



**Report for:
ACTION**

**Item Number:
16**

Contains Confidential or Exempt Information	NO
Title	South Acton Regeneration Programme – Revised Masterplan
Responsible Officer(s)	Tony Clements, Executive Director - Place
Author(s)	David Colley, Regeneration Manager
Portfolio(s)	Cllr Peter Mason, Housing & Planning
For Consideration By	Cabinet
Date to be Considered	16 th July 2019
Implementation Date if Not Called In	29 th July 2019
Affected Wards	South Acton
Keywords/Index	South Acton regeneration programme; Acton Gardens; Masterplan revision; Resident decanting; Compulsory purchase & land assembly.

Purpose of Report:

To update Cabinet on recent amendments to the South Acton masterplan and to request Cabinet authority to undertake a series of activities to progress the delivery of remaining phases of the South Acton Regeneration Programme including the making of any necessary compulsory purchase orders (CPOs) and the appropriation of land in accordance with the revised Masterplan.

1. Recommendations

It is recommended that Cabinet

- 1.1 Note the current position with regard to the South Acton Regeneration Programme.
- 1.2 Note and support proposals for the remaining amended phases of South Acton consistent with the revised Masterplan approved by Planning Committee on 12th December 2018.
- 1.3 a. Agree in principle to the making of Compulsory Purchase Order/s in respect of the land to be transferred to Acton Gardens (shown edged red on the plans in Appendices 2 to 15) generally under the Acquisition of Land Act 1981 and specifically under Section 226(1) (a) of the Town and Country Planning Act 1990.

- b. Delegate authority to the Director of Place to make any CPOs that may be required at the appropriate time and take all the necessary steps to secure confirmation of the order by the Secretary of State and acquire the affected properties pursuant to the CPO once confirmed.
- 1.2 Agree that Compulsory Purchase Order/s be made generally under the Acquisition of Land Act 1981 and specifically under Section 17 of the Housing Act 1985 to acquire compulsorily the leasehold interests in those buildings on the land to be transferred to Acton Gardens (shown outlined in red on the plans in Appendices 2 to 15).
 - 1.3 Agree the t compulsory acquisition of all rights over the land by the creation of new rights pursuant to Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 (as required)
 - 1.4 Delegate authority to the Director of Place to take all steps, procedures and measures necessary to discharge all rights, easements, liberties, privileges, advantages and incidents to which the land may be subject.
 - 1.5 Authorise the Executive Director, Place, to amend the boundary of the land to be acquired as necessary following consultation with the Portfolio Holder for Housing and Planning.
 - 1.6 Authorise the Executive Director, Place, both in advance of and after the making and confirmation of any compulsory purchase order, to negotiate with the owners of interests and rights in the CPO land with a view to acquiring those interests and rights by agreement, to conclude such acquisitions by agreement, and to pay such compensation for the acquisition of the interests and rights as may be proper and reasonable.
 - 1.7 Authorise the Executive Director, Place to initiate consultation processes on the redevelopment scheme as required under Ground 10A of Schedule 2 of the Housing Act 1985 with tenants in the affected blocks (on a phased basis as appropriate) and to commence a decanting programme in advance of the Ground 10A consent being sought.
 - 1.8 Authorise the Executive Director, Place to apply for Ground 10A consent pursuant to Part V of Schedule 2 to the Housing Act 1985.
 - 1.9 Note that decant status is to be awarded to tenants at the affected blocks in line with the Council's Allocations Policy regarding the decanting of tenants prior to demolition.
 - 1.10 Authorise the Executive Director, Place to cease lettings on the Estate of secure tenancies for properties in future phases as and when required and to adopt a revised local lettings plan to ring fence void properties in other phases on the estate for re-letting to existing South Acton residents affected by decanting in the first instances, and then for overcrowded families on the estate, before being allocated for use as temporary accommodation.

