

BRISTOL CITY COUNCIL

CABINET

25 MARCH 2010

Report of: Graham Sims, Strategic Director Neighbourhoods,
David Bishop, Strategic Director City Development

Title: **Kingswear and Torpoint Development Site**

Ward: Windmill Hill

Officer Presenting Report: Andrew Tyas, Major Projects Programme
Manager

Alison Napper, Housing Priority Stock
Programme Manager

Contact Telephone Number 01179224019

RECOMMENDATION

That Cabinet:

1. Notes the progress being made towards securing the comprehensive redevelopment of the Kingswear & Torpoint site.
2. Agrees in principle that the Council owned housing land, allotments at Torpoint Road and part of the Novers Hill open space land are assembled to facilitate the Kingswear & Torpoint redevelopment project.
3. Authorises the Strategic Director of Resources to agree terms for a landowner's agreement with Homes and Communities Agency (HCA) and Knightstone Housing Association (KHA) and report back to the Cabinet in due course.
4. Authorises the Strategic Director of City Development to prepare a development brief to include standards and quality targets in consultation with the landowners and local community and to report back to the Cabinet in due course.
5. Revokes the Cabinet decision of 29 September 2005, to expend £2.5m of Housing Revenue Account (HRA) capital budget to refurbish the 70

properties in Kingswear Road and Torpoint Road, Bedminster.

6. Agrees to re-house remaining occupants and demolish the blocks at Kingswear Road and Torpoint Road, Bedminster at an estimated cost of £1.1m to be fully funded from the New Growth Points (NGP) fund.
7. Agrees a budget of £200,000 to meet the cost of ongoing project management to be fully met from the NGP fund.

Summary

The Kingswear and Torpoint site has been identified as a key development opportunity within the emerging Knowle West Regeneration Framework. The principle objectives are to create a high quality, sustainable mixed tenure housing development that improves the supply and choice of housing in the area, improve access to and the quality of public open space.

Following feasibility work and initial positive public consultation there is now a need to procure a development partner to deliver the project. The next steps in this process are agreement between the landowners on the commitment of their assets, the preparation of a development brief setting standards/ targets for the developer to meet, completing the relocation of existing residents and the subsequent demolition of the substandard blocks of flats owned by the council.

The significant issues in the report are:

- The opportunity to work in partnership with adjoining landowners and the local community to achieve the comprehensive redevelopment of the site as part of the Knowle West Regeneration Framework.
- The need to relocate remaining residents and demolish Council owned flats
- The need to ensure that redevelopment of the site achieves the highest possible quality standards.

Policy

1.

- Corporate Land Policy
- Asset Management Strategy
- Bristol Local Plan/Bristol Development Framework
- Parks and Green Space Strategy
- Bristol's Allotment Strategy

Consultation:

2. Internal

Ward Councillors

- Legal Services
- Strategic Director of Resources
- Service Director Major Projects
- Allotments Manager
- Service Director - Environment & Leisure

3.External

- Residents of Kingswear and Torpoint flats
- Homes and Communities Agency
- Knightstone Housing Association
- Knowle West Project Board
- Knowle West Residents Planning Group
- Northern Slopes Initiative
- Marksbury Road Residents Association
- Allotments Consultative Panel

4. Context

The site extends to 9.6ha. It includes the City of Bristol College Site owned by the Homes and Communities Agency (HCA), vacant council owned allotments on Torpoint Road, 70 council owned flats, 60 flats owned by Knightstone Housing Association (KHA) and adjoining council owned public open space and housing land (see Appendix A plan)

The development opportunity was created when City of Bristol College announced plans to relocate its operations from Marksbury Road to a new facility at Hengrove Park. Following a subsequent sale to HCA the three landowners then began the process of planning the development. This included taking active steps to achieve vacant possession of the flats, the appointment of consultants to undertake feasibility work, draw up development options, undertake public consultation, submit a planning application and assist with procuring a development partner. It was agreed that project governance would be provided by the Knowle West Project Board due to the project being within the Regeneration Framework area. The Council took a lead role in a landowner project team.

The Council flats, originally built by a private developer who ran into financial problems, were acquired in the early 1980's. They have long been affected by a series of design and other problems including ground movement, poor drainage and inadequate ventilation. Cabinet, on 29 September 2005, agreed to expend £2.5m of Housing Revenue Account capital budget on refurbishment. It was subsequently determined that these funds were insufficient, and that the inherent structural defects brought into question whether the flats had a sustainable future. Due to this and the feasibility study the Cabinet decision was put on hold.

The flats lie at the heart of and occupy an important position on the proposed

development site. Demolition and site clearance was identified as being vital to deliver a comprehensive redevelopment; that integrates housing with the open space, improves community safety, security and residential amenity and creates a high quality environment for local people. As a consequence the landowners began a process of relocating tenants.

In July 2008 the Allotment Panel Approved a transfer of the land to facilitate the development, subject to a suitable replacement site being created in the vicinity with the necessary funding.

