



Housing Service

**Barham Park Estate
Regeneration Proposal**

Invitation to Negotiate

March 2004

Barham Park Estate Regeneration Proposal Invitation to Negotiate

Introduction

Barham Park estate is located in Sudbury, Wembley. A plan is attached as appendix A. The estate was constructed in the early 1970's and comprises 214 flats, of the 'Resiform' building system. Twenty five of the flats are now leasehold.

The properties suffer from a range of problems associated with their age, design and the build system. The cost of repairing and modernising the estate would be considerable, especially given the standard of housing which would be provided. The Council was advised that the options of partial or complete redevelopment should be considered. In any case the resources available to the Council are insufficient to carry out refurbishment on the scale required.

Following investigations conducted by Hunter & Partners, a report was put to the Council's Executive meeting on 3rd February 2003. The Executive agreed to carry out an options appraisal, in full consultation with residents. Hunter & Partners were appointed to undertake this exercise, which took place over the summer of 2003. The Council's Executive meeting on 13th October 2003, considered the options appraisal and was advised that redevelopment, involving transfer to an RSL partner, was the most likely outcome. A copy of this report has already been provided to you.

The Council is seeking a Registered Social Landlord (RSL) to undertake a comprehensive and sustainable regeneration of Barham Park estate. We are inviting four RSL's to submit proposals for the regeneration of Barham Park estate, from which a single RSL will be selected as making the most economically and socially advantageous proposals overall (the 'preferred bidder'). For the avoidance of doubt, the regeneration proposal must include the redevelopment of the estate, i.e. the demolition of all the existing Resiform units.

Regeneration is one of the five themes of the Council's Corporate Strategy and, in brief terms, its regeneration priorities for the next 20 years are:

- to reduce the gaps between Brent's deprived communities and the rest of London
- to reduce unemployment levels to below London average
- to increase income levels to above London average
- to ensure consistently high quality of life, incorporating the provision of decent homes for all, high quality destinations and facilities, low crime, healthy living and town centre which meet the needs of local people
- to take positive preventative action in areas most at risk of falling into decline

The Council will select the preferred bidder, taking account of residents' views. This will take place in August or September 2004.

Options appraisal

The options appraisal began with a first public meeting on 22 May 2003. Three broad options were put to residents: refurbishment, redevelopment and part refurbishment/part redevelopment. The consultants prepared outline schemes to illustrate what could be achieved under each option, the schemes being refined through the consultation process. A final report was provided by Hunters in August 2003. A copy of Hunter and Partners report has been provided previously. This showed residents have a strong preference for redevelopment and this option is expected to form the basis of the scheme, which both the residents and the council would like to progress.

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Description of the estate

Barham Park estate comprises 214 properties in Roundtree and Saunderton Roads, Wembley. The site was formerly a coal yard and was developed as a Council housing estate in 1970/71. The development is of 28 three storey blocks of flats and maisonettes, using the Resiform system, as built by William Old (Resiform) Ltd.

The site is approximately 5.65 acres (2.29 hectares) and has a pronounced fall in level from Roundtree Road in the north to Saunderton Road in the south.

The accommodation provides 83 x one bedroom, 60 x two bedroom and 71 three bedroom units. A schedule of the existing accommodation showing addresses, property size, floor level and rents is provided as appendix B. (Please note that some properties are shown as 4 beds. It is believed that this is incorrect and a revised schedule will be issued when this has been checked and rectified).

Twenty five properties are leasehold, having been sold under the right to buy. There is a schedule provided of the addresses and sale details as appendix C. There are eleven further RTB applications at various stages, with two at an advanced stage.

There are 116 garages (many in an unusable condition) and 110 open parking spaces. Further details of the construction of the existing estate are provided in the earlier Hunter's draft report: Opinion on the Condition of the Resiform Properties which is provided as appendix D. The properties are known to contain asbestos. The Council has not carried out a comprehensive survey, but has some information on its asbestos register for a small number of properties surveyed in October 2000. This is summarised in appendix I. It should not be assumed that this details all asbestos content in these properties as some areas were described as inaccessible at the time of the survey.

