

Briefing Paper to the Park Area Committee

13th July 2022

Wards:

Holderness, Southcoates,
Marfleet

Housing Regeneration Projects

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

1. Purpose of the Paper and Summary

The purpose of this briefing paper is to update Members of Park Area Committee on the renewal programme being delivered including regeneration, acquisition, demolition and new build housing in the area.

2. Background

- 2.1 Regeneration activities across the city are focused in the Council's priority regeneration areas.
- 2.2 This briefing paper outlines the progress made within the Park 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.

3. Issues for Consideration

Holderness Road Corridor

3.1 Acquisition Programme

- 3.1.1 The Preston Road acquisition programme contained 514 properties and all properties have now been acquired and demolished.

3.3 Lead Developer Partner – New Build Housing

- 3.3.1 *Grange (Archbishop Thurston School) site –*

Progress on site remains good with the developer reporting strong interest. As at June 2022, 91 out of the total of 121 new homes on the site were complete, of these, 66 homes are for open market sale. The final plot is expected to complete in November 2022.

The Council has 25 affordable homes for rent on this development all of which are now handed over and occupied.

3.3.2 *Preston Road (Main site between Marfleet Lane & Holderness Drain)*

Work on site continues at pace, with the first new homes now complete. The Show Home is now open and Strata Homes are reporting very strong interest in the scheme

As part of the first phase of development the Council have also contracted for the delivery of 25 modern new Council homes. The first 3 Council Homes handed over in May 2022, with the remaining 22 homes forecast to handover to the Council between 2022 and 2023.

3.4 Rosmead Street Frontage Improvement Scheme

3.4.1 Sign-up documents and schedules of work have been sent to residents and owners. Currently 93% of owners on Rosmead Street and 78% of owners on the court terraces have signed up to the scheme and engagement continues with those owners yet to sign up to the scheme. Property surveys are being completed and work is being undertaken to design options for the properties at the entrances to the numerous court terraces, which require more bespoke designs. Due to the additional partnership work involved procurement has been delayed and start on site is now anticipated in Autumn 2022.

3.4.2 Living With Water have completed surveys of Rosmead Street and are finalising designs for new road and path surfacing. They expect to start these works in late summer. Further consultation events at St Johns Church are to take place regarding these designs and flood management before works begin. These consultation events are being hosted by Living With Water with assistance and participation from Hull City Council.

4. External Wall Insulation Phase 4

4.1.1 The fourth phase of external wall insulation to non-traditional properties is well under way with the initial areas opening in Bransholme and Londesborough Street. There are 105 properties of this type identified in

the Park area. The plan is for the 10 properties on Foredyke Avenue and Glebe Road to commence in Autumn and they are forecast to complete in 2023, however, this has the potential to change as the programme gets into delivery.

- 4.1.2 Work will begin on around 95 properties in the Marfleet and Southcoates wards in 2023. Further update will follow nearer to the end of the first area's completion.

5. Next steps

- 5.1 The Council remains committed to implementing the Holderness Road Corridor Area Action Plan vision. The first four phases of the acquisition programme have been delivered and the final phase is almost complete.
- 5.2 Future delivery of the Area Action Plan in Preston Road will be achieved by continued partnership working with Registered Providers and the Lead Developer Partner. Work continues to seek and bid for additional funding as opportunities become available.

Liz Jamil

Head of Strategy, Market Intervention and Growth

Contact Officer: **Liz Jamil** Telephone No. : 01482 615488

Officer Interests: None

Background Documents: - None