In February 2009 the project team embarked upon a public involvement process that highlighted issues and community aspirations for the redevelopment of the site. These included: protecting and enhancing the green space, better paths between the top and bottom of the site, scheme design to tackle anti-social behaviour and improve safety, provide community facilities and provide a range of dwelling types and tenures. This initial community involvement process informed the preparation of three development options, which went out consultation in April 2009. Option 2 providing 474 homes was the 'most well-liked' option as it was the medium density option. There were however concerns about the loss of the Marksbury Road College building. The local residents planning group also submitted its own less intensive proposals for a much lower density development that retains the main college building.

Due to the economic downturn and crisis in the housing market it was considered necessary to robustly test the financial viability of the project before submitting a planning application. This resulted in the partners deciding that it was necessary to ascertain the development industry's interest in the project. An informal market investigation was completed in January 2010. All the developer's involved took a very upbeat and positive view and expressed confidence and interest in the project which they considered viable. They all asked to be actively involved in the preparation of a planning application.

5. Current situation

The outline planning application has not been progressed. Following a review of the market investigation Knowle West Project Board and the Landowners have now resolved that the next step should be to procure a development partner to work with the landowners to progress and complete the site masterplan and prepare the planning application. This will ensure that the masterplan is grounded in commercial reality and therefore fully deliverable.'

City of Bristol College are due to vacate the site in July 2010. Good progress has been made re-housing residents. Currently five tenants and five leaseholders remain on the Council flats and two in the KHA flats. Considerable costs have been incurred in both securing vacant possession and managing the vacant buildings. There have been a number of incidents

causing concerns over the safety of the site. There have been several successful break-ins to void properties, and boilers etc. have been removed. One break-in also involved a tenant being assaulted – this tenant has subsequently moved. Site security and maintenance has been appraised, and a number of measures have been put in place including the introduction of security patrols, and a void management procedure. The number of complaints from remaining tenants, leaseholders and nearby residents is, however, increasing.

6. Proposal

Cabinet support is being sought for the early vacation and demolition of the Council Flats followed by the comprehensive redevelopment of the site to be delivered through a landowner's agreement, the preparation of a development brief and the procurement of a development partner.

6.1 Landowners Agreement

The Landowners have for a number of years worked informally to bring forward a redevelopment project on the understanding that each land interest would be combined to achieve a comprehensive development. In order to provide confidence to prospective development partners it is now necessary to formalise this arrangement in a contract.

6.2 Development Brief

A development brief will be prepared following consultation with the local community. It is intended to clearly define the highest possible standards and will aim to deliver a quality development on the site that sets a benchmark for the Knowle West Regeneration Framework. The following standards are informed by Council and HCA policy and should be seen as the minimum. The project team will explore opportunities to set higher standards in consultation with the landowners and the local community.

6.2.1 affordable housing – Affordable housing policy requires the delivery of 30% affordable housing provision, with 77% affordable social rent and 23% shared equity. There is an aspiration to increase the proportion of shared equity in order to increase the level of home ownership in the neighbourhood. Affordable housing provision will be informed by the Knowle West Housing Needs and Aspiration Study currently underway and expected to be completed in early summer. The HCA, as a partner in the project, regard this as requiring further discussion given the proliferation of affordable social rented housing in the area.

6.2.2 environmental sustainability - Council and HCA Code for Sustainable Homes policy requires Code level 4 as the minimum level by 2012. The size of the proposed development would be expected to contribute to a reduction of carbon dioxide emissions in buildings by 20%. This could be achieved by a wide range of sustainable initiatives, although this would have to be agreed by the partners. Building for Life policy requirement is Silver Standard (overall

score 14/20) by 2012. Lifetime Homes standard will be the HCA Lifetime Homes Standard. All non residential development will be required to achieve BREEAM “Very Good” (2010-2012), “Excellent” (2013-15), “Outstanding” (2016 onwards) as a minimum.

All development will be required to achieve Excellent as a minimum in the BREEAM Sustainable Communities Scheme

6.2.3 built environment & urban design - fully integrated tenures will be expected so that affordable housing and other low cost homes are not differentiated by design, quality, location, timing of development or by significant difference in access to services, amenities, etc. Affordable housing will be pepper-potted and in groups of no more than 3 units to achieve integration between tenures and to be indistinguishable from market housing. Development will be expected to create an environment that promotes cycling and walking. Car parking standards will need to be carefully considered for this development.

6.2.4 open space/ecology - An integrated development with access to public open space is fundamental to this site and improvements to the public open space will be expected from the development. The nature conservation interests will need to be safeguarded and mitigation may need to be within the development site.

6.2.5 stewardship – A formal estate management regime will need to be provided to ensure that areas in the public realm are properly maintained and managed in perpetuity.

6.2.6 secured by design – there will be an expectation that the development will go through a Secured by Design process to ensure that the development creates a safe and secure residential environment.

6.2.7 allotments – in accordance with the Allotment Strategy the project will seek to achieve provision of allotments either within the development site or by identifying suitable sites within the neighbourhood along with the necessary funding.

6.3 Council Flats

The proposal is to make a positive decision to demolish the blocks, thereby clarifying the position for the tenants and leaseholders.

