



**Council House  
Building Programme  
Annual Report 2024/2025**

July 2025

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## EXECUTIVE SUMMARY

As part of Building Harlow's Future and the mission to Rebuild our town, the Council has an ambition and clear plan to rebuild our housing estates to revitalise communities and provide new affordable homes as part of the Council's House Building programme.

The first phase of the Council House Building programme is underway and will see 95 new homes being added to the Council's stock of Council homes and available for Harlow residents on the housing needs register.

This report sets out progress in delivering the programme over the last twelve months across 10 sites:

- 1) Perry Road (Staple Tye)
- 2) Perry Road Depot (Staple Tye)
- 3) Parnell Road (Staple Tye)
- 4) The Yorkes
- 5) Arkwrights
- 6) Sherard's House
- 7) Pytt Field
- 8) Elm Hatch
- 9) Woodleys
- 10) Potter Street Neighbourhood Office



## SUMMARY OF APPROVED SCHEMES / SITES

Site Name	No of units	Unit Mix
Perry Road (Staple Tye)	24	4 x 1-bed apartment 20 x 2-bed apartment 2 x commercial unit
Perry Road Depot (Staple Tye)	10	5 x 2-bed house 5 x 3-bed house
Parnell Road (Staple Tye)	10	2 x 1-bed apartment 3 x 2-bed apartment 5 x 3-bed house
The Yorkes	6	6 x 2-bed bungalow
Arkwrights	8	8 x 3-bed house
Sherards House	14	14 x 2 and 3 bed house
Pytt Field	5	2 x 2-bed house 3 x 3-bed house
Elm Hatch	7	1 x 1-bed house 5 x 2-bed apartment 1 x 3 bed apartment 2 x commercial unit
Woodleys	6	6 x 2 bed houses
Potter Street Neighbourhood Office	5	1 x 1 bed apartment 4 x 2 bed apartment
Bushey Croft	16	6 x 2-bed house 10 x 3-bed house
4 The Hill	2	1 x 2-bed house 1 x 3-bed house
Red Lion Lane <sup>1</sup>	n/a	n/a
<b>TOTAL</b>	113 <sup>2</sup>	

<sup>1</sup> Site removed at feasibility and viability stage

<sup>2</sup> Excluding 8 Solohaus units

## BACKGROUND

In March 2022<sup>3</sup>, the Council set out ambitions to establish a programme of council house building to meet Harlow's rising housing needs and provide a pipeline of new, quality homes for Harlow residents.

The Council House Building Programme was established:

- a) To significantly increase the number of new homes built by the Council over the next five years.
- b) To restore pride in the town through renewal and the development of new housing to meet local needs.
- c) To build a range of housing types and tenures that will meet local needs, including Council housing at social rent, homes for sale, shared ownership and homes for affordable rent, ensuring new developments meet Gibberd's original principles.
- d) To build housing at the highest quality levels achieving carbon net zero and seeking to exceed the standards set out in the Harlow Design Guide.
- e) To ensure value for money with every scheme in line with industry norms and the funding constraints within which the Council has to operate.
- f) To improve social value for Harlow residents and businesses through the provision of employment and apprenticeship positions through the housebuilding programme and the utilisation of local SMEs.

Targets were agreed:

- a) 99 new social-rented Council houses to be built in phase one; and
- b) The production of a detailed Phase 2 programme identifying plans for more than 200 additional homes.

To support the objectives of the programme the Council undertook a series of site evaluation and viability assessments to identify sites that were suitable and viable with the following sites agreed as phase one of the programme.

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<sup>3</sup> <https://moderngov.harlow.gov.uk/ieDecisionDetails.aspx?AllId=12200>

# SCHEME-BY-SCHEME SUMMARY

## 1) Perry Road (Staple Tye)

### Site Description:

Site of the former-Lister House Medical Centre, acquired by the Council as part of a wider-renewal programme of the Staple Tye area. The vacated site was cleared and ready for redevelopment with planning permission granted to deliver 24 new council homes, providing 4 x 1-bed apartments and 20 2-bed apartments; along side new parking and green landscaping.

