

<b>Item No.</b> 16.	<b>Classification:</b> Open	<b>Date:</b> 27 January 2015	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Abbeyfield Estate HINE (Maydew House) Works Update	
<b>Ward(s) or groups affected:</b>		Rotherhithe	
<b>Cabinet Member:</b>		Councillor Richard Livingstone, Housing	

## **FOREWORD, COUNCILLOR RICHARD LIVINGSTONE – CABINET MEMBER FOR HOUSING**

This report updates cabinet on the progress being made to refurbish Maydew House on the Abbeyfield Estate.

Early in 2010, the council's previous executive considered the costs of bringing Maydew House up to the decent homes standard as being prohibitively expensive, in part due to the extensive asbestos in the building, and were advised at that time to dispose of it for redevelopment.

Since May 2010, the cabinet has worked to ensure a future of council housing at Maydew House, designating it as a high investment needs estate for enhanced refurbishment works part-paid for through private sales within the block in 2012. The extensive nature of the asbestos in the building has also necessitated the rehousing of residents of the building (with a right to return) in readiness for work commencing, which should conclude within the next few weeks.

Significant progress has been made since the decisions in 2012. The proposed addition of new floors at the top of Maydew House will ensure that a smaller proportion of homes there will now need to be for private sale. Discussions with the Bede Centre have developed to ensure that they can move to a new high-quality community centre in the old undercroft of the building and the centre's involvement in this process will ensure that the new centre fully meets the future needs of Bede and the community it serves. Furthermore, this move will facilitate the building of 60 new council homes on the former site of Bede.

Over the last five years, we have therefore moved from a situation where it was proposed to have no council homes at Maydew House to one where there will be a net increase in numbers, together with enhanced refurbishment and a new community centre.

Past and present residents have been consulted on the plans for these proposals, and planning approval is currently being sought.

## **RECOMMENDATIONS**

1. That cabinet notes the information contained within this update report for Abbeyfield Estate HINE (High Investment Needs Estate), Maydew House works.
2. That cabinet notes the risks to the projected vacant possession date.

## **BACKGROUND INFORMATION**

3. Cabinet approved the enhanced refurbishment works to Abbeyfield Estate, designating this a high investment needs estate, on 20 March 2012 following an extensive options appraisal consultation process managed by regeneration on the future of the estate with key stakeholders and a deputation from residents on the Estate to cabinet. The options appraisal process included a desktop review of officer held information on the blocks, external and internal surveys by MACE, production of relevant options for the blocks and the subsequent pricing of these options by Potter Raper Partnership and Regeneration department conducting a series of events and open days to obtain and gauge feedback from residents.
4. Cabinet approved the Gateway 1 for the procurement process on 22 July 2014 and requested an update at year end on the progress of the scheme.
5. The works to Maydew House requires the block to be vacated and the re-housing of all tenants of this block has been ongoing since cabinet's approval on 20 March 2012 and the re-housing programme has been working towards the block being empty by January 2015.

## **Current status of the project**

6. Planning permission has been sought in line with the project programme with the application deposited with planners' week commencing 1 December 2014 following a public open day held at Maydew House on 22 October 2014 which was publicised in the Southwark News.
7. Legal services have procured expert external advice for this project under an existing frameworks contract, Sharpe Pritchard are now part of the project team leading on legal issues and contract matters.
8. Housing operations continue to work on the re-housing of tenants of Maydew. Currently there are 5 remaining tenants, direct offers have now commenced and legal action is currently on-going with 1 tenant who has refused the direct offer. It seems unlikely that all 5 tenants will vacate the block by the end of January 2015.
9. Works have commenced on the other blocks at Abbeyfield Estate, Damory House and Thaxted Court. These 2 blocks do not require residents to vacate in order for the works to be undertaken.
10. The Southwark contract manager and our external technical advisors have discussed the scheme extensively with the Bede Centre who have been actively involved in the design solution for Maydew. The council is currently in discussion with Bede over the lease arrangements for both their existing site and the proposed site for their new accommodation under Maydew.

## **Proposals**

11. Current design proposals include an additional five storeys to be constructed on top of Maydew, the refurbishment of the garage area below the block into bespoke accommodation for the Bede Centre, re-siting of the main entrance from the current podium level to the ground level, removal of the podium link to Damory and Thaxted, full refurbishment of the flats removing all asbestos within the building,

removal of the ramps and external access stairs and soft and hard landscaping to the block surrounds.

12. The re-location of the Bede will facilitate the construction of a block of around 60 council owned flats on the site currently used to provide the Bede facilities which sits between Maydew and Thaxted.
13. The additional five storeys constructed for sale on top of Maydew will assist with funding for the scheme and will reduce the overall percentage of the block required for sale to balance the budget. Cabinet has previously agreed a maximum of 49% of the block for sale.
14. The appended drawings illustrate the proposed completed Maydew block and indicate the massing for the new block to be constructed.
15. Major works to continue to work with colleagues in operations to expedite the re-housing of tenants in Maydew in order to minimise any delays to the overall project.
16. Major works and our consultants, Calford Seaden to continue to work with residents, the Bede Centre and colleagues in planning in order to expedite the planning approval process.