- 1.11 Authorise the Executive Director, Place to pre-allocate Secure Tenants in the affected blocks where residents have indicated they wish to move to new build housing on the estate.
- 1.13 Prior to the sale of land parcels outlined at Appendices 2 to 15, but not before vacant possession has been achieved, to agree in principle to the appropriation of Housing land pursuant to Section 19 of the Housing Act 1985 for planning purposes subject to the consent of the Secretary of State.
- 1.14 Authorise the Executive Director, Place to appropriate the Housing land outlined in Appendices 2 to 16 for planning purposes on a phased basis as required and to apply to the Secretary of State for consent pursuant to s19 of the Housing Act 1985 if required.
- 1.15 Authorise the Executive Director, Place to apply for authority to dispose of land to the developer partner under Section 233 of the Planning Act 1990 as required.
- 1.16 Authorise the Executive Director, Place to serve demolition notices and such other steps as may be required to implement the redevelopment scheme in consultation with the Director of Legal & Democratic Services.
- 1.17 Authorise the Executive Director, Place to enter into and conclude negotiations with Acton Gardens LLP to amend to the current Principle Development Agreement as necessary to reflect the revised Masterplan including taking into account Council land value when phases include a private rented sector (PRS) element.
- 1.18 Authorise the Executive Director, Place to undertake and apply for consent from the Secretary of State in relation to the removal and reallocation of any relevant allotments.
- 1.19 Note the background work that is currently being undertaken in relation to the redevelopment of the Michael Flanders Day Centre and Hope Gardens sites.
- 1.20 Note discussions that are currently taking place between Acton Gardens LLP, Catalyst housing association and the Council in relation to integrating the Hope Gardens site to allow a significant further increase in the number of homes at the site.

2. Reason for Decision and Options Considered

- 2.1 The initial Acton Gardens masterplan for the estate (consented in 2012) envisaged the demolition of all existing blocks and construction of 2,350 new homes in 11 phases over 15 years. This has been delivered to approximately its halfway point. Progress to date is shown in the table below:

Phase	Number of homes	Status
1	160	Completed
2	106	Completed

3.1/3.2	240	Completed
4	107	Completed
5	271	Completed
6.1	148	Completed. In addition to new homes, this phase delivered the majority of the new 'Community Hub, including a new youth centre, two community halls, dental surgery, Sainsbury Local, a large flexible space for voluntary sector groups and offices for L&Q Housing Association.
6.2	160	Phased completion due from March to Sept 2020. This block will also provide further commercial space and a GP surgery.
7.1	246	On-site. Phased completion currently underway, running to April 2020
9.1	68	On-site. Phased completion from Sept 2019
9.2	203	On-site. Expected completion Autumn 2021

- 2.2 In total 1,709 new homes have either been delivered, are on-site or have received detailed planning permission, with approximately half of these affordable – either social rent, shared equity for transferring leaseholders, or shared ownership.
- 2.3 Since 2012 planning policy in relation to building density in particular has moved on considerably, and each of the more recent phases have been amended to deliver a higher number of units than anticipated. Rather than continue to deviate from the extant masterplan it was felt, after discussion with Planning Officers, that a re-worked masterplan for remaining phases was required.
- 2.4 Extensive consultation with residents and other stakeholders set the parameters for the new masterplan. This is outlined in Section 15.
- 2.5 Not wishing to deviate extensively from the original masterplan (which stakeholders indicated has been successful) the new masterplan carefully uses the topography of the site to increase density and storey heights in key areas whilst marginally increasing and better defining the amount of open space.
- 2.6 Key features of the new Masterplan (which was approved by Planning Committee on 12th December 2018) include:
- An uplift of over 850 new homes within the masterplan area.
 - The whole masterplan will provide a 31 percent increase in the number of affordable homes that existed before the regeneration.
 - Forty-nine percent of all new homes will be 'affordable' – 40 percent at social rent levels; nine percent shared equity for transferring leaseholders, or shared ownership.
 - Significantly increased community contributions via s106 planning gain.
 - Overall, Acton Gardens will be providing one in every four new homes in the borough of Ealing until 2022.
- 2.7 The Masterplan revisions require in turn changes to the existing phasing and decanting of residents in subsequent phases. These new areas are shown in appendices 1 to 15. Cabinet are asked to agree these areas for the purposes of: Awarding decant status to Secure Tenants resident in these blocks in line with the Council's Allocations Policy; for the purposes of consultation in relation to Ground 10A of the Housing Act (1985); and for the purposes of negotiating with home owners ahead of Compulsory Purchase Orders being made.