### Status:

In construction

### Contractor:

Hill Partnerships Ltd

### Scheme Update:

Construction is well underway with foundations, frame and concrete structure completed and works now progress on internal structures and fit out. Scheme on track and due to complete according to programme and target completion date.



*Fig.1 Artist impression*



*Fig.2 Site currently in construction*



## 2) Perry Road Depot (Stape Tye)

### Site Description:

Site of the Council's former operational and maintenance depot, leased to HTS. Following a consolidation of satellite sites, the site was identified to support the wider renewal of the Stape Tye area. Planning permission was granted to deliver 10 new council homes, providing 5 x 2-bed houses and 5 3-bed houses.

### Status:

In construction

### Contractor:

Hill Partnerships Ltd

### Scheme Update:

Construction of the site is entering its final phases with the majority of all external construction works complete and scaffolding removed. Construction work has moved to the internal infrastructure, fit-out and finishes and on track to complete according programme and target completion.



*Fig.3 Artist impression*



*Fig.4 Site currently in construction*

### 3) Parnall Road (Staple Tye)

#### **Site Description:**

Long-term derelict site within Staple Tye, acquired by the Council following market failure to bring forward any redevelopment opportunities. Planning permission granted to provide 10 new council homes, with 2 x 1-bed apartments, 3 x 2-bed apartments and 5 x 3-bed houses.

#### **Status:**

In construction

#### **Contractor:**

Hill Partnerships Ltd

#### **Scheme Update:**

Similarly to the other Staple Tye sites, construction is well underway with the majority of external construction works completed and all scaffolding due to be removed by July 2025, if not earlier. Majority of construction works have moved to the internal infrastructure, fit-out and finishes. The scheme is on track and due to complete by the target completion date.



*Fig.5 Artist impression*



*Fig.6 Site currently in construction*



## FIVE SITES CONTRACT PACKAGE

Following the creation of a joint-venture partnership between the Council and Hill Group, to enable the delivery of regeneration across the town, five sites identified within the Council House Building programme were combined to be brought forward as a package of sites by Hill via the partnership.

In December 2024<sup>4</sup>, Cabinet approved the appointment of Hill across the five sites and saw the Council enter into Pre-Contract Services Agreement (PCSA) to undertake pre-construction works to support the delivery of 40 new council homes.

Under the PCSA, various works were undertaken, including site surveys, detailed designs and cost and value for money reporting to enable the Council to enter into main construction contract. The PCSA period concluded in May 2025 and main contracts signed. All sites five sites are now mobilising with construction phase now started.



<sup>4</sup> <https://moderngov.harlow.gov.uk/ieDecisionDetails.aspx?AllId=16080>



#### 4) Elm Hatch

**Site Description:**

Site of the former Hummingbird pub (demolished) and adjacent single-storey commercial unit in Waterhouse Moor (Bush Fair). Planning permission granted to provide 7 new council homes, with 1 x 1-bed apartments, 5 x 2-bed apartments, 1 x 1-bed house and 2 x commercial units.

**Status:**

Vacant possession completed and construction to start

**Contractor:**

Hill Partnerships Ltd

**Scheme Update:**

Work to enable vacant possession has completed, with the existing commercial tenant moved to a temporary unit and now operating. Following the completion of the PCSA period main contract has been signed and contractor mobilising to start on site with the remaining structures to be demolished imminently and moving into construction.

*Fig.7 Artist impression*



*Fig.8 Artist impression*



## The Yorkes

### Site Description:

Vacant and derelict site in Tye Green Village (Bush Fair) identified to provide new over-55's accommodation. Planning permission granted for 6 x 2-bed bungalows for Harlow council residents, aged over-55.

### Status:

Vacant possession ready and construction to start

### Contractor:

Hill Partnerships Ltd

### Scheme Update:

Following completion of the PCSA period main contract has been signed and contractor mobilising to start on site in July 2025 following completion of site enabling works.

