

28 March 2022

Wards: Avenue

## Henson Villas Consultation Results and Next Steps

### Report of the Director for Legal and Partnerships

This item is not exempt

This is a key decision. The matter is in the Forward Plan  
Ref: **0020/22**

#### 1. Purpose of the Report and Summary

- 1.1 A report was presented to Cabinet on 20<sup>th</sup> December 2021 providing details of the findings of the October 2021 consultation on the future options (including potential demolition and redevelopment) with the tenants of Henson Villas and the local community. Due to the mixed response from residents Cabinet agreed to extend the consultation process with the residents of Henson Villas to understand views in more detail and to understand whether relocation, demolition and new build could be phased in such a way that residents wishing to remain could do so and be relocated in the new flats on the site.
- 1.2 This report details the results of the consultation and review of phasing options and advises on the recommended next steps to authorise commencement of a programme of relocation of residents, demolition and redevelopment of the Henson Villas site.

#### 2. Recommendations

- 2.1 Members note the responses to the Henson Villas resident's consultation upon the Council's proposals, the key themes raised and approve the following recommendations developed in response.
- 2.2 To approve the development of designs for the replacement of the Henson Villas blocks with energy efficient and sustainable Council homes in consultation with affected residents, and ward members through Area Committees and to delegate to the Portfolio Holder for Housing and Homelessness approval of implementation of the final decisions through a decision record.

- 2.3 To authorise the Assistant Director for Neighbourhoods and Housing (in consultation with the Director for Legal and Partnerships and the Portfolio Holder for Homelessness and Housing) to procure, and subsequently enter into contract with the tenderer providing the most economically advantageous tender, to deliver the new Council housing at the site.
- 2.4 To authorise commencement of a programme of relocation of residents, demolition and redevelopment of Henson Villas site.
- 2.5 To authorise the Assistant Director for Neighbourhoods and Housing (in consultation with the Director for Legal and Partnerships and the Portfolio Holder for Homelessness and Housing) to procure, and enter contract, with a demolition contractor to undertake demolition of the Henson Villas.
- 2.6 To authorise the Head of Service for Strategy, Market Intervention and Growth to develop and implement a relocation programme for residents, supported by home loss and disturbance payments, for the current residents of Henson Villas.
- 2.7 To agree to suspend the Right to Buy of flats at Henson Villas and the Boothferry high rise blocks: Torpoint Drive, Woolwich Drive and Millport Drive (which were subject to a decision to decant and demolish in December 2021).

### 3. Reasons for Recommendations

- 3.1 Despite multiple attempts, through a range of methods, to contact all 20 tenants of Henson Villas only 13 engaged to discuss the future of their homes. 5 of the 13 tenants wanted to stay in their flats and did not support demolition. Most stated it was due to liking the area rather than the flats themselves. The other 8 respondents supported relocation and demolition.
- 3.2 The phasing of relocation, demolition and new build has been considered in light of understanding where those wishing to remain at Henson Villas live within the blocks. The original consultation was anonymous, so this was not previously understood. The five tenants wishing to remain live across the three separate blocks at Henson Villas therefore there is no option to retain one block while new build is delivered at the opposite end of the site. Had this been possible it would also have added additional cost for demolition and new build due to additional delivery phases and preliminary costs.
- 3.3 Henson Villas shows a net loss over 30 years of £120k, and also costs more in management and maintenance than is recouped through rental income. The current flats, while attractive for some due to their location, offer an undesirable housing option for many

tenants making them very challenging to let and keep let, and do not maximise the number of homes for the size of the site.

4. Impact on other Executive Committees (including Area Committees)

- 4.1 The Henson Villas blocks are located within Pearson Park in Avenue Ward. Pearson Park Trust expressly requested consideration of the future of these properties and were supportive of the recommendation to commence consultation and the potential redevelopment of the site. Avenue ward members and Wyke Area Committee were briefed prior to the previous Cabinet decision and a further briefing will be held with ward members prior to this report being discussed at Cabinet.
- 4.2 Ultimately, the demolition and redevelopment of the Henson Villas site will provide a net increase in the number of properties in Hull (which are more energy efficient, built to modern standards and designed to modern neighbourhood design principles), remove unsustainable housing stock and thus contribute to key strategic housing, health and wellbeing objectives.
- 4.3 The future design options for the redevelopment of the site post-demolition, will be subject to a future portfolio holder decision; this will be considered by Trust and ward members and/or relevant Area Committees in advance of the decision.

5. Background

5.1 The revenue repair costs for Henson Villas are much higher than the average for the HRA stock generally with costs per annum at £1,095 per property compared to a city wide average of just over £620. The high level of repair costs reflects the high level of turnover in the blocks and works being required prior to re-letting.

