

Queensway





Housing

Soft Market Testing

- Project utilised the free to use - Housing and Community Agency Developers panel to Soft market test the viability of the project.
- All 4 of the developers that returned thoughts confirmed that the Scheme is viable but only if we offset the promised 440 affordable units with 500+ private unit for sale or rent.
- Therefore on Housing viability alone (exc. Highway costs) 1000+ units will be required
- SBC Planning policy is for 30% affordable. The 440 proposed affordable units represent 40% + and a 22% increase in current affordable provision.
- Viability is enhanced by the amount to the proposed site already demolished (Queensway House and Focus Youth Centre)

Housing

Tower Blocks



crofton

**REPORT ON
STRUCTURAL INSPECTIONS
SOUTHEND-ON-SEA TOWER BLOCKS
FOR SOUTH ESSEX HOMES**

Client: _____ Project Site Address: _____
South Essex Homes _____ Queenwood, Pevensey, Chilton & Pevensey Blocks, Southend-on-Sea

Prepared By: _____
James Turner and Stuart Beardsley _____
Crofton, 15000 _____
Tel: 01772 850644 _____ Email: Sales@crofton.co.uk
Fax: 01772 493133 _____ Issue Date: 27/05/19
www.crofton.co.uk

Approved: _____ Signed: _____ Date: _____
Stuart Beardsley _____ 27/05/19

- Board has defined minimum requirement of 75 years for the towers. (National average for residential is 200+)
- Structural report allows for 30 years extended life costing an estimated £30m.
- If one or more towers are demolished the issue will be what criteria is used to decide which stay or go.
- Currently seeking costs based on minimum 75 year refurbishment to a CoS/ BREEAM 'excellent' standard and significantly different external appearance.

Housing

Tenants / Leaseholder

- The 359 social tenants will be given the option to stay on site in affordable accommodation either refurbished or new at social rent levels – subject to new tenancy agreements to control future behaviour.
- 53 Leaseholders of which the 24 who are resident leaseholders will be presented with All options on the table below. * Non resident landlords will have to pay the difference of price if on site or swap with a like for like off site
- Wherever possible we will do our best endeavours to move tenants only once.

Leaseholder Type	Sale of flat to SBC	Leasehold Swap	Shared Equity	Leaseholders becoming tenants
Resident	Yes	Yes	Yes	Yes – subject to means test
Non – Resident (Landlord)	Yes	Yes*	No	No

- Preferred options highlighted in Green means that we will offer resident leaseholders a similar sized property. They pay no rent and own an equity share of the new property equal to the valuation of their existing one.

Housing

Voids Strategy

- We currently have 29 void properties
- We will be offering tenancies in line with current SBC policies to families and residents currently on the housing waiting lists
- All new tenants will be incentivised with properties within the new housing area

Housing

Decanting Strategy

- Part of the comms workstream will be to discuss SBC preferred options with the existing tenants.
- Defined programme of new build and existing properties coming on line in lifetime of project. Establish a priority for Queensway residents.
- Wherever possible we will do our best endeavours to move tenants only once.
- Due to clear sites decanting will commence early on in the regeneration process.

A Better Queensway

The 6 Big Moves

1. Physically reconnect the town centre by covering over underpass and protecting through traffic to the seafront
2. Create a series of usable large greened open areas incorporating Sustainable Urban Drainage.
3. Reintroduce clearly defined urban blocks and streets to match typical Southend grid.
4. Potentially widen Chichester Rd to accommodate new traffic diversions for the A13.
5. New commercial/mixed development directly connecting the railway station to the town centre.
6. Re-connect Porters and the Church into the new Regeneration Area

Planning

Policy / Infrastructure

Policy

- SCAAP is the Policy basis to deliver Better Queensway
- Indicative master plan created to be compliant with current SBC policies

Proposed demographics

- 30% Family, 10% Elderly, 25% Couples, 35% Singles

Social infrastructure

- **Schools** - No primary or secondary school delivered on site, to be picked up by CIL and delivered off site – CIL payment. Don't need a new school due to it being predominately flats
- **Early Start** – opportunity provide on-site if necessary.
- **Health care** – Recognising issues of current health provisions adjacent to the site. We can look to offer an option of a primary care unit on site.

Finance

31 Ten creating strategic finance model based on detailed indicative master plan information.

Three Delivery options;

- **Direct Development**

Council develop all elements of the site and take all sales and rental risk

- **Investment & HRA**

Council put in place a lease mechanism with an external funder to develop housing to utilise HRA surpluses over time

- **Hybrid partnership**

(Sale & Rent) (Council deliver affordable elements outside structure)

Council deliver and operate all affordable units. Private rental units are developed through joint venture.

Transport

Underpass Options

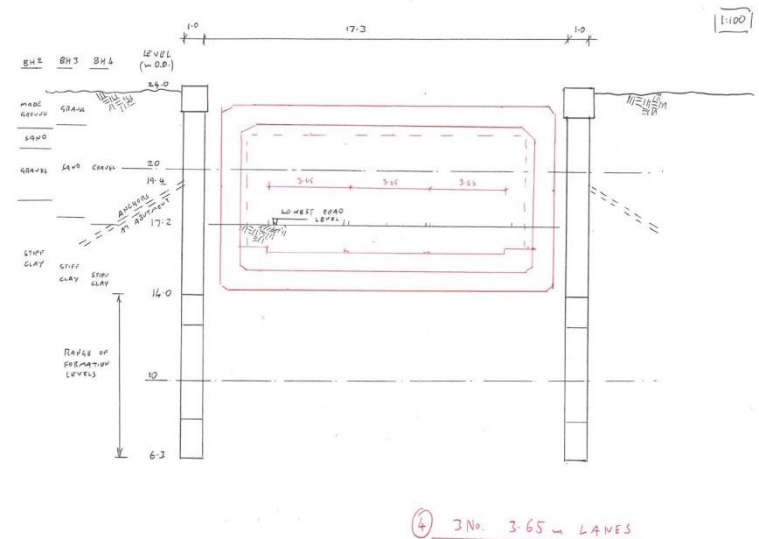
Do nothing Option – Continual on going maintenance and signalling cost

Fill in Option – Cant get model to work without significant traffic delays

Preferred option is for a cover over solution.

The 'Cover over' Option

- Protects direct access to seafront
- Reconnects the two sites
- A13 can be easily re-directed



Communications

Timeline

Wednesday 16th September – Press briefing – 4pm

Wednesday 16th September – HWP – 6pm

Wednesday 16th September – resident update session – 7.30pm

Tuesday 22nd September - Cabinet

Temporary Car Parking sign for Queensway and Short Street (old Focus building)



Please note this site forms part of the Better Queensway Regeneration Project Area and will be redeveloped in the future.
Until then, it is a temporary car park.

For more information email: betterqueensway@southend.gov.uk