The 10 remaining residents are vulnerable and isolated, and are becoming increasingly so as time moves on and more residents relocate. It seems timely to take a more proactive approach to encouraging residents to move. With a decision to demolish in place, there are grounds for evicting tenants and may be a case for a Compulsory Purchase Order (CPO) for the leaseholders if this becomes necessary.

Tenants are now being allocated the highest re-housing priority. The package on offer to leaseholders has been extended to bring the compensation package in line with that which would be payable if acquisition was through CPO (10% of market value). Also, leaseholders are being offered a council tenancy in addition to payment for their flat (as they would be under a CPO).

These measures should help to clear the blocks and ensure the residents are moved to satisfactory alternative accommodation that meets their needs.

The aim is to clear the blocks by summer 2010. However, if any tenant or leaseholder refuses to move, the council will need to seek to use eviction or Compulsory Purchase powers. This could delay gaining vacant possession of the site by a further 18 months.

Demolition will commence once the site, or any of the individual three blocks, is vacant. Demolition of all the flats is estimated to take three months and cost approximately £350,000. This figure assumes that asbestos surveys indicate no licensable asbestos is found. If it is found, then the cost of demolition is likely to be significantly higher.

It is proposed that relocation and demolition costs estimated at £1.1M are met from the New Growth Points Funding programme.

The alternative option to refurbish the blocks was not pursued in 2005 as it was felt that this did not offer value for money. The option to clear and demolish the blocks is considered the best solution from a purely financial standpoint. Once all of the residents have moved out of the flats, the flats could be secured and not demolished at this stage. However, the costs for site security and maintenance, including security patrols are anticipated to exceed £58,000 this financial year. Therefore, delaying demolition would incur unnecessary additional costs.

7 Risk Assessment

7.1 Failure to secure a landowners agreement – This would mean that the opportunity for comprehensive redevelopment would be lost. The HCA could be forced to dispose of its land interests. KHA, whose flats, unlike the BCC owned flats, are in a reasonably sound structural condition would probably refurbish and sell their flats on the open market and/or shared ownership. The opportunity for comprehensive development would therefore be lost.

7.2 One or more of the remaining tenants refuse to move - All efforts are being made to ensure the remaining tenants are in a position to be offered satisfactory alternative accommodation. They now have Band 1 status for re-housing. They are also offered Homeless Compensation, currently £4,700, as they are being forced out of their home and disturbance payments cover the

costs incurred as a result of the move. In addition, dedicated officers are overseeing the moves. Once a decision to demolish the blocks is in place, the council will be able to pursue eviction powers as a last resort if there are any tenants unwilling to move at that point.

7.3 One or more remaining leaseholders refuse to move - All efforts are being made to negotiate with the remaining leaseholders and ensure they are moved to satisfactory alternative accommodation. The options available are flexible and officer support is available through the move process. CPO powers may however need to be used as a last resort.

7.4 Demolition Risks -The site-specific construction health and safety risks will be controlled and identified by a suitably qualified CDM Co-ordinator and a surveyor. An Ecology Survey was carried out in August/September 2009 and there were no protected species in the blocks. A Type Three (Pre-Demolition/ Major Refurbishment Surveys) investigation survey needs to be performed to identify the location and type of asbestos if any in the building. Potential other hazardous materials should be picked up in a pre-demolition survey. Archaeological impact will be mitigated by liaison with the City Archaeologist.

8. Equalities Impact Assessment

Please see Appendix B

9. Environmental checklist

9.1 The significant impacts of the proposed demolition of HRA flats -Short-term increase in environmental impacts through the consumption of fossil fuels, production of waste and use of raw materials during demolition and redevelopment works. Longer term, there will be on-going consumption of energy for heat and power, production of waste and user travel to / from the redeveloped sites. Future redevelopment works will see more energy efficient buildings built in place of the existing flats. Potential exists for both positive and negative net effects for example on biodiversity or energy use.

9.2 The net effects of the proposed demolition of the HRA flats -The redevelopment of sites to high environmental standards and to replace the existing flats, which are built to lower environmental standards.

It is therefore considered that the short-term negative effects associated with demolition, and future redevelopment works will be outweighed by long-term positive effects. The extent to which this will be achieved depends on the specifications of schemes, and the success of their implementation.

Please see Appendix C for the complete Environmental Checklist.

10. Legal and Resource Implications for the Housing Revenue Account

10.1 Legal implications Housing

The Council has power to acquire land from owners under Section 17 of the Housing Act 1985 to provide housing accommodation and associated facilities.

The Council has power under Section 32 of the Land Compensation Act 1971 to make a payment equivalent to a home loss payment to owners who voluntarily agree to sell their property to the Council, if the Council is authorised to buy it. Similarly, the Council has discretion to offer tenants a discretionary payment where the Council has power to seek possession of tenanted property under Ground 10, of Schedule 2 to the Housing Act 1985. Ground 10 gives the Council power to seek possession if it intends to demolish or re-construct tenanted property. Suitable alternative accommodation must be provided for the re-possessed tenants.