- 2.8 Cabinet should note that a Compulsory Purchase Order strategy is currently being developed that is likely to combine a number of phases for a CPO(s) going forward. This will enable land assembly to take place for a number of years going forward and give home owners in future phases more certainty about their situation, allowing more time to explore the possibility of shared equity ownership within the development which has been poorly taken-up to date. This, in part, has been because leaseholders currently need to conclude the negotiation of their property value within a relatively short period of time.
- 2.9 It should be noted that the final five phases of the development will effectively provide new supply of social rented accommodation, as all existing Secure Tenants will be re-housed by that stage – which will impact significantly on the Council’s ability to house residents in need, and reliance on temporary accommodation.
- 2.10 The report to Cabinet in March 2015 introduced the concept of bringing the Michael Flanders Day Centre into the regeneration proposals. The new Masterplan includes this site within the ‘red line’ for development.
- 2.11 Since 2015, the condition of the Centre has deteriorated and officers from Housing Development and Adult Services are working with Ealing Care Commissioning Group on options to replace the Day Centre, potentially bringing in the site of the current Acton Health Centre, and providing a brand new Primary Care Centre. Housing could be provided above the new facilities, or on the site of the existing Health Centre. A separate report to Cabinet will make recommendations on this proposal within the next six months. For this reason, the date of vacant possession of the adjacent sheltered block, Harleyford Manor, cannot be confirmed at this stage.
- 2.12 A further opportunity to increase the number of homes at the site exists at Hope Gardens. Hope Gardens comprises 19 shared ownership houses constructed by Catalyst housing association in the late 1990s. Their location at the centre of the Estate effectively reduces the achievable density of the surrounding area. Bringing these homes into the redevelopment could potentially further increase the number of new homes by up to 150-180 units. Negotiations with Catalyst are still underway but, in the event of negotiations breaking down Cabinet may wish to consider the option of Compulsory Purchase, subject to a further report being submitted for their approval.
- 2.13 Acton Gardens LLP have constructed a total of 112 homes for PRS let in phases 5 and 6.2. These have been drawn from the open market sale element of the scheme and are largely in response to the market slow down currently being experienced. Whilst this meets the aims of the Council’s Private Sector Housing Strategy in bringing in larger players to drive-up quality and increase tenant security of tenure, the current Principle Development Agreement (PDA) did not envisage this type tenure. As a result, the financial model employed could unduly reduce Council land value.
- 2.14 To date, bespoke agreements have been put in place for each phase encompassing a PRS element. Going forward, the Council propose to negotiate

an amendment to the PDA to mitigate such losses and give the Council some control over the timing and quantum of such development. Recommendation 1.17 therefore delegates authority to the Executive Director, Place, to conclude and agree such an amendment to the PDA and any other consequential amendment arising from the revised Masterplan.

3. Key Implications

Secure Tenants:

- 3.1 In addition to providing circa 850 additional homes at the site (subject to detailed planning consent for each subsequent phase) the revised masterplan enables a phasing programme that would see all existing tenants and leaseholders re-housed by the Autumn 2025, with the completion of all construction by November 2028.
- 3.2 It is proposed to make an application to the Secretary of State for Housing, Communities and Local Government (HCLG) under Ground 10a of the Housing Act (1985) for Phase 7.2 of the scheme immediately. This follows the recent mandatory consultation period. Now this consultation is complete, the Council will apply for Secretary of State's consent for this phase of the scheme, and future phases will be served with the prerequisite Notices within accepted time scales.
- 3.3 Initial Demolition Notices suspending all current and future Right to Buy applications across the estate have already been served. No new Secure Tenancies are being granted, and homes that become vacant are assessed for their suitability for use for temporary tenancies in order to relieve pressure on costly bed & breakfast and other forms of temporary accommodation.
- 3.4 A revised housing needs survey of all Secure Tenants in phase 7.2 has been carried out by the South Acton regeneration team in order to update tenants' housing needs and preferences. Residents have been given the choice of moving to a Council home via the LOCATA choice-based lettings scheme, or exercising a "request to return" to the next available phase of the new-build programme. Displaced tenants who wish to return to South Acton will be given priority for re-housing.
- 3.5 Voluntary decanting for Secure Tenants in all affected blocks will commence in advance of Secretary of State consent for Ground 10A. Priority banding status will be awarded in line with the Council's Allocations Policy to enable this to occur.
- 3.6 The South Acton regeneration team will facilitate early allocations (or "pre-allocations") for those tenants in future phases wishing to move to new homes. This will enable residents to take part in workshops and consultation exercises run by Acton Gardens to determine individual design choices, and watch their new homes being built.

