

Public Document Pack

Officer Decision Making

Friday, 2nd July, 2021
at 10.30 am

PLEASE NOTE TIME OF MEETING

Virtual

This meeting is not open to the public

Decision Maker

Executive Director Place

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AGENDA

Agendas and papers are available via the Council's website

1 TOWNHILL PARK DECOMMISSIONING ORDER 2021 REVISION (Pages 1 - 68)

Report of the Head of Property seeking approval for minor amendments of the Townhill Park Decommissioning Order 2021 after consultation.

Thursday, 24 June 2021

Service Director – Legal and Business Operations

Agenda Item 1

DECISION-MAKER:	KATE MARTIN (EXECUTIVE DIRECTOR OF PLACE)	
SUBJECT:	TOWNHILL PARK DECOMMISSIONING ORDER 2021 REVISION	
DATE OF DECISION:	16th June 2021	
REPORT OF:	Tina Dyer-Slade - Head of Property	

<u>CONTACT DETAILS</u>			
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STATEMENT OF CONFIDENTIALITY		
N/A		
BRIEF SUMMARY		
In 2020 a public consultation took place regarding proposed changes to the 2017 Townhill Park decommissioning order programme. This report presents the results of the consultation for consideration and recommends approval of the changes to the current decommissioning order. Proposed changes are in line with the results of the consultation and the recommendations for decommissioning support the wider programme of bringing forward plots for new homes.		
RECOMMENDATIONS:		
(i)		that the proposed new decommissioning order is approved. This would include the following changes to the current, approved decommissioning order: <ol style="list-style-type: none">1. To bring forward the start date for decommissioning 166-186 Meggeson Avenue (Plot 5) by circa 1 month.2. To delay the start date for decommissioning 144-164 Meggeson Avenue (Plot 5) by circa 15 months from November 2020 to February 2022. However, it is possible this may be shorter than 15 months and instead be an 8-month delay.3. To bring forward the start date for decommissioning 107-125 Meggeson Avenue (including the row of shops) by circa 17 months.

		<p>4. To bring forward the start date for decommissioning 1 – 87 Kingsdown way (Plot 7) by circa 13 months.</p> <p>5. To delay the start date for decommissioning 289-331 Meggeson Avenue (Plot 13) by circa 13 months.</p> <p>6. To delay the start date for decommissioning 254-318 Meggeson Avenue (Plot 12) by circa 13 months.</p> <p>(See Appendix 1 Slide 7 existing and proposed order and Appendix 5 Proposed Order 2021)</p>
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REASONS FOR REPORT RECOMMENDATIONS

1.	The council has undertaken a formal public consultation into the suggested changes to the order of the decommissioning and at least 70% of respondents agreed with each proposed change.
2.	The revised order creates a more logical progression of decommissioning for subsequent redevelopment.
3.	Council data on repairs and condition of blocks affected by the decommissioning timetable has been reviewed. Stock condition data does not raise issues that would cause the order as proposed and supported by the consultation, to be reconsidered.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

4	Do nothing and keep the order as the existing approved order of November 2017. This would not address concerns raised by some local residents who questioned the 2017 order of decommissioning.
5	The decommissioning programme could be paused, while future delivery models are developed and activated. However, the decommissioning process is a specialist, standalone part of the development process, which only a landlord can carry out. It is unlikely that anyone else could easily, or indeed wish to take on this responsibility. Also, by its nature it is a process that takes time and the date of completion cannot be guaranteed due to factors outside the control of the council, (e.g. a tenant or a leaseholder may refuse to move).

DETAIL (Including consultation carried out)

6	Southampton City Council undertook the public consultation on the proposed changes to the order of decommissioning programme for Townhill Park Regeneration. The consultation took place between 5 October 2020 and 31 December 2020 and was primarily in response to requests from local residents and the stakeholder group, <i>SO18 Big Local</i> . The reason for each proposed change was explained in the questionnaire and is included in this report under the description of each proposal.
7	<p>The aim of this consultation was to:</p> <p>Communicate clearly to residents and stakeholders the proposed changes to the order of decommissioning.</p> <p>Ensure any resident, business or stakeholder who wished to comment on the proposals had the opportunity to do so, enabling them to raise any impacts the proposals may have.</p> <p>Allow participants to propose alternative suggestions for consideration which they feel could achieve the objective in a different way.</p>

