

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA**HOUSING AND PROPERTY SCRUTINY COMMITTEE****9 MARCH 2016****UPDATE ON PORTFOLIO PERFORMANCE****REPORT BY THE CABINET MEMBER FOR
HOUSING, PROPERTY AND REGENERATION**

This report seeks to update Members on the performance of the Housing, Property and Regeneration portfolio.

FOR INFORMATION**1. ESTATE REGENERATION PROGRAMMES****Barlby /Treverton, W10**

- 1.1 CBRE Ltd has been appointed as our Client Side Team, who are providing a range of property consulting services, including project management, financial/investment advice and town planning consultancy. The architects are continuing to work towards the completion of RIBA Stage 1 which has identified a range of options for both the residential and school developments. Further consultation events have taken place with both residents and school community, informing them of our objectives and initial options. Discussions continue to be held with teachers and staff of the existing school to understand their needs for a new facility, as well as with Children's Services, who are establishing requirements for the Special School.

Pembroke Road, W8

- 1.2 CBRE Ltd has been appointed as our Client Side Team (CST), who are providing a range of property consulting services, including project management, financial/investment advice and town planning consultancy. Following the LSH Options Appraisal exercise, CBRE are now procuring an architect to prepare more detailed proposals which will be financially appraised and consulted upon with resident groups. In the meantime, the CST are undertaking the necessary due diligence with the use of individual work streams capturing all aspects of the scheme, including key stakeholders, depot and office review, decant/CPO requirements, phasing and delivery options. The architect's brief has been circulated for sign off. Key next steps:

- Selection of architect to inform detailed proposals
- Housing Need, CPO and Decant Strategy to be established
- Engage and consult with residents, regarding emerging proposals
- Cabinet decision to proceed in line with detailed proposals
- Continue acquisitions of leasehold interests (seek approval of further expenditure imminently)
- Appoint delivery partner (being addressed at Programme Level)

Edenham Way, W10

- 1.3 Design work on the scheme continues and there have been two pre-app briefings with the Local Planning Authority. CBRE (the CST) are working with Haworth Tompkins (the Architect) to test viability of the emerging design. We are still aiming for c.50% of the new units to be affordable housing, although achieving this may require subsidy from S106 receipts or other funds designated for new affordable housing. In addition, further public consultation is scheduled for the early Spring and briefing sessions will be held with the relevant Conservation Groups in light of the unique nature of the site. Following the conclusion of the design, a report will be brought to Cabinet recommending delivery route, detailing the scheme and with a request for the required budget allocation. Subject to the decision as regards delivery route, the project is still on programme to submit a planning application in Autumn 2016 with an anticipated start on site for the main build in Autumn 2017.

Silchester East and West, W10

- 1.4 The initial feasibility study for this project is now reaching a conclusion. CBRE were appointed as Client Side Team for this project, and they then appointed Porphyrios Associates as architects for the feasibility study. They have worked closely with officers to look at six high level options, three involving only land owned by the Royal Borough and the second three looking at this land and adjoining land owned by third parties. There have been two well attended drop ins for residents to meet the appointed architects - Porphyrios Associates - and there will be two further drop in sessions to inform residents of the outcome of the initial study. A report outlining the findings of the feasibility study will be presented to Cabinet in April 2016.

2. PROPERTY

Fox Primary School

- 2.1 Enabling works have commenced on site with the attenuation tanks and piling mat installed ready for the piling of the new build

extension, which commences in February 2016. Planning conditions are in the process of being discharged and regular meetings are taking place with the Planning Department. The school is fully engaged with the project and regular meetings are taking place with Governors and the Head. Currently the project is on budget and the cost plan is monitored on a regular basis

Colville Primary School

- 2.2 A 'kick-off' meeting was held with the school on 6th January 2016 and the design team has commenced a review of the existing feasibility study. Alternative space options are being investigated which may provide a better space utilisation, and these will be discussed with the school. Regular end user meetings have been arranged to ensure that the school is fully engaged in the project. Currently the project is on budget and the cost plan is monitored on a regular basis.

Marlborough Primary School

- 2.3 The Interim school was completed on time and is fully occupied by the school. Demolition of the old school is now complete. The new school works are on programme. Difficulties with obstructions against 60 Sloane Avenue have required the re phasing of piling, now starting on the school first, meaning the commercial building will be completed approximately 8 weeks later than planned. The project is within the approved budget. The application for disposal of the playground under s77(1) of the Schools Standards and Framework Act 1998 is awaiting approval. The DfE have advised that we can continue with construction of the new commercial building as they have given consent for change of use under s77(2) of the act.