- 3.7 All Secure Tenants who have been resident at their home for at least 12 months will be entitled to a comprehensive compensatory package. This includes a mandatory Home Loss payment (currently £6,300, but review by HCLG annually) plus a range of discretionary Disturbance Payments. Disturbance Payments are designed to cover the incidental costs of moving and can include: Removals; service disconnections/reconnections; mail redirection; and an allowance to help cover the cost of carpets and curtains.
- 3.8 The on-site Regeneration Team are available to provide help and assistance to all residents who require it. The team conduct regular advice surgeries for residents to attend and discuss their concerns; an independent resident advisor is also on-hand to offer free, confidential and impartial advice to anyone affected by the regeneration programme.

Leaseholders

- 3.9 It is proposed that a Compulsory Purchase Order process is commenced for leaseholders in subsequent phases of the regeneration programme. The extent and timing of the Order is currently being discussed with Legal Services. It may cover a number of future phases, and be staged in approach.
- 3.10 In advance of, and after the making and confirmation of the compulsory purchase order, the Council will negotiate with the owners of interests and rights in the land with a view to acquiring those interests and rights by agreement.
- 3.11 It is recognised that there will be some current leaseholders who, by reason of their personal circumstances, will not be in a position to raise additional finance to be able to buy into the new development, which will have a higher capital value than they are likely to receive from the buyback of their current home.
- 3.12 In order to ensure these leaseholders are able to choose to remain living in the area should they choose, Acton Gardens has made available a number of properties for leaseholders in each phase of the new build programme. Equity share allows leaseholders to move to a new property on the estate by putting down their buy-back value with the outstanding amount held as a first charge on the property by the housing association. No interest or rent is payable on the outstanding amount and the equity is only repayable on the sale of the property.
- 3.13 Compensatory payments for leaseholders are made according to the CPO Code, irrespective of whether the property is bought back via CPO or earlier than this under a negotiated settlement. In addition to the agreed market value for the property, a home owner receives an additional 10% Home Loss (7.5% for non-resident home owners) and a range of compensatory payments designed to cover the costs associated with their move. This can include: Removals and utility connections/disconnections; repayment of mortgage redemption penalties and advice charges; legal fees; Stamp Duty Land Tax reimbursement (up to the value of the property being bought back by the Council) and any independent valuer fees.

4. Financial

- 4.1 This report does not seek additional budget requirement as this has been previously been approved through the HRA Business Plan presented to Cabinet in December 2018. Whilst there is an increase in the provision of more affordable homes these are largely due to the changes in planning policy and the current Development Agreement with Acton Garden LLP remains the same from a Financial perspective. The cost of delivering the additional homes lies with the developer.
- 4.2 The approved budget for delivery of the South Acton scheme is £63.055m and this will profiled to be spent over the next 7 years with scheme being funded using Capital Receipts and HRA Borrowing.
- 4.3 The budget covers all necessary Council capital costs to assist the re-developing the site and includes cost for carrying out the consultations, compulsory purchase order and buy backs.
- 4.4 Any further changes to the delivery plan and addition new development sites, such as Michael Flanders, along with additional delivery of housing schemes may result in further Council contribution to the South Acton scheme.

5. Legal

- 5.1 The redevelopment and regeneration of South Acton is dependent upon the Council being able to transfer land to a developer partner with vacant possession and unencumbered by any legal rights or interests. To that end compulsory purchase orders are necessary to ensure that all such rights and interests may be acquired by the Council prior to the transfer to the new developer partner.
- 5.2 The most appropriate enabling power is Section 226(1)(a) of the Town and Country Planning Act 1990 whereby a local authority has the power to acquire compulsorily any land in their area if the authority thinks that the acquisition will facilitate the carrying out of a development, re-development or improvement on, or in relation to, the land and thinks also that this will help to promote or improve the economic, social or environmental well-being of the area. The recommendation in paragraph 1.2 (iv) also allows for residual action to acquire rights and interests whether by the creation of new rights under Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 or otherwise.
- 5.3 Upon the completion of a compulsory acquisition of land under Section 226 (i) (a) of the 1990 Act (as will be the case here) all private rights of way are extinguished.