8	The consultees were reminded that the consultation is not a vote, rather it is an opportunity for stakeholders to express their views, concerns and alternatives to a proposal. The representations made during the consultation period are presented so that decision-makers can consider what has been said, alongside other information.
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Consultation Principles

9	<p>Southampton City Council is committed to consultations of the highest standard. Consultations are structured so as to be meaningful and compliant with the following legal standards:</p> <ul style="list-style-type: none"> • Proposals consulted upon are still at a formative stage (a final decision has not yet been made) • There is sufficient information put forward in the proposals to allow ‘intelligent consideration’ • There is adequate time for consideration and response by consultees • Conscientious consideration must be given to the consultation responses before a decision is made.
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Methodology and Promotion

10	The agreed approach for this consultation was to use online and paper questionnaires as the main route for feedback. Questionnaires enable an appropriate amount of explanatory and supporting information to be included in a structured format, helping to ensure respondents are aware of the background and detail of the proposals.
11	All questionnaire results have been analysed and presented in graphs within the report contained in Appendix 1. Respondents were given opportunities throughout the questionnaire to provide written feedback on the proposals. In addition, anyone could provide feedback via letter and email. All written responses and questionnaire comments have been read and then assigned to categories based upon similar sentiment or theme. The latter are included in the report in Appendix 1.
12	<p>The consultation was promoted in the following ways:</p> <ul style="list-style-type: none"> • A letter and paper copy of the questionnaire to all Townhill Park residents and leaseholders of properties due to be decommissioned. • Via Tenants’ Link and Your City Your Say E-bulletins. • Local stakeholder group SO18 Big Local advertising and promoting the consultation and encouraging residents to fill in the questionnaire.

Existing Order and Proposed Decommissioning Order

13	<p>Appendix 1 slide 7 shows the existing approved decommissioning order agreed by Cabinet in November 2017 and also the proposed order, the subject of the consultation. This includes a summary of the proposed changes which are:</p> <ol style="list-style-type: none"> 1. To bring forward the start date for decommissioning 166-186 Meggeson Avenue (Plot 5) by circa 1 month.
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	<p>2. To delay the start date for decommissioning 144-164 Meggeson Avenue (Plot 5) by circa 15 months from November 2020 to February 2022. However, it is possible this may be shorter than 15 months and instead be an 8-month delay.</p> <p>3. To bring forward the start date for decommissioning 107-125 Meggeson Avenue (including the row of shops) by circa 17 months.</p> <p>4. To bring forward the start date for decommissioning 1 – 87 Kingsdown way (Plot 7) by circa 13 months.</p> <p>5. To delay the start date for decommissioning 289-331 Meggeson Avenue (Plot 13) by circa 13 months.</p> <p>6. To delay the start date for decommissioning 254-318 Meggeson Avenue (Plot 12) by circa 13 months.</p>
The location of the plots is shown on the plan in Appendix 2.	

Who were the respondents

14	Overall, there were 141 separate responses to the consultation. Most respondents, (89), were residents of Townhill Park, of which (44) live in a property due to be decommissioned. 38 residents who live elsewhere in Southampton responded and the remaining small numbers of respondents were from various groups e.g. schools, voluntary groups. (See Appendix 1 slide 9)
15	<p>Of the 44 respondents who lived in a block to be decommissioned, the respondents per plot are as follows:</p> <ul style="list-style-type: none"> • Plot 5 = 14, • Plot 6 = 2, • Plot 7 = 14, • Plot 12 = 9, • Plot 13 = 3, <p>1 preferred not to say. (See Appendix 1 slide 10).</p> <p>Note that <u>statistically these are small sample sizes</u> for these groups. This should be borne in mind when interpreting results based on the relatively low numbers of responses.</p>

Suggested changes to the order of Plot 5

16	<p>There are five blocks to be decommissioned in Plot 5 and this proposal is to swap the order of decommissioning of the third and fourth blocks of the five. The change is required in order to facilitate the redevelopment of the plot into two separate parcels of land, which would enable demolition to take place in the first half once decommissioned, rather than have to wait until the whole site is decommissioned. (See Appendix 2 plan of the changes for Plot 5) (The order of blocks 1, 2 and 5 remain unaltered)</p> <p>This results in the proposal:</p> <ul style="list-style-type: none"> • To bring forward the start date for decommissioning 166-186 Meggeson Avenue (phase 1) by circa 1 month. • To delay the start date for decommissioning 144-164 Meggeson Avenue (phase 2) by circa 15 months from November 2020 to February 2022. However, it is possible this may be shorter than 15
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	months and instead be an 8-month delay, depending on how smoothly the decommissioning timetable runs. (Detail and plan shown in Appendix 1 slide 13).
17	The results of the consultation for this proposal are: 70% of all respondents agree with the proposed changes to the timetable for plot 5, 21% were neutral and 9% disagreed. (See Appendix 1 slide 14)
18	There were slightly lower levels of agreement reported by residents of the Plot 5 properties due to be decommissioned in Townhill Park compared to other Townhill Park residents (67% cf. 75%).