5.2 Henson Villas cost are shown as follows

Income and expenditure over 30 Years including inflation	£ 000s
Rental income at current void rate over 30 years	+£1,927k
Repairs and Management expenditure	-£1,477k
Capital expenditure at current Decency Standard	-£569k
<u>Total for blocks</u>	<u>-£119k</u>
<u>Total per Flat</u>	<u>-£5.9k</u>

5.3 These costs are shown at current standards and do not take into account any costs of improvement to achieve net Zero Carbon.

- 5.4 Demand for the properties is low. The blocks have one of the highest turnover rates in the city. The average rate over the last 5 years has been 30%. The housing management team have highlighted that Henson Villas is often not desirable for prospective tenants; the flats are small and have a lot of damp and mould issues.
- 5.5 Henson Villas scored the poorest for antisocial behaviour and had the poorest total scores in the annual sustainability assessment across all factors. Over the last 8 years there have been 36 service requests relating to anti-social behaviour.

6. Issues for Consideration

6.1 As per Cabinet minute 72 (20 December 2021), due to the mixed response from residents the Cabinet agreed to extend the consultation process with the residents of Henson Villas to understand views in more detail. The consultation with residents was undertaken during February 2022 and spanned a number of different channels (in-person consultation and door knocking, posted letters, email and telephone calls); despite this the response rate was still low (65%) and is summarised in the following sections.

6.2 Henson Villas February 2022 consultation results

Of the 24 flats 4 had been sold under Right to Buy but 3 have been re-acquired by the Council leaving only 7 Henson Villas still privately owned. 20 are still occupied and all tenants were encouraged to participate in the consultation via phone calls, visits to their flats and via letters shown in Appendix A. For one tenant English was not their first language and literacy was a barrier for a second, but these residents engaged in the consultation on a one-to-one basis. Only thirteen residents of the 20 responded and the results are shown in the paragraphs below. The 7 tenants who didn't respond had no additional communication needs.

6.3 Of those who responded, five residents wanted to keep their flat, eight supported relocation and demolition. The views of the remaining seven residents are unknown. Of those who responded 62% supported relocation and demolition.

6.4 Summary of comments from residents

Preference	Residents	Reason for preference
Supported demolition	5	Would like to move to a bungalow or sheltered accommodation due to their mobility/ health issues.

	3	Cited the small size and condition of the flat, in addition to anti-social behaviour both in the flats and the surrounding area.
Opposed demolition	3	They stated they would like to move into the new development providing it was still 1 bed flats which are larger than the existing flats.
	2	Stated that the flats are in need of refurbishment
Did not respond	7	Residents were made aware that their property may be demolished and still refused to comment.
<b>Total</b>	<b>20</b>	

- 6.5 Options to decant and demolish 1 or 2 blocks and build on the site, to allow some of the residents to remain in-situ and be relocated to the new properties once completed were explored. However, the residents wanting to remain at Henson Villas are spread across the three current blocks and do not reside in just one block so it would still mean moving residents on the site if retaining one block were a feasible option. It would also create additional costs and health and safety problems to retain residents on site and to phase demolition and new build delivery therefore it has been assessed as unviable.
- 6.6 The cost to demolish the flats, purchase 7 Henson villas and decant and relocate the tenants is estimated at £375k. A design brief to inform the redevelopment for the site will be progressed in consultation with planning. The redevelopment will also attract grant funding which will make the properties financially viable for the Housing Revenue Account.
- 6.7 The Housing Act 1985 section 138 A-C creates provision for the Council as landlord to prevent the right to buy being exercised by serving initial and final demolition notices within the prescribed timescales. This applies to both Henson Villas and the Boothferry high flats which were subject to a decision to decant and demolish in December 2021.

#### Relocation and support

- 6.8 In the event that approval is given to proceed with relocation, demolition and redevelopment of the sites Housing Liaison Officers (HLO) will be allocated to support residents through the relocation process; HLOs will assist residents in finding an alternative property that they are eligible for, which is affordable and in the area of their choice; this will include options to stay in the area. Support is also given on the practicalities of planning/arranging moving homes including removal services and white goods reconnections.

- 6.9 Residents affected will be eligible for a home loss payment, currently £7,100, and the Council will pay reasonable relocation costs/disturbance payment, i.e. disconnection and reconnection of cookers, redirection of post, refitting of curtains, etc. Where it is evident that an individual requires more supported than offered via a HLO and subsequent general needs housing offer then supported accommodation and housing related support options will be explored with relevant services.