Once all the land is acquired or re-possessed, it can be appropriated to general development purposes under Section 122 of the Local Government Act 1972 as mentioned in the above summary.

The Council must have due regard to the need to meet its disability equality duty under the Disability Discrimination Act 1998 and other equality duties relating to race, and gender discrimination, as well as its' own equalities policy, when carrying out its functions.

(Angela Kendrick – Legal Services)

Allotments

The Allotments Act 1925, section 8, provides that land that has been acquired or appropriated by a local authority for allotment use, can only be used for other purposes following ministerial consent, which may be conditional or unconditional.

The Smallholdings and Allotments Act 1908, section 32, provides that local authorities may sell or let allotment land for non-allotment use, if it is no longer needed for allotments, or more suitable land is available. Proceeds of sale must be used to discharge any debts or liabilities in respect of remaining allotment land, or to convert land to allotment use, or to improve existing allotments, but any surplus may be used for other local authority purposes.

(Frances Horner – Legal Services)

10.2. Financial

Revenue

None

Capital

We have prepared some financial evaluations which compared the Net present values (NPVs) of refurbishing the site (as envisaged in the original Cabinet Report in 2005) with the current proposal to demolish the site. Our current calculations support the revised decision to demolish the building. Our calculations were prepared on the understanding that there was no licensable asbestos found in the building.

On the basis that the New Growth Points funds the demolition and decanting costs of £1.1m the HRA will not have to fund these costs.

Considerations for the disposal of the land and HRA compensation will be addressed in the Landowner's Agreement and submitted for Cabinet approval in due course.

'The HRA assumes that there is no financial responsibility to share or fund development costs on the site post demolition.'

Advice provided by Louise Church, HRA Finance Manager

Communities & Local Government (CLG) awarded growth point capital funding to the South West Sub Region over the three year period to 31 March 2011 of which £9.6m was allocated to Bristol. This was made available to three regeneration projects, namely Hengrove, Kingsweir & Torpoint and Filwood Broadway. The original allocation to the projects was as follows.

Kingsweir & Torpoint	Filwood Broadway	Hengrove	Total
£000	£000	£000	£000
1,501	612	7,500	9,613

Last year CLG announced there would be cuts to the allocation of Growth Point Funding and BANES the lead authority have now advised that Bristol's allocation has been reduced by £1.7m to a revised figure of £7.9m.

The revised allocation of the reduced amount now been has been reprioritised as follows.

Kingsweir & Torpoint	Filwood Broadway	Hengrove	Total
£000	£000	£000	£000
1,527	447	5,986	7,960

This will reduce the level of funding now available to Hengrove by £1.5m but this can be largely offset by reductions achieved in the overall cost of the project. It is recognised however that longer term funding issues remain on

Hengrove especially the need to pay back a SWRDA loan made available to the project of £8.5m in 2021. Sources to fund this loan will be from current and future land sales as they become available on Hengrove.

Financial advice given by:

Mike Harding - Finance Business Partner for City Development

Land

It is apparent from the report that the current living conditions being endured by residents are unacceptable and the deteriorating condition of the flats coupled with the concerns over the costs support the decision for the blocks to be demolished.

Once the flats are demolished the land should remain committed to the wider regeneration scheme, and in the event this fails a report be brought back on the possibility of a stand-alone development or disposal of the land.

Development of part of the open space will result in the enhancement of the remaining open space by significantly improving access, security and ecological value in line with the Area Parks and Green Space Strategy.

The Allotment Strategy requires that replacement facilities are provided as part of the development or an investment is made to facilities elsewhere in the neighbourhood.

Personnel

Not applicable

Appendices:

Appendix A – Development Site Plan

Appendix B – Equalities Impact Assessment

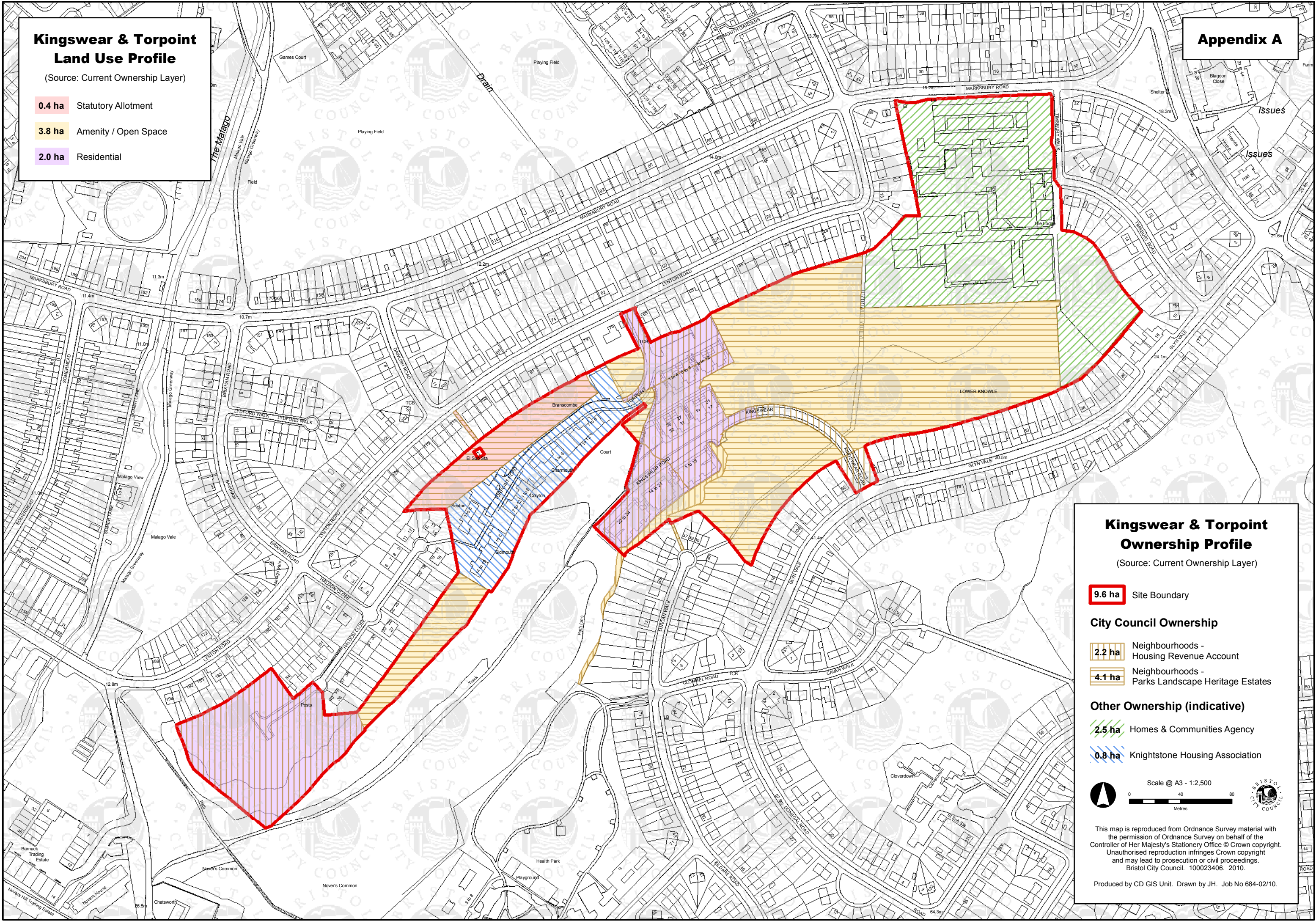
Appendix C – Environmental Checklist

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Background Papers: none

Kingswear & Torpoint Land Use Profile
 (Source: Current Ownership Layer)

- 0.4 ha** Statutory Allotment
- 3.8 ha** Amenity / Open Space
- 2.0 ha** Residential



Kingswear & Torpoint Ownership Profile
 (Source: Current Ownership Layer)

- 9.6 ha** Site Boundary

City Council Ownership

- 2.2 ha** Neighbourhoods - Housing Revenue Account
- 4.1 ha** Neighbourhoods - Parks Landscape Heritage Estates

Other Ownership (indicative)

- 2.5 ha** Homes & Communities Agency
- 0.8 ha** Knightstone Housing Association

Scale @ A3 - 1:2,500

0 40 80 Metres

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BRISTOL CITY COUNCIL
Equality Impact Assessment – Part One – Screening
Kingswear and Torpoint Flats

Name of service, function or policy being assessed	Kingswear and Torpoint Road flats.
Directorate and Service	Neighbourhoods, Renewal and Investment Section, Priority Stock Team
Names and roles of officers completing the assessment	Alison Napper, Priority Stock Programme Manager Kajal Parmar, Project Officer
Main contact telephone number	352 5168 (Alison Napper)
Date assessment completed	19 th January 2010

1. Identify the aims of the policy/service/function and how it is implemented

	Key Questions	Notes	Actions needed? By whom?
1.1	Is this a new policy/service/function or a review of an existing one?	This is a review of an existing decision which had been made about the Kingswear Rd and Torpoint Rd flats previously.	Director of Neighbourhoods, Cabinet to make the decision on the proposals mentioned.
1.2	What is the main purpose of the policy/ service/function?	The flats have structural defects, and require substantial investment. The residents living in the flats have faced uncertainty in terms of the future of the flats for many years, therefore it was recommended that remaining residents are given the opportunity to move earlier, rather	Once the outcome of the proposal is known, officers can publicise the change in policy and advise remaining

