

## **Housing Regeneration and New Homes Scope of Work**

The Regeneration Strategy will provide the framework and process for the effective, viable delivery of regeneration and site development programmes to meet the Council's Housing Regeneration and New Homes objectives.

The Strategy will reference the relevant themes and strategic objectives within the Mayors Business Plan 2022-2030 and will focus on housing led regeneration and development covering Council owned HRA estates, sites within the General Fund deemed surplus to service and corporate requirements, strategic sites, and other potential opportunities to facilitate housing growth.

The work will be delivered in four phases, and the deliverables for these phases are:

- 1) Housing Regeneration and New Homes Strategy Framework and Process
- 2) Housing Regeneration and New Homes Strategy Action Plan and Implementation Strategy
- 3) Internal Client sign input sign off and consultation.
- 4) Report handover to Officers

The Scope of Work will include the following the workstreams under Development Services:

- 1) Identify site options for the delivery of an Extra Care Scheme for Older Adults including reviewing existing proposals and coordinating scheme feasibility work.
- 2) Identify sites for the delivery of a scheme for Care Experienced Young People including reviewing existing proposals and coordinating scheme feasibility work.
- 3) Reviewing the Councils development appraisal tool, recommending options and providing training on the use of the tool once procured. Draft an overarching strategy that sets out the approach to housing regeneration within the context of the Mayors Business Plan 2022-2030, the Local Plan, the London Plan and the GLA's Estate Regeneration guidance.

The strategy will set out the key principles incorporating best practice and value for money principles in how regeneration projects are conceived, initiated, and procured into delivery.

The strategy will focus on a cross departmental approach linking in the key themes of attracting and retaining inward investment in the local economy, capacity building around local skills, employment, training and community consultation and engagement, infrastructure growth and sustainability.

The strategy will focus on how the Council can best sweat its assets to lever in private and public sector investment and to facilitate regeneration and housing growth.

In relation to the Housing Regeneration, when looking at options for delivery, the strategy will consider the Asset Management ,Building and Fire Safety implications and impacts on the business case ,investment decision and preferred regeneration approach

An action plan and deliverables for this will be agreed at the inception meeting as the activities will be informed by the information the client holds and the stage and status of the various projects. Draft Actions and timescales below.

The strategy will set out the skill sets, resources, technical, legal, regulatory, and professional requirements for regeneration as well as articulating the key critical success factors for delivery.

The document will set out the governance arrangements, procurement strategy, project oversight, financial viability and risk management measures required to protect the commercial and financial position of the Council. The fiduciary duty of the Council to safeguard and maximise the use of public funds is paramount and will be reflected in the strategy.

This document will be an appendix to the Regeneration and Housing Development Strategy and will set out the key actions required to establish a regeneration programme and to kick start regeneration activity within the Borough.

**Project Initiation and Scoping.** At the start of a regeneration project there are a range of critical factors that need to be in place as fundamentals. These include the need for the socio-economic baseline studies, stock condition surveys and the regeneration business case. There would also be some procurement activity at this stage in the process plus design and feasibility work to RIBA Stage 2 with high level cost plans.

**Project Planning.** The action plan will articulate the steps to bring the project to fruition from briefing members, governance approvals, selecting project team to resident consultation to land assembly and development partner procurement.

**Financing.** This section of the strategy will look at financial viability, programme budgets and project cashflow. It will also touch on the impact of the regeneration, financial activity on the HRA Business Plan, Medium Term Financial Strategy, and the Council's Treasury management.

**Execution and Delivery.** This part of the strategy will cover resident/stakeholder consultation including agreeing. Residents charter, land assembly, master planning to RIBA Stage 3, phasing and decanting plan, and developer procurement.

This will be another appendix to the Housing Regeneration and New Homes Strategy.

This will cover the circulation of the document to the relevant internal client teams such as Housing Management, Asset Management, Legal and Finance. Will involve briefings and presentations plus any required member/stakeholder meetings prior to adoption.

## **Timescales**

These are to be agreed with the Client and set out in the Inception Briefing note following the inaugural meeting.

Action	Indicative Start Date	Indicative Completion Date
Housing Regeneration and New Homes Framework	November 2023	May 2024
Housing Regeneration and New Homes Framework Action Plan and Implementation Strategy	April 2024	July 2024
Project Sponsor, Stakeholder and Internal Client Team review, input and sign off	June 2024	September 2024
Document handover to Officers	August 2024	October 2024
Cabinet Report Approval	November 2024	December 2024

Site identification and Options Appraisals	November 2023	April 2024
Development Appraisal Tool Review, Training	Ongoing	April 2024