Suggested changes to the order of Plot 6

19	The suggested change for plot 6 is to bring forward the start date for decommissioning 107-125 Meggeson Avenue (including the row of shops) by circa 17 months. The change is proposed as it brings forward the redevelopment of this plot in line with Plot 5 which is located opposite. As the new retail unit will not now be on the Meggeson Avenue end of the new park, it would be ideal to provide the new retail unit as soon as possible. (Detail and plan shown in Appendix 1 slide 18).
20	The results of the consultation for this proposal are: 71% of all respondents agree with the proposed changes to the timetable for Plot 6, 19% were neutral and 10% disagreed. (See Appendix 1 slide 19)
21	There were slightly lower levels of agreement reported by residents of the Plot 6 properties due to be decommissioned in Townhill Park compared to other Townhill Park residents (67% cf. 80%). Of the 2 responses to this question from plot 6: 1 agreed and 1 disagreed. (See Appendix 1 slide 20).

Suggested changes in the order within Plots 7, 12 and 13

22	<p>The suggested change for plots 7, 12 and 13 is to bring forward the start date for decommissioning 1–87 Kingsdown Way (Plot 7) by circa 13 months. In the 2017 decommissioning order, Plot 7 was the last plot for redevelopment. The change is proposed because it is more efficient to complete all the redevelopment sites in this location rather than completing Plots 12 and 13 and then coming back to Plot 7. (See Appendix 2 for plans)</p> <p>As a result of starting the decommissioning of 1–87 Kingsdown Way sooner, this would result in the following resultant delays to Plots 12 and 13:</p> <ul style="list-style-type: none"> • To delay the start date for decommissioning 289-331 Meggeson Avenue (Plot 13) by circa 13 months. • To delay the start date for decommissioning 254-318 Meggeson Avenue (Plot 12) by circa 13 months. <p>(Detail and plan shown in Appendix 1 slide 23).</p>
23	<p>The results of the consultation for this proposal are: 70% respondents agreed with the proposed changes to the timetable for plots 7, 12 and 13, 17% were neutral and 13% disagreed.</p> <p>(See Appendix 1 slide 24)</p>
24	<p>Levels of agreement were similar when comparing those who are residents in plots due to be decommissioned and other residents of Townhill Park. In</p>

	<p>addition, of the 14 respondents from plot 7 and the 12 from plots 12 and 13 the majority agreed.</p> <p>(See Appendix 1 slide 25)</p>
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What impact would the proposed timetable changes have on residents?

25	<p>Most residents (79%) reported either a positive impact or no impact from the proposed changes in the decommissioning timetable. The 79% is made up of 46% who registered a positive impact and 33% who registered no impact. 21% disagreed and recorded that there would be a negative impact.</p> <p>(See Appendix 1 slide 28)</p>
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Comments on the Impact of the proposed timetable changes

26	<p>37 free text comments were received concerning the impact of the proposed timetable changes and these have been grouped in themes.</p> <p>(See Appendix 1 slide 29)</p>
27	<p>9 comments expressed concern about disruption to families and school children and 4 comments were received highlighting concerns for the vulnerable and elderly.</p>
28	<p>It is acknowledged that the decommissioning process is a stressful time for those being decommissioned, which is why the council provides a bespoke Resident Liaison Officer (RLO) to the project. The RLO contacts decommissioning tenants at the beginning of the process, gathers information about their accommodation needs and wishes and then supports each tenant individually throughout their decommissioning journey.</p>
29	<p>The council operates a choice-based letting service and therefore, tenants are as far as possible, able to move to areas and accommodation of their choice. Overall, there is not a huge supply of alternative of homes and often there is a shortage of homes to suit a particular tenant's needs. This inevitably makes the process lengthy but provides a better outcome for the tenant. The council pays statutory <i>Home Loss and Disturbance Allowance</i> by way of financial compensation and to support the process of moving.</p>
30	<p>With regards to schools and disruption to children, the RLO and the council's Allocations team endeavour to offer tenants alternative accommodation which meets the educational needs of their children. The local schools are invited to attend the Townhill Park Forum meetings, where information on the regeneration programme is discussed with stakeholders. In addition, meetings are held with schools on an individual basis.</p>
31	<p>The RLO establishes details about vulnerable and elderly tenants during the initial contact meeting(s) and gathers information on tenants' requirements. The RLO is then able to liaise with other areas of the council and external agencies as required, in order to provide suitable support for tenants if this is needed. In many cases elderly tenants can be relocated to accommodation which the council has specifically identified for older age groups.</p>