		<p>than wait for a decision to be made by the council.</p> <p>19 tenants have been rehoused to date. There are only 10 residents remaining in both blocks, therefore isolation and vulnerability is the main concern.</p> <p>The purpose of this assessment is to assess the proposal to recommend demolishing both blocks, and award higher rehousing priority for the remaining tenants and leaseholders.</p>	residents accordingly.
1.3	What are the main activities of the policy/ service/function?	<p>The main activity of this proposal is:</p> <ul style="list-style-type: none"> - actively encourage the few remaining tenants to move - offer leaseholders more incentives to encourage them to accept the offers made by the council - to demolish both blocks once all remaining residents have relocated elsewhere as mentioned above 	As above.
1.4	Who are the main beneficiaries? Whose needs is it designed to meet?	<p>If the proposal is accepted the beneficiaries are:</p> <ul style="list-style-type: none"> - Tenants will be safely rehoused elsewhere, into accommodation that meets their needs. - Leaseholders can complete their negotiations with the Council and move forward, many of the leaseholders refuse to move because they feel they should be awarded more compensation. - The city council will of course benefit, as the blocks will be demolished once cleared, which means the site can be given to the wider regeneration scheme which is currently happening in the Knowle West Area of the City. 	
1.5	Which staff carry out the policy/ service/ function?	<p>Many officers are involved within this project:</p> <ul style="list-style-type: none"> - Neighbourhoods - responsible for the rehousing of the residents, which includes providing support throughout the whole move process, organising removals for tenants, payment of disturbance and homeless compensation to tenants. <p>Estate Management – responsible for the actual site, in terms of security, fly-tipping, generally any problems with the blocks</p>	

		Repairs – responsible for day to day repairs of the flats - City Development – responsible for the wider Knowle West Regeneration Scheme	
1.6	Are there any areas of the policy or function that are governed by the service provider's judgement? eg. home visits "where appropriate". If so, is, there clear guidance on how to exercise this to prevent bias/prejudice from creeping into the process?	The Priority Stock Team – who are responsible for the rehousing of the residents in the blocks have carried out a consultation event for residents in 2008. Tenants and leaseholders have been visited at home to discuss their rehousing. Tenants that have health/mobility issues are visited at home.	
1.7	Is the Council working in Partnership with other organisations to implement this policy/ function? Should this be taken into consideration? eg. Agree equalities monitoring categories Should the partnership arrangements have an EqIA?	Not at present.	
1.8	Do you have any initial thoughts that any of the six equalities strands have particular needs relevant to the policy? ie.:	In terms of the rehousing of the residents, the team have successfully moved many tenants and leaseholders therefore the existing methods used – home visits, telephone calls, links with relatives, organising removals, help with packing, payment of disturbance and homeloss compensation will continue.	
	Gender (include Transgender)	Residents living on their own, who feel vulberable – i.e. single women will also be given priority, particularly because there have been incidents on the site whereby a tenant was assaulted. In cases such as this, the tenant was rehoused urgently for their safety.	

	Disability	Residents that have disabilities will continue to be offered home visits, and extra support throughout the rehousing process to ensure they are able to cope with organising a move, and resettling into a new home.	
	Age	Older residents will be visited at home, and the team will ensure contact is made with relatives to ensure the tenant has sufficient support. As above, extra support will be provided, which includes help with organising the removals, packing service if needed etc.	
	Race	Residents that feel they need extra support, or visits from the rehousing team will be offered this if necessary.	
	Sexual Orientation	Residents that feel they need extra support, or visits from the rehousing team will be offered this, although this is a sensitive matter, officers would rely on tenants/leaseholders to ask for this service. It has certainly been acknowledged, and support would be put into place.	
	Religion/Belief	Residents that require different levels of support, or alternative methods of support can request this. Officers will ensure that the service provided does not conflict with an individuals religion or beliefs. The Equalities Team would be contacted for their advice if necessary.	
	Do any other specific groups have particular needs relevant to the policy/service?		
1.9	Taking the six strands of equalities, is there anything in the policy that you can think of at this stage that could discriminate or disadvantage any groups of people? ie.:	<p>The proposal is to recommend that the remaining residents are given rehousing priority, leaseholders offered incentives to allow them to move, and once the blocks are empty, the blocks should be demolished.</p> <p>Based on this, there does not appear to be one particular group who would be disadvantaged.</p>	

Environment Impact Checklist

Title of report: Kingswear and Torpoint Flats
Report author: Matthew Sands
Anticipated date of key decision: 25 th MARCH 2010
<p>Summary of proposals:</p> <p>The flats at Kingswear Road and Torpoint Road, Bedminster (K&T) have long been affected by a series of design and other problems including ground movement, poor drainage and inadequate ventilation. Cabinet, on 29 September 2005, agreed to expend £2.5m of Housing Revenue Account capital budget to refurbish the 70 properties at K&T. It was subsequently decided that these funds were insufficient, and that the inherent structural defects meant that the future of the blocks was uncertain. In addition, a feasibility study was undertaken on the potential redevelopment of the area. The Cabinet decision was set aside.</p> <p>On 16th April 2008, a report was presented to the Executive Member recommending that tenants and leaseholders be offered the opportunity to move should they wish to do so.</p> <p>The 10 remaining residents are vulnerable and isolated. It seems timely to take a more proactive approach to incentivising residents to move.</p> <p>This report recommends that the council take a positive step to demolish the blocks, and the land be included within the wider regeneration of the Knowle West area.</p> <p>The redevelopment of the area is being considered as part of the wider regeneration of Knowle West. This is a Corporate Project and, following demolition, the HRA land is to be transferred to the General Fund to assist the regeneration scheme. The HRA will be seeking to recover the costs incurred in clearing the flats and demolishing the blocks from any future redevelopment scheme.</p>
<p>Overall environmental mitigation measures:</p> <p>All future residential development will as a minimum achieve HCA (or equivalent if replaced) standards relating to:</p> <ul style="list-style-type: none"> - Code for Sustainable Homes ratings (as a minimum the following standards will be achieved Level 4 (2010-12), Level 5 (2013-2015) and Level 6 (2016 onwards). - Building for Life ratings - Lifetime Homes - Space standards <p>All non residential development will be required to achieve BREEAM “Very Good” (2010-2012), “Excellent” (2013-15), “Outstanding” (2016 onwards) as a minimum.</p> <p>All development will be required to achieve Excellent as a minimum in the BREEAM Sustainable Communities Scheme.</p> <p>In line with BCC's Supplementary Planning Document 5 “Sustainable Building Design and</p>