## 7. Options and Risk Assessment

### 7.1 **OPTION 1 - Retain and maintain Henson Villas at the decent homes standard**

- 7.2 This option will result in expenditure of £569k at Henson Villas to maintain the properties at the decent homes standard. The lack of demand, and high turnover is likely to remain unchanged; therefore, the long-term scenario of net losses to the HRA of £119k are likely to be realised.

### 7.3 **OPTION 2 – Develop and commence relocation programme for the current residents of Henson Villas, demolish the blocks and consult on options to redevelop the sites and enter contract to deliver new homes. (Recommended)**

- 7.4 This option responds to the majority of the feedback received from residents and enables unsustainable housing to be replaced with modern, energy efficient housing which better meets the needs of the residents of the City.
- 7.5 The five Henson Villas residents who stated that they do not wish for demolition to go ahead raised concerns in earlier consultation around their recent expenditure on their flat and their preference for the location. However, these issues can be addressed through the support offered via HLOs, home loss and disturbance packages and redevelopment plans which respond to current and future housing need with the potential option to relocate back to the new site.
- 7.6 The Council will procure, and enter contract, with a demolition contractor to undertake demolition of the Henson Villas.
- 7.7 Designs will be developed for the replacement of the Henson Villas blocks with energy efficient and sustainable Council homes in consultation with affected residents, and ward members through Area Committees, and subsequently enter into contract with the successful tenderer to deliver the new Council housing at the site.

7.8 The options for tenants to Right to Buy their flats will be suspended at Henson Villas and the Boothferry high rise blocks: Torpoint Drive, Woolwich Drive and Millport Drive (which were subject to a decision to decant and demolish in December 2021).

8. Consultation

8.1 This report is based on the outcome of consultation with the Henson Villas tenants to identify the preferred options for these sites.

8.2 Avenue Ward members and Wyke Area Committee are being briefed on the consultation response ahead of Cabinet on the 28 March 2022.

9. Comments of the Monitoring Officer (Director of Legal Services and Partnerships)

9.1 Under S. 17 Housing Act 1985 the Council may acquire land for the development of housing and ancillary facilities in connection with housing accommodation. In circumstances where possession of a property scheduled for demolition cannot be obtained by agreement with the affected tenant, the Council has a statutory means to take possession proceedings to recover the property under Ground 10 of Schedule 2 to the Housing Act 1985, subject to suitable alternative accommodation being available for the tenant. Subject to the provisions of and eligibility under S. 29 Land Compensation Act 1973, those displaced by the proposed redevelopment will be entitled to home loss payments. Under S. 37 there will also be a statutory right to non-fixed disturbance payments for other eligible costs. S. 138 Housing Act 1985 provides a duty on the Council as landlord to permit the right to buy of a secure tenant. Ss 138 A-C create provision for the Council as landlord to prevent to right to buy being exercised by serving initial and final demolition notices within the prescribed timescales. A right to compensation for tenants may arise as a result.

9.2 Procurement of demolition contracts and any associated with design and construction of new dwellings should be done in accordance with a procurement strategy that secures best value to the Council in terms of economy, efficiency and effectiveness. The strategy should consider the most effective procurement procedure and the evaluation criteria that will be applied for both quality and price. The use of regional or national frameworks must be considered and the opportunity to realise social value benefits, including carbon savings, flood risk mitigation and biodiversity gain, included. [CA]

10. Comments of the Section 151 Officer (Director of Finance and Transformation)

10.1 The Director of Finance & Transformation notes the outcomes of the further consultation with residents at Henson Villas. As is set out in this, and the preceding report to Cabinet in December 2021 the properties are not popular being small and experiencing high turnover of tenants and higher than average repair costs. Overall the cost to the HRA of retaining these blocks is c£5,900 per flat (i.e. ongoing expenditure is expected to exceed income) but this is prior to any costs for achieving Carbon Net Zero. Moreover, there would appear to be significant opportunities to develop back on the site a better offer with at least the same number of Council properties. Budget provision for demolition and replacement build was not included within the HRA Budget agreed by Council in February 2022 but the budget would be amended from 23/24 onwards to take account of the revised costs should Cabinet support demolition and redevelopment. Costs in 22/23 could be accommodated by re-purposing existing budgets and any adjustments will be picked up as part of the HRA outturn report as appropriate. GS

11. Comments of Assistant Director of HR & OD and compliance with the Equality Duty

11.1 There are no Human Resource issues and am content that Equalities issues have been considered through the consultation process. KH

12. Comments of Overview and Scrutiny

12.1 The Forward Plan entry relating to this decision will be considered by the Overview and Scrutiny Management Committee at its meeting of 7 March 2022. The Committee will decide if the decision should be subject to pre-decision scrutiny, and if so which Scrutiny Commission will carry out that work. Ref: Sc6740 [MK].