- 5.4 Section 227 of the 1990 Act provides that a local authority may acquire by agreement any land which they require for any purpose for which a local authority may be authorised to acquire land under Section 226.
- 5.5 The Council's use of Ground 10A (i.e. the dwelling house is an area subject of a redevelopment scheme approved by the Secretary of State) to seek vacant possession of dwellings requires prior approval of a scheme by the Secretary of State.
- 5.6 Where land has been appropriated for planning purposes the Council may subsequently dispose of the land under section 233(1) of the 1990 Act to secure the best use of that land or secure the construction of buildings needed for the proper planning of the area.
- 5.7 Under section 203 of the Housing and Planning Act 2016 where land is appropriated for planning purposes the Council may override easements and other third party rights (not including rights of way) when undertaking works to or using land where
- a) There is planning consent for the works or use
 - b) The land has at any time after 13 July 2016 been vested in, acquired or appropriated by the Council for planning purposes
 - c) The Council could acquire the land compulsorily
 - d) The works or use relate to the purpose for which the land was vested in or acquired or appropriated by the Council
- 5.8 The beneficiaries of any rights overridden by virtue of section 203 of the 2016 Act may, however, claim compensation (equal to the loss in value of their property caused by losing the right) but cannot seek an injunction to delay or terminate the development.
- 5.10 Under section 233 of the 1990 Act the Council has powers to dispose of land that is held by the Council for planning purposes.

6. Value for Money

- 6.1 A competitive developer selection process took place in regard to this scheme. This has ensured that the value for money implications of the preferred developer offer was assessed in relation to the other redevelopment proposals made by other bidders. This process encouraged the preferred developer to maximise their offer to the Council and residents so achieving the best possible regeneration outcome for the Council.
- 6.2 The terms of the Principal Development Agreement with the developer require viability assessments to be submitted by Acton Gardens at the following key stages for each phase:
- At pre-planning stage, prior to submission of a planning application

- At submission of the phase proposals to Planning Services, to ensure the quantum of affordable accommodation is the maximum achievable
- Post planning, once design details have been concluded
- Post completion, to test the developer's assessment of any overage due to be paid to the Escrow account.

The Council commissions specialist development and cost consultants to undertake these assessments.

7. Sustainability Impact Appraisal

- 7.1 All new homes to be built by Acton Gardens will be to at least EcoHomes Level 4, providing significantly reduced CO2 emissions and ensuring very low cost-in-use. Energy centres provide heat and hot water to each neighbourhood currently, with the aim of providing a district-wide communal system by the conclusion of the regeneration programme.
- 7.2 Extensive use of PV cells have been incorporated into completed phases and industry-leading energy saving and CO2 reducing initiatives will form part of future phases of the scheme.
- 7.3 Extensive efforts have taken place to ensure that the existing natural environment is enhanced through the regeneration programme. This has included use of no dig carriageways and footways to protect existing trees, incorporation of specimen trees within the overall design of buildings and provision of features such as bird and bat boxes.

8. Risk Management

- 8.1 Previous reports that considered the risks relating to the overall regeneration of South Acton have been submitted to Cabinet. Set out below is an update on the risk profile and consideration of the effect on specific risks of these proposals.
- 8.2 By its nature this capital project is high risk, although appointing a developer partner has moved risk significantly away from the Council.
- 8.3 A comprehensive risk register and analysis matrix has been developed for the scheme. This is reviewed regularly with Acton Gardens LLP at South Acton Steering Group meetings, and internally at Project Review meetings. A major risk factor identified through this process is the inability to provide vacant possession when sites are needed for handover, and the making of a CPO and the commencement of Ground 10a consultation will significantly reduce the likelihood of this occurring.
- 8.4 The Council's promotion of a CPO is subject to statutory time constraints and limits and there are at least two periods of time over which it has no control and to which any projected timetable is subject. These are:

- On the Secretary of State determining that a public local inquiry be held, the time it takes for an appropriate Inspector to become available and an enquiry date to be fixed.
- The time it takes for the Inspector to complete his/her report to submit it to the Secretary of State with his/her recommendations and for the Secretary of State to come to a final decision as to whether or not the CPO be confirmed.