Avondale Park Primary School and St Anne's Nursery School

- 2.4 Enabling works were completed over the summer holidays of 2015. The main contractor appointment (Thomas Sinden) was approved by Cabinet in November 2015. Works started on site on the 4th January 2016, with completion scheduled for August 2016 and handover and occupation by September 2016. Works are currently on programme. The project is on budget.

ASC Day Care Hub

- 2.5 The procurement process for the appointment of a Design and Build main contractor for Stage One commenced in early August 2015, via an Open Tender process. The decision was referred to Cabinet

in October 2015 where the approval was confirmed. The Planning Application is to be submitted in the 2nd Quarter of 2016 and Planning Consent is expected in 3rd Quarter of 2016. Design meetings and project meetings with a Working Group of Officers from different departments have commenced. Regular meetings throughout the design process are already scheduled. The project is on budget. Start on site is projected for April 2017 with completion scheduled for March 2018.

North Kensington Library and Youth Centre

- 2.6 Mace Group was approved in December 2015 as the Design and Build (D & B) Contractor, for the Pre-Construction Stage for the North Kensington Library and Youth Centre redevelopment. Progress has been made towards the appointment of the project team with a tender process being undertaken for the Architectural appointment. Design briefing with key stakeholders, particularly Libraries & Archives, and Lancaster Youth Centre, are programmed from mid-February onwards, to inform concept design in order to work up to planning application stage. The programme is currently being reviewed in order to provide for a full and extensive planning consultation for the public. Completion date is forecast for early 2019.

Private Rented Schemes:

Young Street, W8 and Hortensia Road, SW10

- 2.7 Both sites have commenced on site with Hortensia Road due to be completed towards the end of 2016 and Young Street at the moment is scheduled to complete in the second quarter of 2017.

Middle Row, KALC and Munro Mews

- 2.8 Grainger are currently undertaking detailed design work on all these schemes and will require some minor planning amendments on KALC and Middle Row. Construction is due to commence later in 2016 with completion of the sites varying but likely towards end of 2017.

3. HOUSING

Grenfell Tower

- 3.1 The work to Grenfell Tower will be substantially complete by the end of February 2016. External landscaping and the additional environmental work that was omitted from the KALC project is programmed to complete at the end of March 16. The scheme is

projected to be within budget. Work inside residents' flats was completed before Christmas and post work quality inspections are being carried out to check that minor snagging items are identified and addressed. Work to complete the new communal entrance and community room is approaching completion. The 9 new hidden homes, boxing club and nursery will be ready for occupation in March 16. A Working Group from the KCTMO Board is working to review the project and consider lessons to be learnt for future projects.

Hidden Homes:

Whistler Walk

- 3.2 The final account for the Whistler Walk hidden homes project was agreed on 12th December. Overall the seven new homes were delivered for £656,000 i.e. £87,000 under the original project budget. In addition to the nine hidden homes being delivered in Grenfell Tower, there are two further schemes to be delivered in 2016-17:

Tavistock Crescent

- 3.3 This project involves the conversion of a former care home to create 8 new homes: 7x 2 Bed (4 Person units) and 1x 3 Bed (6 Person unit). The agreed budget is £850k. The scheme is currently being procured and is estimated to start on site in June 2016.

Holmfield House

- 3.4 Conversion of former residents' room into a one bed flat. The work is currently being procured and is planned to start on site in June 16.

Further Feasibility Schemes:

- 3.5 Three further sites are currently having detailed feasibility works undertaken:
- Elm Park House: conversion of a former site office
 - Longlands Court: conversion of storage/pram sheds within the block
 - 137C Holland Road: conversion of a top flat / Roof Conversion
- 3.6 Detailed designs and costs for these schemes are currently being developed. It is anticipated these projects will deliver three new

homes ranging from one to three bedrooms and that two of these homes would be wheelchair accessible.

Silchester Garages

- 3.7 The Silchester Garages project is now reaching completion. All the new homes in phase one have been completed and are let or sold. The new retail unit has been let to Tesco. Phase two is on site and is due to complete in Spring 2016 along with the underground car park, the work to the ground floor of Frinstead House and the communal garden.

Extra Care Housing:

2 Dovehouse Street, SW3 (Thamesbrook)

- 3.8 After an extensive marketing process for a purchaser of the site to develop and operate a private extra care facility, preferred purchaser has been identified for an unconditional sale of the property. Cabinet approval to proceed with this party is to be considered at February 2016 Cabinet.

Lots Road; SW10

- 3.9 Discussions with the adjoining landowners is still ongoing about a potential wider scale redevelopment, for a mixed use development including an affordable extra care scheme, residential and employment uses. Should agreement with the adjoining landowners not be able to be agreed then the Council has the option to progress its own scheme for an affordable extra care facility on its own land.

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Deputy Leader and Cabinet Member for Housing, Property and
Regeneration

Background Papers used in the Preparation of this Report: none