Comments on the decommissioning included in each of the proposals

32	Each of the proposals included a section for free comment and slides have been included in the consultation results, analysing the comments made. The comments have been grouped by category. (See Appendix 1 slide 16 for plot 5, slide 21 for plot 6 and slide 26 for plots 7, 12 and 13.) Respondents may have made multiple points in their comments, so may be collated within multiple themes. The comments themselves have not been included to preserve respondent's privacy, consistent with the principles of data protection.
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Main findings from the comments by decommissioning plot

Comments on repairs and condition of buildings and anti-social behaviour

33	Comments were made on the poor condition of buildings, the need for repairs, the poor state of cleanliness of some blocks and aspects of anti-social behaviour. These comments have been passed to Housing Management and Housing Operations and have been reviewed. A future article is planned for the council's monthly Townhill Park bulletin, where advice will be given to tenants about communication channels for reporting problems.
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Loss of the convenience store during redevelopment (plot 6)

34	As many respondents (9) agreed with the proposal for plot 6 as had concerns about the temporary loss of the convenience store (9). The council recognises that if the retail units relocated to plot 6 then there will be a period when the existing store is likely not available. The council recognises that some residents are dependent on a local shop and will actively investigate how any period without a shop can be mitigated.
35	The current leaseholders of the convenience store and play facility know that the properties are under redevelopment and consequently they are on a short-term lease. It is too early in the process to speculate on exactly where and what form the replacement retail accommodation will take. The council will continue to communicate with residents and commercial leaseholders as proposals develop.

Summary of Results

36	In each of the proposed changes to the timetable, 70% of respondents agreed with the proposed change. On the question of impact of the proposed timetable changes 79% of respondents recorded positive or neutral impact. (See Appendix 1 slide 11).
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Other factors affecting the order of Decommissioning

37	As part of the decommissioning review, the data on stock condition and repairs has been reviewed. This does not show any significant factors, which would alter the decommissioning order supported by the consultation.
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Next Steps

38	The outcome of the decision will be reported to residents, with focus particularly on those living in Townhill Park. Tenants and leaseholders of each property in a block to be decommissioned will receive a letter with details of the decision. Further communication with residents will take place using the Townhill Park bulletin, Tenants' Link, Your City Your Say E-bulletins and the council's website. In addition, the local stakeholder group
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	SO18 Big Local will promote the results using their communication network. Schools will also be informed.
Why it's necessary to continue the decommissioning process and approve the revised timetable.	
General Considerations	
39	The focus of the approval sought in this paper is principally around the changes in order to the current decommissioning timetable. The decommissioning of the residential blocks takes considerable time. (See reasons given earlier in the report in paragraphs 28 to 31.) To enable regeneration of the blocks, it is important that the decommissioning timetable continues as planned, irrespective of the precise model of redevelopment chosen.
40	It is very unlikely that either Housing Associations or developers would be interested in developing a site which is not already decommissioned. There would be significant procedural matters to be addressed, not least legal formalities for a change of landlord during the decommissioning. Sizes of their portfolios would likely restrict capacity to rehouse residents and tenants preferred new (and temporary), landlord would need to be consulted upon. The complexities of buying-out leaseholders would also be very unattractive.
41	The revised timetable dates are the optimum dates that the plots can be decommissioned. Experience has shown that to date, the majority of tenants can be moved according to the timetable facilitated by the council with the established local team. Within each plot being decommissioned there are however a few tenants or leaseholders who take longer than the ordinary timetable to move. In such cases, every effort is made to reach an agreement.
42	Ultimately, if there is no prospect of the tenant or leaseholder agreeing to move/sell, the council may need to resort to legal means such as Compulsory Purchase Orders (CPOs) or Notices of Seeking Possession (NOSP). Because of its statutory powers, stock size and expertise, the council may be best placed to resolve these issues. Legal action can result in a lengthy and uncertain timescale to achieve vacant possession.
43	Because of these unpredictable potential lengthy delays, it is necessary to carry out decommissioning well in advance of other activities in the regeneration process. This is in order to minimise delay to demolition, but ultimately to provide 'programme certainty'. Programme certainty is key in respect of the council's ability to grant timely vacant possession for construction activities without significant additional costs being incurred.
44	A buyer/developer will base the purchase price on costs associated with a defined development programme for a scheme. If vacant possession cannot be provided as planned to meet a third party's development programme, the buyer/developer costs will increase (daily) and ultimately the council will meet the associated costs of that delay.
45	The party responsible for the demolition of the vacant properties is also key. External parties are unlikely to want to purchase a site without the certainty of a planning consent. The council would be responsible for the