The estate roads (Roundtree and Saunderton) are not adopted highways, but are private estate roads. Vehicle access is via a single entrance from Harrow Road and the estate is 'landlocked' being bounded by the railway, Maybank public open space, the rear gardens of privately owned houses on Central Road and the rear of businesses which front Harrow Road.

There are several pedestrian rights of way accessing the estate and crossing it, from Central Road, Maybank open space and the railway footbridge.

There is a small tenants meeting room on the estate, which is inadequate for the residents needs.

Ownership and Title

Subject to the leaseholds referred to above and in appendix C, the Council owns the land within the red boundary on the plan attached as appendix H. The land was purchased from the British Railways Board in December 1969 and is registered under freehold title NGL 665732. It includes the Maybank open space next to the estate (only the area of the estate is shown on the plan in appendix H). The land is subject to covenants and rights of way. It is also subject to a pre-existing grant of easement, relating to a thirty inch, concrete tube surface water sewer, along the southern boundary of the site (roughly under the line of Saunderton Road).

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The site is also subject to two leases both dated 25 October 1971, between the Council and Eastern Electricity Board, for two sub-stations. The term is 42 years in both cases and there are certain rights as to access and maintenance. Rights to pass over Saunderton Road have been granted to the owners of a number of properties in the adjoining Central Road. The properties concerned are numbers 3, 17, 29, 39, 41, 59, 75 and 77. Of the adjoining properties in Central Road, the Council owns number 31 but has granted a lease under the right to buy legislation, with regard to a first floor flat, number 31B.

Stakeholders and Contacts

The primary stakeholders are of course the residents, that is the tenants and leaseholders of the estate. There is a single residents association – the Barham Park Tenants Association. The committee on the BPTA has constituted a steering group for the purposes of the regeneration proposal so far. There must be genuine consultation with the residents at large, but the BPTA committee members will be an important point of contact.

The Council owns the estate and the Housing Service is responsible for it. Estate management services are provided by Brent Housing Partnership – an Arms Length Management Organisation. The adjoining open space is owned by the Council and managed by the Parks Service.

The Council has appointed PPCR as Independent Residents Adviser. The PPCR consultant should be engaged in all contact with the residents, provided with all reasonably requested information and his advice should be sought on any proposed consultation initiatives.

Barham Park is within the Sudbury Ward and there are three Liberal Democrat councillors, who take a close interest in the estate. Councillor Bobby Thomas is Lead Member for Housing.

All contact details for the above and other contacts are in appendix E.

Demographic Information

A summary of basic demographic data from the 2001 Census is attached as appendix F. This provides a comparison of the characteristics of the estate, compared with Sudbury Ward (within which the estate is located) and the borough as a whole. Unfortunately, it is not possible to provide statistics relating only to the Council estate as the figures given appear to include approximately 45 privately owned houses in Central Road.

Some key points are:

- Above average h'holds with dependent children (42% BP; 33% SW; 33%LBB)¹
- Above average lone parent families (22% BP; 7% SW; 8% LBB)
- Average pensioners living alone (12% BP; 12% SW; 11% LBB)
- Above average children under 16 (30% BP; 20% SW; 20% LBB)
- Above average with no qualifications (33% BP; 24% SW; 25% LBB)
- Below average car ownership (50% BP; 66% SW; 63% LBB)

¹ BP = Barham Park estate; SW = Sudbury Ward; LBB = London Borough of Brent.
See appendix for further details.

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Regeneration Requirements

The Council's Executive has agreed eight development objectives for Barham Park estate, as follows:

Agreed Council development objectives

- That the Council seeks a transfer and redevelopment scheme for Barham Park without any direct Council financial contribution
- That all 214 existing units are replaced with social housing
- That the scheme meets the design, layout and parking standards set out in the Unitary Development Plan (UDP) and relevant supplementary planning guidance notes
- That the scheme also includes a community centre and other proposals for the social and economic regeneration of the estate
- That all costs of rehousing and leasehold buy out are met
- That there is no impact on the Council's temporary accommodation position from decanting at Barham Park
- That all current residents at Barham Park are rehoused satisfactorily and have an opportunity to be housed in new homes at Barham Park if that is what they wish
- That the successful RSL reimburses the Council's costs in commissioning the Options Appraisal report and the Residents Friend appointment and indemnifies the Council if it has to use its CPO powers.