8.5 By appropriating land as outlined above the Council is reducing the risk of challenge to the scheme progressing and this is considered to be an appropriate course of action to reduce risk to future planning applications by the developer.

9. Community Safety

9.1 The site-based South Acton regeneration team co-ordinate the decanting of the affected blocks in close liaison with Landlord Services and the Council's Safer Ealing team to ensure the safety and security of residents.

9.2 Where properties become void early on in a decanting phase, these are re-let to tenants from the Housing Register on a temporary tenancy. This serves to provide additional security against illegal squatting, as well as providing temporary homes for people in housing need.

9.3 Void properties that cannot be re-let (either becomes of a short time frame prior to demolition or cost of undertaking essential void works) are secured, alarmed if in a vulnerable location and decommissioned to avoid illegal squatting.

9.4 At the request of the Safer Ealing team and Metropolitan Police Service, a number of isolated garage blocks have been demolished and sites secured ahead of the phasing programme, owing to the level of antisocial behaviour they have attracted.

10. Links to the three Key Priorities for the Borough

- **Good, genuinely affordable homes**

The genuinely affordable homes provided at Acton Gardens will be offered at London Living Rent with priority for existing Secure Tenants being displaced by the redevelopment. There will also be a mixture of private sale and shared equity homes for existing resident leaseholders to enable them to stay on the estate.

- **Opportunities and living incomes**

A comprehensive jobs and skills training programme for local residents is included with each regeneration project to ensure local people have an opportunity to gain from the development through work opportunities.

- **A healthy and great place**

The comprehensive regeneration of former South Acton Estate will improve public health through better design of housing and the alleviation of overcrowding. Provision is made for residents with disabilities and the provision of wheelchair accessible housing.

A newly designed estate will consist of high quality homes designed to improve safety. The Council is committed to working with the Police to ensure developments are “secure by design”.

11. Equalities, Human Rights and Community Cohesion

- 11.1 An outline Equality Impact Assessment (EIA) for the entire regeneration scheme was undertaken during May 2007 by the Housing Regeneration division. This was updated during January 2008.
- 11.2 Early allocation to the new homes being built by Acton Gardens helps to build community cohesion by ensuring that the current resident community can choose to remain living in the South Acton area should they wish to do so.
- 11.3 Under the Human Rights Act 1998 which came into force on 2nd October 2000 all public authorities must act in accordance with the European Convention on Human Rights.
- 11.4 A property owner has the right to respect for his/her private and family life and home and there shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary for the economic well-being of the country (Article 8). The exercise of powers of compulsory purchase by the Council in accordance with statute is considered a proportionate course of action to secure the economic well-being which will follow from the implementation of this major housing scheme.
- 11.5 A person is entitled to the peaceful enjoyment of his/her possessions and no one shall be deprived of his/her possessions except in the public interest and subject to the conditions provided for by law (Article 1 of the First Protocol). The Council is permitted to control the use of property in accordance with the general interest and the exercise of powers of compulsory purchase in accordance with statute is considered a proportionate course of action to secure in the general interest the implementation of this major housing scheme.

12. Staffing/Workforce and Accommodation implications:

None.

13. Property and Assets

The property implications arising from this report are set out throughout this report

14. Any other implications:

None.