	security of the vacant buildings until the developer obtains planning and will then complete purchase for the site and could demolish dwellings.
46	If a site is sold to a developer/ Housing Association with vacant properties still standing then the council has little control over how long those properties remain vacant.
47	Past experience of developers and Housing Associations is that ownership of sites is deferred until planning consent has been achieved. This can be several years after the property deal has been agreed and for the intervening time the council has to keep the vacant properties secure. This is an expensive cost to the council, over which it has no control. In the past despite full security boarding, properties have been subject to flooding and fire damage.
48	The demolition period is also a lengthy process in itself. Asbestos surveys cannot be carried out until the buildings are vacant, or almost so. Asbestos surveys carried out in advance of the demolition contract allow a more accurate cost to be established as part of the demolition tender. Other surveys are required in order to obtain planning consent to demolish. The demolition itself often appears stagnant with little progress evident, since after the site fencing is erected the removal of meters, other utilities and a 'soft strip' takes place. The actual demolition of the buildings does however take place over a short space of time.
49	Ultimately any buyer/developer will not be willing to commit to a development programme whilst delivery factors are beyond the control of the developer. Usually 'longstop' dates can be agreed, but these are extendable and therefore there are very minimal controls over development timetable with a third party.
50	The council has more control over redevelopment sites if it carries out the decommissioning and the demolition. However, consultation and approval by the Secretary of State is required prior to demolition if the site is to be sold. In addition, there may be further consultation required with tenants.
51	Other factors such as Value Added Tax (VAT) have implications for land transfers and recoverable tax on demolition costs. Often Housing Associations cannot reclaim VAT on demolition costs unless it is part of the building contract. Separation of the timings for demolition and building contracts might be preferable and necessary for security/safety reasons and to allow planning to be achieved, but this can introduce cost implications. Because of these issues it may still be more advantageous for the council to follow the route of carrying out the demolition directly. Each case needs to be assessed on an individual basis
52	There may be variations on the options outlined above that would be advantageous to both the council and a developer/Housing Association, which could be explored as the decommissioning is progressed.
53	Going forward the decommissioning programme needs to be run in parallel with planning, procurement and partnership processes to prepare schemes to bring forward new homes. Thus, with the <u>procurement of a planning consent for a new scheme being achieved as close as possible or commensurately with the decommissioning of the old scheme</u> there is a huge benefit. The programme will aim to do this, but it should be