The Council is seeking the redevelopment of the existing Resiform estate, i.e. total demolition and new build without any major financial contribution by the Council. It seems that the most likely mechanism would be a stock transfer of the tenanted estate to an RSL, but the Council will consider other mechanisms which achieve the stated objectives.

You should put forward proposals which replace all 214 existing dwellings with an equivalent number of social housing units.

The dwelling mix of the social housing should be appropriate to meet the rehousing needs of the existing residents and you should demonstrate that this is the case. Any social housing units provided over and above the needs of existing residents should include family size units.

100% of the dwellings should be to Lifetime Homes standard and 10% should be wheelchair accessible or capable of being adapted to wheelchair use. Larger family-size wheelchair units (3, 4 and 5 bedrooms) are especially sought by the Council to meet identified existing needs.

You should submit proposals which regenerate the estate in the widest sense and contribute positively to the general area. You are required to include a community centre to replace and improve upon the existing 'portacabin'. But you should also show how you would contribute to the following areas, both during the redevelopment process and in the long term thereafter:

- educational attainment
- training and employment opportunities
- activities for young people

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- reduction in crime and anti-social behaviour
- capacity building/community empowerment
- community spirit and integration
- environmental improvement and management.

Your submission should demonstrate that you appreciate the considerations which may impact on the environment and the community in terms of health, education, local economy and equal opportunity and cultural diversity.

Design requirements

The Council is seeking a high quality design solution which meets its planning and transportation policies, as set out in the UDP and Supplementary Planning Guidance Notes. You should also have regard to the Mayor of London's London Plan, which has recently been published and adopted. Draft legislation proposes that this will be given 'development plan' status and will then be required to be taken into account, along with the UPD, in deciding planning applications.

It is essential that the Council's Planning Service and Transportation Unit are consulted early in the design process. You must also undertake early and extensive discussions with the Planning Service prior to making any planning application, in line with the Partnership Protocol (which you will already have had but is available on the Council's website).

Car access into and out of the estate is restricted to a single point of entry from Harrow Road, close to the roundabout. Access and circulation are not ideal and the design should seek to improve this. The Planning Service is also concerned about the number of dwellings served from a cul-de-sac and an increase in density may require a second point of access. Any proposals for a second access should avoid the creation of a 'rat run' through the estate.

The existing roads are private estate roads. If it is proposed to have roads adopted it is essential to discuss the appropriate design standards etc with the Transportation Unit.

There are existing pedestrian footpaths across the estate, from Maybank POS to Harrow Road and from Central Road to the railway footbridge. These should be retained with necessary local diversions as appropriate.

Parking should be in accordance with the parking standards in the UDP.

Dwellings should be designed and positioned to reduce the noise impact from the railway and the Harrow Road and you should be able to demonstrate this. Also, the design should take account of the safety implications of the proximity to the railway.

As the site is a former coal depot, you should carry out a soils survey to check for contaminated land and the stability of the ground.

The design should remove the sense of being a social housing estate and should be sensitive to the surrounding developments, especially the residential properties on the north side of Central Road and Maybank open space. High quality landscaping is required and the design and layout should include a landscaping proposal.

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It is important that the design reduces the opportunity for crime and anti social behaviour and improves security, through both the layout and internal design features.

The scheme should be designed in accordance with the principles of sustainable development set out in the UDP and SPG 19. Your scheme will be expected to achieve an acceptable level of sustainability, as indicated by the Council's Sustainability Checklist, which should be completed and returned as part of your submission. You should also demonstrate that you have achieved at least a 'Good' EcoHomes rating for 100% of the social housing units.

