual requirement for Cabinet to consider the progress of the HRP.

## Background

1. The delivery of a joint delivery partnership to contribute to the delivery of the council's regeneration ambitions was set out as a mid-term priority within the Harlow Council Corporate Strategy: 2021-2023
2. In March 2023, the council approved the establishment of an Investment Partnership to bring forward the development of council-owned (and other) sites for regeneration and Development and to provide either Capital or Revenue financial returns against these investments.
3. The Harlow Regeneration Partnership LLP was established in June 2023 following a robust selection process with a number of market leading firms. The LLP is a 50/50 Joint Venture Limited Liability Partnership between Harlow District Council "HDC" and Hill Investment Partnerships "HIP".
4. The JV Partnership model is based on the partners jointly sharing risk and reward on joint development, with the council securing 50% of a development profit.
5. The partnership is a long-term partnership which provides flexibility for the council in meeting changing market requirements and council community, social and strategic objectives in the delivery of the council's corporate priorities.
6. The HRP supports the delivery of the council's ambitious plans to regenerate the town centre and neighbourhood areas, regenerating the town centre into an increasingly mixed residential and retail/leisure district in as well as delivering new social rent, affordable tenure and market housing as part of the wider Harlow Council House Building Programme.
7. The Investment Partnership is overseen by an LLP Board with equal representation from HDC and HIP. The Board exercises strategic oversight of the delivery of HRP regeneration objectives and the Investment Plan, incorporating the sites, projects, delivery, strategy, resources, cashflow and investment returns. The Board is the main decision-making body of the partnership.
8. The HRP Board delegates authority for day-to-day running of the LLP to the Investment Team; the composition of the Investment Team is up to 3 representatives from each partner. The Investment Team makes all decisions regarding operations of the LLP other than those which are reserved to the Board.
9. The council representation on the HRP Board considers that the partnership is extremely strong and is performing very well. The HRP is performing against the Investment Plan, is operating within budget and is executing all objectives as approved.

## **HRP Objectives**

10. The key objectives of the HRP set out in the First Investment Plan 2023 – 2026 are to deliver growth and regeneration which will include:

- a) Create new communities with a focus on place and integration of existing communities.
- b) Deliver a range of housing tenures that reflect local need.
- c) Create a revenue return or capital receipt for the council.
- d) Create a long-term programme for the delivery of housing in the District that gives flexibility to both partners on their investment vs return.
- e) Review options for estate renewal and regeneration within the District.
- f) Work with stakeholders to embed social value contributions within the District.

The HRP continues to develop a pipeline of sites for development and delivery based on these objectives and aligned with Council Corporate and Strategic Priorities.

### **HRP: Delivery of Council Corporate Plan 2024-2028**

- 11. The council have a corporate plan that covers the four-year period from 2024-2028. The council committed 6 Missions which are as follows:
  - a) Mission 1: Transform Harlow's Housing
  - b) Mission 2: Renew our Neighbourhoods
  - c) Mission 3: Rebuild our Town
  - d) Mission 4: Secure Investment for Harlow's Future
  - e) Mission 5: Protect our communities
  - f) Mission 6: Deliver High-Performing Council Services
- 12. As a strategic partnership, HRP is committed to delivering agreed council corporate and community objectives and outcomes. Priorities adopted by the council are enshrined in the HRP Investment Plan and site delivery programme.

### **HRP Year 1 Delivery**

#### **Staple Tye**

- 13. The HRP has commenced Construction Phase of the Staple Tye Neighbourhood Renewal Scheme delivering apartments and standard housing types across the Parnell Road, Depot Site and Former Lister House site.
- 14. The Scheme also includes commercial space at the Ground Floor of the Former Lister House block, which is targeting a Community Use.

15. Further interventions across the Staple Tye Neighbourhood Renewal Scheme includes public realm upgrades, improvements to the Cycle & Pedestrian path and soft amenity landscaping for wider community use. The scheme is progressing well and remains within budgetary parameters and is within tolerance requirements for delivery timelines.

Perry Road Scheme & Progress Images:





Former Depot Site Scheme and Progress Images:





Parnell Road Site Scheme and Progress Images:



### **Lower Meadow Solohaus Scheme**

16. In line with the strong working relationship, the council is benefitting from the Hill Group's Foundation 200 project. As a result, the Hill Group have donated eight Solohaus (single person homes) to the council to help tackle homelessness and temporary accommodation provision.
17. This scheme will see a former garage site which has been derelict for many years, turned into a high-quality Solohaus site with drastically improved landscaping and public realm. The scheme is now under construction and is progressing well.
18. Following the completion of the scheme, the council and the HRP will consider a further roll out of this type of development to redevelop derelict sites, tackle homelessness and reduce the cost of temporary accommodation provision.

### **Former BHS Site**

19. Following the surrender of Lease for the BHS unit within the Harvey Centre, the HRP have completed extensive investigations and planning to allow for demolition of the building. This demolition will allow for this important town centre site to become available for development and will be considered in line with the Town Centre Masterplan Framework.
20. The first phase of the demolition work has now commenced with Mechanical & Electrical systems being decommissioned and substantial pre-fabric demolition now underway.
21. Once the fabric of the building is visible, full demolition works will be designed to consider retention and residual requirements for wider units.
22. Master planning to consider the redevelopment of the site has now commenced.

### **Post Office Road Site**

23. As set-out within the Town Centre Masterplan Framework, the council owned land at Post Office Road can provide substantial contribution to wider regeneration ambitions.
24. The Post Office Road car park is currently being utilised as a construction compound for the Terminus Street works and a temporary bus station is also currently being provisioned for this scheme.
25. The HRP are progressing with feasibility studies and design iteration of the site, with a view to targeting relevant planning permissions and delivery to coincide with the closure of the temporary bus station and the relinquishment of the construction compound.



## **Pipeline**

26. The HRP have commenced the design of several additional schemes within the pipeline set out within the HRP Business Plan. All schemes are progressing as set out in the Business Plan and are on track to meet the objectives.
27. These schemes will be developed during the second year of activity to test feasibility and viability, and where advantageous, promoted to seek planning approvals and progress through appropriate governance to delivery stages.

## **Implications**

### **Equalities and Diversity**

There are no direct implications; however, HRP redevelopment opportunities may release funding to assist the Council in pursuance of equality and poverty policies.

### **Climate Change**

HRP has committed to incorporating a specification for each development that addresses 10 required environmental outcomes.

### **Finance**

There are no direct financial implications arising from this report. Finances of the partnership are monitored and reviewed at each board meeting of the LLP.

Author: Jacqueline Van Mellaerts, Assistant Director – Finance and Section 151 Officer

### **Governance**

None this report is for noting only and full and proper governance for the HRP were approved by Cabinet and are in place.

Author: Julie Galvin, Legal Services Manager and Monitoring Officer

## **Appendices**

None.

## **Background Papers**

None.

## **Glossary of terms/abbreviations used**

HRP	Harlow Regeneration Partnership LLP
LLP	Limited Liability Partnership
HIP	Hill Investment Partnerships
HDC	Harlow District Council