### **Policy implications**

17. Planning approval is required for these works and as detailed in paragraph 6 above this approval is currently being sought.
18. Building Control Approval will be sought from the council's building control department at relevant stages as the design and work proceeds. The successful contractor will not be allowed to seek building control authority from anyone other than the council's building control department.

### **Community impact statement**

19. The level of disturbance or disruption to the general public is considered to be considerable. However, the site is to be vacant and will be hoarded off to prevent the public gaining access to the works.
20. The construction of new homes for rent and the refurbishment of Maydew House which is currently largely empty and where a decant programme is underway will have a positive impact on the local community and the council's housing waiting list.
21. The proposed environmental works will not adversely affect any one particular group and the relocation of the Bede centre will enable the management of the Bede to actively participate in the design in order to increase the benefit to the local community of the Bede.
22. The successful contractor will be encouraged to utilise local labour markets to deliver the works.

### **Risk Mitigation**

23. In order to expedite the vacation of the block and to assist with the re-housing of tenants in the block, officers have requested the cabinet member for housing approves an extension to the Cash Incentive Scheme specifically for the remaining

tenants in Maydew House. It is anticipated that 3 of the 5 remaining tenants in the block will be eligible for this scheme.

24. Housing operations continue to work with the remaining tenants in Maydew and colleagues within the council to ensure every tenant is registered correctly for re-housing and that direct offers meeting the needs of the relevant households are made in suitable time to facilitate any required legal action.

### Consultation

25. All residents (tenants and leaseholders) in Maydew House and absent leaseholders have been consulted regarding the proposed total refurbishment works.
26. Housing Operations and Specialist Housing Services are working to re-house the current building occupants.
27. Formal consultation with leaseholders on these proposals took place within the options appraisal process and since the cabinet approval, financial settlements have been agreed with all leaseholders to buy back the leases.
28. A project team incorporating tenants who wishes to return upon the completion of the contract has been formed and meets on a regular basis to act as a conduit for information flow between the residents in general and officers.

### Timetable

Activity	Complete by:
Forward Plan	
DCRB Review Gateway 1 CCRB Review Gateway 1	16 June 2014 19 June 2014
Notification of forthcoming decision—despatch of cabinet agenda papers	10 July 2014
Approval of Gateway 1: Procurement strategy report	22 July 2014
Scrutiny Call-in period and notification of implementation of Gateway 1 decision	1 Aug 2014
Issue Notice of Intention	N/A
Apply for planning approval	19 Nov 2014
Planning approval granted	05 June 2015
Completion of tender documentation	02 Feb 2015
Advertise the contract	16 Feb 2015
Closing date for expressions of interest	
Completion of short-listing of applicants	24 April 2015
Invitation to tender	29 April 2015
Closing date for return of tenders	23 June 2015
Completion of any interviews	10 July 2015
Completion of evaluation of tenders	17 July 2015
Issue Notice of Proposal	N/A
Forward Plan	23 July 2014
DCRB Review Gateway 2 CCRB Review Gateway 2	20 July 2015 24 July 2015
Notification of forthcoming decision – despatch of cabinet agenda papers	
Approval of Gateway 2: Contract Award Report	19 Aug 2015

<b>Activity</b>	<b>Complete by:</b>
Scrutiny Call-in period and notification of implementation of Gateway 2 decision	20 Aug 2015
Alcatel Standstill Period (if applicable)	31 Aug 2015
Contract award	03 Sept 2015
TUPE Consultation period	N/A
Place award notice in Official Journal of European (OJEU)	14 Sept 2015
Contract start	05 Oct 2015
Contract completion	04 Oct 2019

### **Financial implications**

29. This report provides an update on a project agreed at cabinet on 22 July 2014. There are no specific resource issues contained within this report and all related costs are expected to be contained within existing approved budgets.

### **SUPPLEMENTARY ADVISE FROM OTHER OFFICERS**

#### **Director of Legal Services**

30. This report asks cabinet to note the information within the update report and the risks to the projected vacant possession date.
31. There are no specific legal implications arising from this report.
32. In-house and external lawyers are involved in this project and will continue to provide specific advice as and when required.

#### **Strategic Director of Finance and Corporate Services** (FC14/040)

33. This report is updating cabinet on the progress of the Abbeyfield Estate HINE (High Investment Needs Estate), Maydew House works.
34. The strategic director of finance and corporate services notes that there are no financial implications arising from this report as the costs of the scheme are expected to be contained within existing approved budgets.

### **BACKGROUND DOCUMENTS**

<b>Background Documents</b>	<b>Held At</b>	<b>Contact</b>
None.		

### **APPENDICES**

<b>No</b>	<b>Title</b>
Appendix 1	Existing elevations
Appendix 2	Proposed north west elevation
Appendix 3	Impression of north west elevation showing massing for adjacent new build block

## AUDIT TRAIL

<b>Cabinet Member</b>	Councillor Richard Livingstone, Housing	
<b>Lead Officer</b>	David Markham, Head of Major Works	
<b>Report Author</b>	Kevin Orford, Project Manager, Bermondsey & Rotherhithe	
<b>Version</b>	Final	
<b>Dated</b>	15 January 2015	
<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Head of Procurement	Yes	Yes
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Head of Specialist Housing Services	Yes	Yes
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>	15 January 2015	