*Fig.9 Artist impression*



*Fig.10 Artist Impression*



## 5) Arkwrights

### Site Description:

Former garage site (now demolished) within the Arkwrights estate (Netteswell) with planning permission granted to provide 8 new council homes with all new homes to be 3-bed houses.

### Status:

Vacant possession ready and construction to start

### Contractor:

Hill Partnerships Ltd

### Scheme Update:

Following completion of the PCSA period main contract has been signed and contractor mobilising to start on site in July 2025 following completion of site enabling works. The redevelopment has been split across two block to ensure access to the allotment site is maintained at all times.

*fig.10 Artist impression*



*Fig.11 Artist impression*





## 6) Sherards House

### **Site Description:**

Vacant and underused site within Jerounds (Great Parndon) with planning permission granted to provide 14 new council homes with all new homes to be a mix of 2 and 3-bed houses.

### **Status:**

Vacant possession ready and construction to start

### **Contractor:**

Hill Partnerships Ltd

### **Scheme Update:**

Early clearance works have been completed and following completion of the PCSA period main contract has been signed and contractor mobilising to start on site and construction to commence.

*Fig.12 Artist impression*



*Fig. 13 Artist impression*





## 7) Pytt Field

### **Site Description:**

Vacant site, which following house a scout house that has since been demolished within the Pytt Field estate (Church Langley South and Potter Street) with planning permission granted to provide 5 new council homes with 2 x 2-bed houses and 3 x 3-bed houses.

### **Status:**

Vacant possession ready and construction to start

### **Contractor:**

Hill Partnerships Ltd

### **Scheme Update:**

Early clearance works have been completed and following completion of the PCSA period main contract has been signed and contractor mobilising to start on site and construction to commence.

*Fig. 14 Artist impression*



## INDIVIDUAL PACKAGES

### 8) Woodleys

**Site Description:**

Former garage site, now demolished within the Woodleys estate (Mark Hall) with planning permission granted for 6 new council homes, all to be 2-bed houses with car parking and new garages.

**Status:**

In construction, nearing completion

**Contractor:**

TSG Building Services

**Scheme Update:**

TSG Building Services commenced works on site in Spring 2024, starting with the demolition of existing garages, bin store and hardstanding. Works moved to main construction and the project is now in the final stages of internal fit-out and finishing, hard and soft landscaping and utility connections.

*Fig. 15 Artist impression*



*Fig. 16 Site currently in construction*



## 9) Potter Street Neighbourhood Office

### Site Description:

Site of the former Potter Street Neighbourhood Office, with parts leased to a community group, with the other parts vacant. Planning permission was granted to provide 5 new council homes, with 1 x 1-bed apartments and 4 x 2-bed apartments.

### Status:

Pre-construction

### Contractor:

To be appointed

### Scheme Update:

Technical design and engineering has been taking place across the refurbishment of the existing neighbourhood office and improvements to the adjacent car park.

Scheme currently in pre-construction with contractor to be appointed to complete improvements to the car park, with a target completion date scheduled for December 2025, with a refurbishment contractor to be appointed in the coming months to start construction of the refurb from January 2026.

*Fig.17 Proposed elevation and first floor layout*



## ACCESSIBILITY AND WHEELCHAIR USER PROVISION

To ensure the council provides council homes that meet the needs of all residents, it has ensured that the first phase of the programme delivers a mix of properties suitable for all including properties that are suitable for wheelchair users.

Across the programme, 20 properties will be compliant with planning condition M4(3) that requires accommodation to be designed to be either readily usable by wheelchair users or easily adaptable to meet their needs. The 20 properties are split across the following sites:

Scheme	Type	Accessibility Detail
Perry Road (Stape Tye)	4 x 2-bed apartment	Rise and fall worktops in kitchens, wetrooms and standard M4(3) spec
Perry Road Depot (Stape Tye)	1 x 2-bed house	Rise and fall worktops in kitchens, wetrooms, platform lift and standard M4(3) spec
Parnall Road (Stape Tye)	1 x 3-bed house	Rise and fall worktops in kitchens, wetrooms, platform lift and standard M4 (3) spec
Elm Hatch	1 x 2 bed apartment 1 x 3-bed house	Fully accessible bathrooms and kitchens, through floor lift in the house.
Arkwrights	1 x 3-bed house	Fully accessible bathroom, kitchen, through floor lift.
The Yorkes	4 x 2-bed bungalow 2 x 1-bed bungalow	Fully accessible bathrooms & kitchens.
Pytt Field	2 x 3-bed house	Fully accessible bathrooms, kitchens, through floor lifts
Sherards House	3 x 3-bed house	Fully accessible bathroom, kitchen, through floor lift.M4 (3) spec.
<b>TOTAL ACCESSABILITY HOMES</b>	<b>20</b>	



## SOCIAL VALUE

To ensure the Council achieves best value for money from the programme and provide opportunities for community benefit through its contracts with third parties, the council has been working with the contractors to deliver a range of projects (at no cost to the council).

This includes the following project which have been delivered or committed to:

- **School engagement** (attending insight days at Harlow College, presentations on the LEARN programme and Question & Answer sessions).
- **Volunteering hours** – supported DIY SOS project at the Butterfly Effect Wellbeing charity.
- **Financial donations** – sponsorship of Harlow Town Centre Awards, digital screen at Harlow Rugby Club, materials for DIY SOS project, cost of a Solohaus unit donated to Butterfly Effect Wellbeing.
- **T-Level Placements** – providing T-Level placements for Harlow College with experience of live projects from shadowing the technical team, commercial team & production.
- **Employing local labour** – local labourers employed from CM17, CM18, CM19, CM20 catchment areas.
- **Tree planting** – Contribution towards tree planting and landscape improvements.
- **Lower Meadow (Solohaus)** – Creation of eight solohaus units which will be available for single occupants, providing essential temporary accommodation for individuals facing homelessness, operated by an external charity.

*Fig.18 Lower Solohaus Social Value Project*





## FINANCIAL SUMMARY

Following the completion of viability and construction assessments, the council set the budgets for the phase one programme in March 2022 in anticipation of contractor appointment and construction.

All schemes are funded via the Housing Revenue Account capital programme with the exception of the commercial units at Perry Road (Staple Tye) and Elm Hatch which are funded through the Non-housing Capital programme.

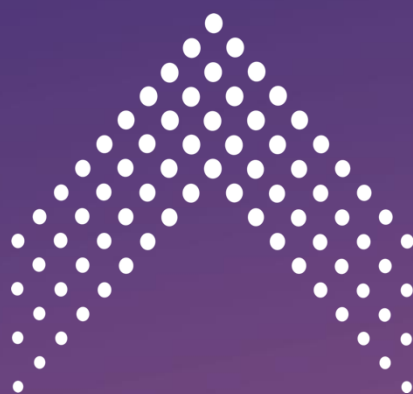
With all schemes now in either construction or main contract an estimated final account has been established, with the exception of the refurbishment of the Potter Street Neighbourhood Office. Based on the estimated final account, the phase one programme is currently reporting within budget and a potential surplus of £4.4m.

*Table 1. Budget and Estimated Final Account – Phase One*

<b>Project</b>	<b>Construction Budget Approved (£)</b>	<b>Estimated Final Account (£)</b>
Staple Tye Combined Projects	18,200,000	18,242,668
The Yorkes	2,500,000	2,053,782
Arkwrights	3,500,000	2,698,149
Woodleys	2,950,000	2,749,717
Sherards House	6,500,000	4,340,782
Pytt Field	2,500,000	1,906,807
Elm Hatch (GF)	570,000	646,766
Elm Hatch (HRA)	3,230,000	3,665,008 <sup>5</sup>
Potter Street N.O.	750,000	TBC <sup>6</sup>
<b>TOTALS</b>	<b>40,700,000</b>	<b>36,303,679 (-4,396,321)</b>

<sup>5</sup> Elm Hatch total construction budget as per JCT Contract is £4,311,774.17 which includes commercial construction costs at 15% of total budget

<sup>6</sup> Awaiting final costs for car park improvements and refurbishment of Neighbourhood Office.



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