13. Comments of the Portfolio Holder for Homelessness and Housing, Councillor John Black

13.1 The recommendations in this report propose the demolition and redevelopment of this site to provide a net increase in the number of properties in Hull. The new properties will be more energy efficient, built to modern standards and remove unsustainable housing stock and thus contribute to key strategic housing, health and wellbeing objectives.

**Ian Anderson**  
**Director for Legal Services and Partnerships**

Contact Officer: Liz Jamil, Head of Strategy, Market Intervention and Growth  
Telephone No.: 01482 615488

Officer Interests: None

Background Documents: -

Appendix A - Consultation Letters to tenants.

Appendix B – Equalities data

## Implications Matrix

**This section must be completed and you must ensure that you have fully considered all potential implications**

This matrix provides a simple check list for the things you need to have considered within your report

If there are no implications please state

I have informed and sought advice from HR, Legal, Finance, Overview and Scrutiny and the Climate Change Advisor and any other key stakeholders i.e. Portfolio Holder, relevant Ward Members etc prior to submitting this report for official comments	Yes
I have considered whether this report requests a decision that is outside the Budget and Policy Framework approved by Council	Yes
Value for money considerations have been accounted for within the report	Yes
The report is approved by the relevant Assistant Director	Yes
I have included any procurement/commercial issues/implications within the report	No
I have considered the potential media interest in this report and liaised with the Media Team to ensure that they are briefed to respond to media interest.	Yes
I have included any equalities and diversity implications within the report and where necessary I have completed an Equalities Impact Assessment and the outcomes are included within the report	No
Any Health and Safety implications are included within the report	No
Any human rights implications are included within the report	No
I have included any community safety implications and paid regard to Section 17 of the Crime and Disorder Act within the report	No
I have liaised with the Climate Change Advisor and any environmental and climate	No

change issues/sustainability implications are included within the report	
I have included information about how this report contributes to the City Plan/ Area priorities within the report	No
I have considered the impact on air quality, carried out an appropriate assessment and included any resulting actions or opportunities necessary to improve air quality in the report.	No
I have considered the impact on Children Looked After and Care Leavers and any resulting actions/implications have been included within the report.	No

## Appendix A Henson villas Consultation letters



Your Ref:

My Ref:

Contact: Housing Regeneration Team

Web: [hull.gov.uk](http://hull.gov.uk)

Email: [regenerationteam@hulcc.gov.uk](mailto:regenerationteam@hulcc.gov.uk)

Tel: 01482 300300

Date: 5<sup>th</sup> January 2022

Dear

### Update about the future of your home

Further to our letter of 20th December 2021 for us to better understand your opinion on the future options for your home and to hopefully answer any questions, we would like to visit you. This will be an opportunity for us to explain the options ~~and also~~ the process and the package which would be available to support you should the option agreed require you to move from your home. We can chat on a one to one basis so we can discuss any concerns that you may have.

Please contact the Renewals Team to book an appointment telephone on 01482 613829/615060/613831. Please leave a message on the answerphone giving your name, address and contact number and a member of the team will call you back to book an appointment date and time.

Yours Sincerely

A handwritten signature in blue ink, appearing to read "L. Dearing".

Chris Dearing  
Renewals Programme Manager

Your Ref:

My Ref:

Contact: Housing Regeneration Team

Web: [hull.gov.uk](http://hull.gov.uk)

Email: [regenerationteam@hulcc.gov.uk](mailto:regenerationteam@hulcc.gov.uk)

Tel: 01482 300300

Date: 26<sup>th</sup> January 2022

Dear

**Update about the future of your home**

We wrote to you on 5<sup>th</sup> January 2022 inviting you to make an appointment with the Renewals Team to enable you to put your thoughts of the future of your home to us.

It important for us to better understand your opinion on the future options for your home and to hopefully answer any questions, we would like to visit you. This will be an opportunity for us to explain the options ~~and also~~ the process and the package which would be available to support you should the option agreed require you to move from your home. We can chat on a one to one basis so we can discuss any concerns that you may have.

Please contact the Renewals Team to book an appointment telephone on 01482 613829/615060/613831. Please leave a message on the answerphone giving your name, address and contact number and a member of the team will call you back to book an appointment date and time.

Yours Sincerely



Chris Dearing  
Renewals Programme Manager

## Appendix B – Equalities data

All 20 residents are female, and English is their first language except for 1 Russian speaking resident.