Construction”, Sustainability Statements will be prepared to set out how future redevelopment works address the issues raised in SPD5.

Future redevelopment works will have regard to emerging Bristol Development Framework policies 13-16.

- During demolition and redevelopment works, sites will be registered to the Considerate Construction Scheme and must be classified as “A very good site” based on the scheme's scoring system at the time of construction. (currently between 31 and 35 out of 40 achieves this classification). In addition, a score of 3 or above must be achieved in each of the scheme's 8 sections, as this indicates compliance against each section. These requirements will assist in mitigating against transport impacts, spillages of materials and water, noise and air pollution.

All BCC commissioned works (demolition and potentially future redevelopment works) will require project teams to:

- Implement Site Waste Management Plans that not only meet any minimum regulatory requirements, but exceed these requirements by setting project specific targets for waste reduction and recovery and measuring performance.
- Measure and report progress against KPIs for waste and waste to landfill.
- Recover a minimum of 70% of construction materials, and aim to exceed 80%.
- Recover a minimum of 80% of demolition and strip-out materials (where applicable), and aim to exceed 90%.
- Use WRAP’s Net Waste Tool or equivalent to forecast wastage and set targets for waste reduction from the design stage.

Will the proposal impact on...	Yes / No	+ive or -ive	If yes...	
			Briefly describe impact	Briefly describe mitigation measures
Emission of Climate Changing Gases?	Yes	-	In the short-term, there is a potential for secondary emissions of climate changing gases arising through the use of energy and materials during demolition and redevelopment works. In the longer term any new buildings built will have an impact on the sites carbon footprint.	See overall environmental mitigation measures above. Contractors performance in this area will be assessed during the tendering process for all BCC commissioned works (demolition and potentially redevelopment). All future redevelopment will be required to incorporate 20% renewable or low carbon energy production.
		+	Any new homes and buildings constructed during redevelopment works will be more energy efficient than the existing flats.	

Bristol's vulnerability to the effects of climate change?	Yes	-	<p>Future redevelopment works may create new homes and buildings which may:</p> <ul style="list-style-type: none"> - Be at risk of flooding. - Increase the flood plain making surrounding buildings more vulnerable to flooding. - Place additional demand on the mains drainage system. - Increase water run-off by creating more impermeable surfaces or removing trees - Not be robust enough to cope with extreme temperature variations, or violent storms - Increase water consumption 	<p>Sites will be screened by Planning Officers to identify the appropriate mitigation in relation to any impacts identified.</p> <p>See overall environmental mitigation measures above.</p> <p>In line with "Planning Policy Statement 25: Development and Flood Risk" redevelopment works will aim to:</p> <ul style="list-style-type: none"> ● Promote SUDS for the management of surface water run-off. ● Ensure that surface water drainage arrangements are such that the volumes and peak flow rates of surface water leaving the site once developed are no greater than the rate prior to development, unless specific off-site arrangements are made and result in the same net effect.
		+	<p>It is likely that any new homes and buildings provided as a result of redevelopment works will be more water efficient than the existing flats.</p>	
Consumption of non-renewable resources?	Yes	-	<p>In the short-term, fossil fuels and other non-renewable materials and products are likely to be used through the use of energy and materials during demolition and redevelopment works.</p> <p>Any new homes and buildings provided as a result of redevelopment works will consume fossil fuels for heating, power and travel.</p>	<p>See overall environmental mitigation measures above.</p> <p>Contractors performance in this area will be assessed during the tendering process for all BCC commissioned works (demolition and potentially redevelopment works).</p>
		+	<p>Once built it is likely that any new homes and buildings provided as a result of redevelopment works will be more</p>	