15. Consultation

- 15.1 As one of the eight so-called “High Intervention Estates” an inclusive procurement process was conducted during 2008-9 to select a development partner to undertake the comprehensive redevelopment of the South Acton Estate.
- 15.2 Following Cabinet authority to enter into a formal legal agreement with the Acton Gardens consortium (report to Cabinet December 2010), extensive stakeholder consultation was undertaken between October 2011 and December 2012 to develop a masterplan to guide the regeneration programme. This consultation included door-to-door surveys, public exhibitions, drop-in sessions and surgeries, newsletters and public meetings. Over 4,200 letters were sent to local homes, businesses and community groups. In total, over 600 individuals gave their feedback on the proposals.
- 15.3 In 2010, the South Acton Community Board was established. Elected resident representatives make-up half the membership of the Board, and are chosen by ballot at AGMs open to all members of the local population. The quarterly meetings of the group are chaired by a resident from the estate. The last AGM was held in December 2018.
- 15.4 The recent revisions to the masterplan were subject to a similarly-comprehensive consultation programme to the initial masterplan. Additionally, the Community Board held workshops and discussions to guide and steer the amendments. A summary of the public exhibitions, meetings and other activities that took place is available in the Statement of Community Involvement included as part of the planning application.
- 15.5 Following Cabinet approval of the recommendations of this report, each resident in future phases of the redevelopment programme will be written to by personal letter and advised of the revised dates for their move. Estate-wide publications (Community Lettings Plan and the Home Owners Guide) will also be revised and reissued. The resident-facing website for the project (www.yoursouthacton.co.uk) will also be updated with the full phasing plan.
- 15.6 An independent resident advisor has been available to offer free, impartial and confidential advice to any resident affected by the proposals since the outset of the scheme.

16. Timetable for Implementation

Phase	Affected Blocks/Areas	Start Decanting	Vacant Possession Date
9.2	Anstey Court; Buchan House; Osborne Road houses (part)	On-going	June 2019

9.4	Bollo Lane houses (part); Osborne Road houses (part); Osborne Road Hotel; Land currently occupied by Countryside Properties PLC sales & marketing suite.	On-going	July 2019
8.2	Carisbrooke Court, Barwick House, Properties on 81-95 Brounker Road,	On-going	Feb 2020
7.2	Belgrave Close; Frampton Court; Avenue Road; Cheltenham Place (Blocks 6 & 8)	On-going	Mar 2020
7.4	Michael Flanders Centre, Buckland Walk, Cheltenham Place (Block 9), Harleyford Manor	On-going	Mar 2021
9.6	Jerome Tower; Doyle House; Osborne houses (part); Osborne House flats, Jerome Tower allotments (part)	On-going	Mar 2021
9.5	Jerome Tower allotments (part)	Oct 2019	Oct 2021
9.3	Enfield Road houses; Harleyford Manor*	Dec 2019	Dec 2021
8.1	Ludlow Court	Apr 2020	Apr 2022
7.5	Barrington Court	Nov 2020	Nov 2022
7.3	Arlington Court; Clandon Close; Cheltenham Place (Blocks 2 & 4)	Jan 2021	Jan 2023
11.1	Beaumaris Tower	Jul 2021	Jul 2023
10.1	Glamis Court; Pevensey Court; Arundel House, 21 & 22 Park Road East; William Morris House	Oct 2021	Oct 2023
8.3	St Margarets Lodge; Pembroke House	June 2022	June 2024
10.2	Meath Court (temporary housing)	Nov 2023	May 2024
11.2	Corfe & Harlech Tower	Oct 2023	Oct 2025

* Harleyford Manor decanting dates subject to conclusion of proposals for Michael Flanders Day Centre site

17. Appendices

Appendix 1 – shows overview of the revised phasing for the South Acton regeneration programme

Appendices 2 – 16 – show detailed areas for each phase of the revised programme

18. Background Information

- South Acton Regeneration Project: Selection of Preferred Partner – *Report to Council's Cabinet Jan 2009*
- South Acton Regeneration Project: Approval to enter into a Legal Agreement – *Report to Council's Cabinet December 2010*
- South Acton Regeneration Programme Phases 1 to 5 – *Report to Council's Cabinet March 2011*
- Progressing South Acton & Havelock Estates Regeneration – *Report to Council's Cabinet May 2013*
- Housing Regeneration Update: South Acton Regeneration Programme Future Phases; and GLA funding framework Agreements – *Report to Council's Cabinet March 2015*

Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
Internal				
Tony Clements	Executive Director, Place	13/06/2019		
Nish Popat	Head of Finance	13/06/2019	05/07/2019	
Jackie Adams/ Amanda Cambell	Head of Legal	13/06/2019	19/06/2019	Paras 1, 2, 5
Cllr Peter Mason	Portfolio Holder	13/06/2019		

Report History

Decision type:	Urgency item?
Non-key decision	No
Report Author:	David Colley, Regeneration Manager x5833 colleyd@ealing.gov.uk