The dwelling mix of the social housing should meet the needs of existing residents. Tenants have expressed the wish that the new properties match the old in terms of their space standards – room dimensions and storage space. Existing dwellings are equivalent to 'Parker Morris' standards and specimen layouts for a one bedroom flat and a three bedroom maisonette are attached as appendix G. Residents should be involved in the design and the final proposals should allow residents to have some degree of choice over elements of their own new home e.g. bathroom and kitchens. The extent to which your design matches residents' aspirations will be taken into account in the final assessment.

We will discuss with you the possible joint commissioning of surveys, with a view to sharing data and costs between the four RSLs, and also minimising disruption on the estate.

Rehousing

You are expected to rehouse all existing tenants (see leaseholders elsewhere). Your proposal should set out how you expect to achieve this. Residents should be given as much choice as possible in their rehousing, with regard to location and tenure options.

All existing tenants should be given the opportunity to have a new home at Barham Park. Where they cannot be moved directly into new housing, you are expected to offer temporary housing of a size, standard and location acceptable to the tenant and to make assistance and any appropriate compensation available for both moves.

Tenants should be offered the size of accommodation appropriate to their household size and composition, meeting a standard at least equivalent to that in the Council's allocations policy, which is available on the Council's website.

You should outline the compensation and removal package that you will offer tenants and confirm your ability to meet these costs.

Leaseholders

You should provide options for resident leaseholders, to assist them to remain home owners or part owners. You should also provide options to assist non-working/retired resident leaseholders who would face higher costs and possible hardship from standard shared ownership arrangements.

You must confirm your willingness to meet the costs and risks associated with leaseholders' buy outs, including all negotiation and legal costs. Also confirm the financial package and practical arrangements for compensation and assistance for leaseholders.

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Confirm your willingness to indemnify the Council against costs incurred in any CPO which requires the Council to exercise its statutory powers.

Consultation

RSL's are expected to consult residents (tenants and leaseholders) widely and thoroughly. Consultation should take account of the diverse nature of the population and should reach all age groups and household types. Your submission must show how you have taken account of the results of the consultation and how they have helped shape your proposed scheme.

You must agree your programme of consultation with the Council and the Residents Friend, PPCR. You should be willing to work in co-operation with the other RSLs to minimise disruption to residents and to provide opportunities for comparison between proposals. We anticipate facilitating an exhibition/open day in May for initial feedback from residents and an exhibition of the final proposals in July 2004.

We will discuss and agree with you the best way to commission a household survey to determine rehousing requirements. It may be possible to combine some additional information gathering with this exercise.

Transfer of Employment (Protection of Employment) Regulations 1981 ('TUPE')

The Council considers that TUPE applies and you should complete and return the enclosed TUPE form.

The staff considered to be covered by the TUPE regulations are as follows:

2 x housing management staff employed by Brent Housing Partnership

1 x estate cleaner employed by a cleaning contractor.

Council Contact

Your principle point of contact with the Council is:

Paul McConnell
Project Director (Regeneration)
Strategy & Regeneration
Housing Service
Mahatma Gandhi House
34 Wembley Hill Road
Wembley, Middlesex
HA9 8AD.

Tel: 020 8937 2269

Fax: 020 8937 2185

Mob: 07956 198963

Please do not hesitate to contact the above for any enquiries. In the event of absence, messages can be left with Mike Somers on 020 8937 2519.

Other Council contacts are included in appendix E.

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Submission Requirements and Timetable.

You should submit a completed questionnaire and copies of all the separate documents required, as set out in the questionnaire, including the financial model in electronic format (MS Excel spreadsheet).

In completing the questionnaire you should have regard to all the information and requirements set out in this invitation document. Some information has been included here in the form of appendices. Other documents are referred to as being already in your possession or available on the Council's website. If you have any difficulty identifying or locating these, please ask for copies to be provided.

You are also required to provide 20 bound copies of a summary of the key features of your proposal.

You must complete and return the enclosed TUPE form.