			energy efficient than than the existing flats.	
Production, recycling or disposal of waste	Yes	-	<p>Waste will arise from demolition and redevelopment works.</p> <p>Waste will arise from the normal occupation of any new homes and buildings provided as a result of redevelopment works</p>	<p>See overall environmental mitigation measures above.</p> <p>Contractors performance in this area will be assessed during the tendering process for all BCC commissioned works (demolition and potentially redevelopment works).</p>
The appearance of the city?	Yes	+ / -	Demolition and future redevelopment will alter the appearance of the city.	<p>This will be considered as part of the planning process.</p> <p>See overall environmental mitigation measures above.</p>
Pollution to land, water, or air?	Yes		<p><u>Pollution of Land:</u></p> <ul style="list-style-type: none"> • Sites may have been contaminated by previous activity. • Demolition and future redevelopment works are likely to involve the use and storage of materials that would contaminate, if accidentally released. <p><u>Pollution of Water Environments:</u></p> <ul style="list-style-type: none"> • Redevelopment works may create new sewage discharges. • Demolition, and future redevelopment works are likely to use materials and processes that could contaminate watercourses and surface water drains. • Diffuse pollution will be created from run-off from any new roads and vehicular parking areas created by redevelopment works. 	<p>See overall environmental mitigation measures above.</p> <p>Contractors performance in this area will be assessed during the tendering process for all BCC commissioned works (demolition & potentially redevelopment works).</p> <p>All demolition & redevelopment works must be in accordance with guidance issued in all relevant Environment Agency Pollution Prevention Guidelines (PPGs).</p> <p>The following specific mitigation measures will be taken during demolition/redevelopment works and occupancy of any future buildings:</p> <p><u>Pollution of Land:</u></p> <ul style="list-style-type: none"> • Advice from Bristol City Council's Pollution Control team on issues related to contaminated land will be sought and acted upon. • Contractors must ensure procedures are in place to securely store any potentially polluting materials. <p><u>Pollution of Water Environments:</u></p> <ul style="list-style-type: none"> • Contractors must ensure procedures are in place to ensure

		<ul style="list-style-type: none"> ○ <u>Pollution of Air:</u> <ul style="list-style-type: none"> ● Traffic flow and speed may be affected by demolition and redevelopment works. ● Volatile chemicals, for example solvents may be released during demolition and redevelopment works. ● Demolition and redevelopment works are likely to create dust. ● If redevelopment works increase dwelling density on these sites this is likely to impact upon traffic flow and speed and change the likely need or demand for travel by building occupants/users. ● NOx may be emitted by any new homes and buildings dependent on chosen heating system. <u>Noise Pollution:</u> <ul style="list-style-type: none"> ● Noise will be created during demolition and redevelopment works. ● If redevelopment works increase dwelling density on these sites this is likely to increase transport and neighbour noise levels. 	<p>that potentially polluting materials are securely stored and kept away from watercourses and surface water drains.</p> <ul style="list-style-type: none"> ● Contractors must have an accurate drainage plan for the site and sufficient pollution control equipment available to contain any spills. ● Wherever possible, combined sewers will be avoided and the contractor must ensure that discharge points are correctly connected to avoid pollution of watercourses (eg foul water to sewer not surface water drain). ● The use of SUDS for management of surface water run-off will be promoted wherever possible. ● Any works affecting watercourses will avoid culverting, maintain a buffer zone between developments and river banks and establish an appropriate maintenance regime for any affected watercourses. <p><u>Pollution of Air:</u></p> <ul style="list-style-type: none"> ● Contractors must ensure that procedures are in place to reduce dust during demolition and construction works. <p><u>Noise Pollution:</u></p> <ul style="list-style-type: none"> ● Contractor(s) must have noise reduction procedures in place during demolition and redevelopment works by considering working hours and techniques. ● Traffic calming measures will be considered during redevelopment works.
Wildlife and habitats?	Yes	<p>It is possible for the demolition and future redevelopment works to:</p> <ul style="list-style-type: none"> ● Impact upon legally protected species or 	<ul style="list-style-type: none"> ● See overall environmental mitigation measures above ● Guidance on protecting species & habitats and future planting schemes will be sought from the

		<ul style="list-style-type: none"> habitats ● Impact on priority species or habitats listed in the UK or Bristol Biodiversity Action Plan. ● Reduce green spaces/ corridors. ● Remove trees. ● Create opportunities to incorporate existing trees or plant new trees. 	<p>Natural Environment team asap during demolition and future redevelopment works. They will also be consulted with as part of the Planning process.</p> <ul style="list-style-type: none"> ● Dependent on the Natural Environment Team's advice, an ecological assessment of site(s) may be undertaken and if necessary any protected species licences will be obtained from Natural England. ● An Arboricultural Survey of the sites will be undertaken to identify which trees should be retained. ● Wherever possible existing trees will be retained and all demolition and redevelopment works affecting these trees will be undertaken in accordance with "BS 5837:2005 Trees in relation to construction. Recommendations". ● Works are to be in accordance with BCC's Guidance Note for Tree, Shrub, Hedgerow & Scrub Clearance Works During The Bird Nesting Season. ● Contractors must control non-native invasive species in an appropriate manner.
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Consulted with:

Alex Minshull, Sustainable City Group Manager
 Celia Beeson, Climate Change and Built Environment Coordinator

Checklist completed by:

Name:	Matthew Sands
Dept.:	Neighbourhoods
Extension:	25545
Date:	18 th February 2010
Verified by Environment and Sustainability Unit	Alex Minshull, Sustainable City Group Manager