

Briefing Paper to the Riverside Area Committee

12th January 2022

Wards:

Newington and
Gypsyville, St Andrews
and Docklands, Drypool

Riverside Regeneration Projects

Briefing Paper of the Head of Service: Strategy, Market Intervention and Growth

Purpose of the Paper and Summary

1. The purpose of this briefing paper is to update Members of Riverside Area Committee on the regeneration projects delivered by Housing Strategy and Renewal.
2. Background
 - 2.1 Housing regeneration activities across the city are focused in the Council's priority renewal areas. These areas include Newington and St Andrew's, the Holderness Road Corridor, Orchard Park and North Bransholme.
 - 2.2 This briefing paper outlines the progress made within the Riverside area, including an update on developments currently on site and new programmes being brought forward as a result of successful funding bids. The report also summarises the approach being taken to secure additional funding and build upon the progress made to date.

New Build Development

- 3.1 *Amy Johnson Phase 2:*

The developer Keepmoat Homes are progressing well on site. To date 437 homes are now complete out of 485 in this phase of development. The developer is forecasting that the final homes will complete on the Amy Johnson development in the spring of 2022.

Following approval from Cabinet in March 2020 the Council entered a contract for the delivery of 17 new Council homes on this scheme, with the final 2 homes handed over on 13th December 2021.

- 3.2 *Hawthorn Avenue East*. Following the final demolition activity there remains one final parcel of land to transfer to Keepmoat Homes which is currently being progressed. The developer has also now commenced activity on the land either side of Clyde Street. Hawthorn Avenue East will see a total of 139 homes delivered over the coming years.

Local Labour

- 3.3 The local labour performance at Keepmoat's Amy Johnson development is still above the 80% target, with the period of Q2 2021/22 performing at 81.71%.

New Children's Home

- 3.4 The Council is currently working with Keepmoat Homes to deliver a brand new 6 bedroom (4x Children's bedrooms and 2x Staff bedrooms) Children's Home as part of the Amy Johnson development on Hawthorn Avenue. The contract was signed and entered into in March 2021. However, owing to disruptions to the supply chain and delays associated with utility connections the completion of this new home has been delayed. It is now anticipated that the home will complete and handover to the Council in January 2022.

Retrofit and Priority Neighbourhoods

Empty Homes

- 3.5 KWL is the appointed contractor for the Homes England funded units and to date 36 properties have been purchased and will be retained as Council housing. A further 18 properties have been leased and 6 properties have been acquired under Empty Dwelling Management Orders (EDMO).

Priority Neighbourhoods – Frontage improvements 2018 - 2021

- 3.6 The works to Ruskin / Perry Street and Conway Close consist of: replacement boundary walls and railings, bay aprons, footpaths (gate to door), court terrace footpaths including drainage, painting where appropriate, rainwater goods including fascias, gutters, fall-pipes and the installation of external solid wall insulation (or cladding) is expected subject to survey. Other miscellaneous items that will be discussed when on site may include: communal gates, street clean operations, street lighting and communal terrace walls.
- 3.7 All works to Conway Close, Ruskin Street and Perry Street, Brentwood Villas and Ruskin Avenue are now complete, with the exception of some minor snags. We are facing challenges with the necessary meter moves due to issues with an energy supply company, Scottish Power, which is preventing our ability to commence the external wall insulation to properties on two of the court terraces,

Park Avenue and one side of Laurel Grove. This issue has been escalated and formal complaints made. Hull City Council's Legal Team are now involved and are contacting Scottish Power directly, to assist in resolving this matter. However due to all other works being complete on the project the contractor has now left site and will return to complete these works once the meters have been moved. The contractor and Hull City Council continue to work hard to engage with the utility company and resolve this issue. Residents have been kept fully informed by the site team at all times and Hull City Council have also written to all residents and property owners involved.

Green Space Proposal

- 3.8 Options have been explored and developed to transform the two, currently disused, car parks at the ends of Walliker Street and Perry Street into green spaces. Consultation with internal and external partners has been ongoing. Meetings with the Streetcare and Open Spaces Strategic Manager identified no obstacles to the ongoing maintenance of these areas. A community consultation event was held at the Lonsdale Community Centre where an exhibition of the proposals was on display between the 7th to the 10th of December, and project team members were on hand to answer any queries on both the 7th and 8th. Although attendance was low, the feedback was positive with stakeholders such as the Boulevard Academy and the Hull Food Partnership being particularly keen to get involved. The consultation period is ongoing throughout December and therefore full detailed feedback will be provided once it has all been received and processed. Alongside this activity a high-level feasibility study is being carried out to assess the viability of the sites for small scale new build.

City Centre - East Bank

- 3.9 Following a series of site investigation works and a period of pre planning engagement with the local planning authority, our lead developer partner Strata Homes are now preparing a planning application for new housing on the former Clarence Mill site. Prior to any planning application a period of public consultation will be undertaken.

Gypsy and Traveller Sites

- 3.10 Following Cabinet approval in February 2021 for the delivery of 10 new permanent Traveller pitches and a separate 17 pitch temporary stopping site, a planning application was submitted. In December 2021 planning committee gave conditional approval for this application and it will now go to the Secretary for State for final approval following an objection raised by the Environment Agency. Subject to approval the Council will prepare a tender to select a contractor to undertake the works.

4.0 Next steps

- 4.1 The report highlights the significant number of regeneration projects taking place across the Riverside Area supporting the delivery of new and improved homes alongside improving neighbourhoods and key city centre assets.

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Officer Interests: None Background Documents: - None