The complete submission with all accompanying documents shall be carefully parcelled in plain paper, sealed and endorsed 'Tender for Barham Park Estate Regeneration'. A label is enclosed for your use and this should be attached securely to the parcel, with no other mark or sticker. This shall be delivered to the One Stop Shop, Brent Town Hall, Forty Lane, Wembley HA9 9HD (**not to staff at the front of the Town Hall at the Porters Lodge**) during normal office hours (9am to 5pm). The receptionist will sign for the tender and issue a receipt if requested.

The submission is to be received no later than **12.00 noon on Friday 2nd July 2004**.

You must not write the name of your organisation on the outside of the parcel or mark it in any way which might identify who it is from.

The timetable for this stage of the process of selection is as follows:

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| • Distribution of the Invitation to Negotiate | 19/03/04 |
| • Meeting with four RSL's | 26/03/04 |
| • Open day to allow residents feedback¹ | May 2004 |
| • Deadline for return of submissions | 02/07/04 |
| • Final exhibition of scheme proposals¹ | w/c 12/07/04 |
| • Interviews with officer/resident panel¹ | w/c 19/07/04 |
| • Decision by Council's Executive¹ | September 2004. |

¹ These dates are indicative.

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General Conditions

The information contained in this document and any accompanying documents or plans is given in good faith, but no warranty is given by London Borough of Brent or its employees as to matters of fact or the accuracy of measurements. RSL's should satisfy themselves as to all matters of fact and measurements from their own surveys, inspections and investigations.

RSL's must obtain for themselves and at their own expense any and all information required for this submission. The Council is not liable for any costs in connection with the submission. Any information supplied by the Council in connection with this invitation to negotiate shall be treated as confidential, except insofar as is necessary for the preparation of the submission.

These particulars and any accompanying documents or plans do not form part of any contract.

The London Borough of Brent and its employees do not give any warranty as to land or buildings. No warranty is given that they are suitable for the current or any proposed use or that planning permission will be granted for any form of development. Any property transferred will be transferred as seen, with all patent and latent defects.

The Council expects to be granted 100% nomination rights to the initial letting of any social housing developed in excess of the rehousing requirements of existing residents. Thereafter the normal nomination policy for relets will be applied (the Brent Nomination Agreement is available on the Council's website).

The Council believes that the Transfer of Undertakings (Protection of Employment) Regulations 1981 (TUPE) are likely to apply. You are asked to indicate whether your proposals are based on TUPE applying or not applying, by completing the 'TUPE Statement' in the form attached as appendix J. This must be completed and returned with your submission. If you intend to submit your proposals on the basis that TUPE applies, you are entitled to request further information with regards to the conditions of employment and pensions for the employees currently engaged. Before being supplied with this information, you must complete the 'Confidentiality Undertaking' form attached as appendix K. You should request this information in writing addressed to Paul McConnell.

The Council is not bound to accept the lowest cost or any submission. The Council is not bound to give reasons for rejection of any submission and reserves the right to invite fresh submissions should that be considered desirable.

Any queries relating to this Invitation to Negotiate or any requests for information should be sent in writing, addressed to Paul McConnell. Any answers to questions raised will be distributed to all the invited RSL's. The Council may in its sole discretion issue general guidance or waive or amend any part of the Invitation, any such changes being circulated to all RSL's.

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Questionnaire

1. Financial resources

- 1.1 Confirm and demonstrate that you have sufficient financial resources to undertake this project and deliver the Council's development objectives.

- 1.2 Set out your assumptions on build costs, showing cost build up, including demolition, ground works etc. Give your assumptions for inflation and show how you would deal with inflation above your assumptions.

- 1.3 State your assumptions as to the income derived from sales (outright and/or part ownership) including any market research into sales values. How would you deal with shortfalls in assumed sales income.

- 1.4 Give your assumptions for rents and service charges for each property type and your policy for reviews.

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- 1.5 Set out and quantify any additional sources of income that you will bring to and/or require for the project, including any resources that you require from the Council.

- 1.6 Set out your assumption for the costs of buying out leaseholders and confirm your willingness to meet those costs, including all associated fees etc.

- 1.7 Set out the professional services which you will use on the project, with your assumptions of fee costs, including your own development fees.

- 1.8 Confirm your willingness if successful to reimburse the Council for the costs it has incurred in carrying out the Options Appraisal (maximum £35,000) and appointing an Independent Residents Adviser (maximum £50,000). Also confirm your willingness to indemnify the Council against any costs arising from the use of its compulsory purchase powers, if this becomes necessary.

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- 1.9 Give details of your professional indemnity and public liability insurance.

- 1.10 Provide twelve (12) copies of a 30 year business plan, to be fully inclusive of all costs involved in carrying out the scheme. All monetary values should be in pounds sterling exclusive of VAT.
- 1.11 Provide a full financial model in MS Excel format, to be provided on disc or CD-ROM. The model should be accompanied by any necessary explanatory notes and any assumptions, exclusions and limitations to which it is subject.

2. Rehousing and leaseholder proposals

- 2.1 Outline your intended rehousing policy for the tenants of Barham Park, including accommodation size, type and floor level, location, choice and the use of temporary accommodation.

- 2.2 Show how you propose to source accommodation for rehousing residents, especially off the estate and including any temporary accommodation required.

- 2.3 Detail the financial and practical assistance that you will give to residents on being rehoused, including moves into and out of temporary accommodation and confirm that you will meet these costs.

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- 2.4 Set out the options which you will provide for leaseholders, given that resident leaseholders are unlikely to receive enough financial compensation to purchase equivalent property on the open market.

3. Organisation and procurement

- 3.1 Confirm that you are the sole bidder or describe any partnership or consortium arrangements, identifying roles and responsibilities and lines of communication with the Council.

- 3.2 Describe your proposed method of contract procurement, including how you will ensure that the residents' and Council's expectations as to quality of work and considerateness towards residents will be met.

- 3.3 Detail your proposals for the legal/delivery mechanism for the project and the landlord/ownership arrangements.

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- 3.4 Set out your staffing resources for the implementation of the project, their expertise, roles, responsibilities and reporting lines. Confirm the availability of staff, with reference to other schemes or work which may require their time.

- 3.5 State what staffing resources you expect the Council to provide and the role you expect them to play.

4. Economic and social regeneration

- 4.1 Confirm and describe your proposed replacement community centre and any additional community facilities which you propose to develop. Show how these would be supported to ensure their long term viability.

- 4.2 Describe in detail how you would involve residents in the further development of your proposals and the implementation of your scheme.

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- 4.3 Describe how you would involve residents in the longer term, in the management of their homes and the neighbourhood.

- 4.4 Provide details of any training and employment programmes to be provided as part of your scheme and how these would benefit the residents of Barham Park and the surrounding area.

- 4.5 Describe any additional contributions which you could bring to the economic and social regeneration of the estate and neighbouring area, both throughout the implementation of the scheme and in the longer term.

- 4.6 Describe how you would provide housing management services, so as to ensure that the improvements gained are maintained in the long term and that residents are assured of a high quality service.

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5. Design and development

- 5.1 Provide twelve (12) copies of your design proposals including accompanying drawings. This should include the layout, showing where all dwelling types and tenures are located and specimen plans for each dwelling type.
- 5.2 Provide a schedule of accommodation, including type, any special needs accommodation, size and tenure.
- 5.3 Provide details of the type of construction and design standards to be employed, with special reference to sustainability.

6. Programme

- 6.1 Provide twelve (12) copies of a detailed project plan for all phases of your scheme.

7. Equal Opportunities and Diversity

- 7.1 Confirm that you have a formal equal opportunities and/or diversity policy and set this out below or provide twelve (12) copies of any published document.

- 7.2 Set out how you would apply your equal opportunities and/or diversity policy to your proposals for Barham Park. (If you have incorporated this into your answers to other questions, indicate here where this is to be found).