	acknowledged that many variables can make this difficult to optimise but this is easiest to achieve if the council maintains control.
Specific reasons to continue the decommissioning programme	
(i) Decommissioning is time consuming and the timeline can be unpredictable	
54	<p>It does not matter what development procurement model is chosen, decommissioning of properties is a lengthy process and the end date cannot be accurately forecast. In Southampton, the supply of properties for tenants to relocate to is limited and this can make the process of decommissioning lengthy.</p>
55	<p>The properties the council are decommissioning can contain a mix of:</p> <ul style="list-style-type: none"> • council tenants, • temporary council tenants, • leaseholders who live in their property • leaseholders who sublet their property which is occupied by private tenants. <p>Each of these circumstances has a different approach to decommissioning.</p>
56	<p>The timetable the council has proposed is demanding and there are invariably a few occupants who take more time to move. Currently, the full impact of Covid-19 is not yet known, and this may lead to longer periods to move tenants and to complete the decommissioning of blocks. E.g. currently we have several tenants within the final Rowlands Walk block who are waiting to move to Housing Association properties, but these are not yet ready because of Covid-19 delays.</p>
(ii) Plot 5 is already under decommissioning	
57	<p>Decommissioning of Plot 5 is already underway and the first of the five blocks. 2-32 Benhams Road is substantially vacant. The serving of the Decommissioning Notice on the second block, 34- 64 Benhams Road was due to take place in May and is now overdue and tenants are concerned that they do not know what is happening. The decommissioning of Plot 5 should continue as per the timetable for the reasons set out in this report. Following approval of this report those affected by the decommissioning of Plot 5 will be notified of the decision.</p>
58	<p>The two Benhams Road apartment blocks are in the current position in the decommissioning programme largely due to the poor state of the balconies. The balconies are currently ‘propped’ to provide structural support. They were part of the city-wide balcony repair programme. Instead of carrying out the repairs it was more cost efficient to carry out the blocks decommissioning as soon as possible in the programme. (The Rowlands Walk blocks on Plot 9 currently under redevelopment also have the same balcony issue which is why they have already been decommissioned as a priority).</p>
(iii) Homes England (HE) Housing Infrastructure Fund (HIF) Grant implications	
59	<p>The council has received £3.75 million grant from the HE HIF fund in order to carry out infrastructure improvements that will facilitate the development of the remaining 609 new homes in the Townhill Park Regeneration</p>

	scheme. The infrastructure works include the improvements to Meggeson Avenue completed in October 2020 and the delivery of the new park (Townhill Green) by March 2022, both of which are planning requirements.
60	HE requires quarterly monitoring returns which include details of both the implementation of the infrastructure programme and in addition progress on the housing redevelopment, programmed to run until 2030. Delays to the programme such as a pause in the decommissioning programme must be reported to HE, with reasons for their consideration and approval. Failure to deliver the 609 new homes may result in repayment of all or part of the HE grant.
61	In addition, the council was required to make a £10.3M contribution towards the development of the housing programme. This funding was approved by Council in February 2019. This funding is to cover the remaining costs of decommissioning and to facilitate sites for redevelopment including carrying out demolition. This budget is separate from the 1000 Homes budget. The funding currently requires reprofiling over the years 2021-22 to 2024-25.
Decision	
62	The November 2017 Cabinet approval delegated future decisions (in recommendation (v)): ‘Subject to approval of (iv), to delegate to the Head of Capital Assets, following consultation with the Leader and Service Director, Adults, Housing and Communities approval of further changes to the order of the Decommissioning Plan for Townhill Park Regeneration Scheme contained in Appendix 3, subject to any necessary statutory consultation.’
63	Legal Services have advised that this decision can be made by the Director of Place. The July 2020 Council approval of the 1000 Homes Programme delegated decisions to: ‘... delegate authority to the Director of Place following consultation with the Cabinet Member for Homes and Culture, Executive Director Communities, Culture and Homes, the Executive Director Finance and Commercialisation and the Service Director Legal and Governance.’
64	The practice has been that papers are taken to the 1000 Homes Board where the decision is discussed and if agreed by the parties and the Service Director Legal and Governance, papers are then approved by the Director of Place.
RESOURCE IMPLICATIONS	
<u>Capital/Revenue</u>	
65	Changes to the exiting timetable for decommissioning do not in themselves incur additional capital and revenue costs.
<u>Property/Other</u>	
66	Changes to the exiting timetable for decommissioning do not have particular property implications.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

67	The Council has statutory and common law duties to consult both on the proposed policies and on the decommissioning programme for Townhill Park Regeneration Scheme.
68	The Statutory duties to consult are under S.105 of the Housing Act 1985 and S.137 of the Housing Act 1996. This duty states that the Local Authority must have a written published statement of consultation arrangements for secure and Introductory tenants who are likely to be substantially affected by housing matters. This statement of arrangements was published in accordance with these requirements and the statutory part of the consultation complied with the arrangements.
69	The Council also has general housing management duties which cover a number of individuals including leaseholders and has consulted on all those likely to be affected by any housing management change in policy.
70	Should future proposals for the redevelopment plots include disposal of land an application will need to be sent to the Secretary of State for approval after consultation has occurred pursuant to Part V of schedule 2 of the Housing Act 1985. This consultation is instead of undertaking the S.105 consultation for those plots but will be undertaken in exactly the same manner as required under the consenting regime.
71	There is also a common law duty to consult from a legitimate expectation deriving from past practice of the Council. The Council has fully consulted with all stakeholders and affected individuals and bodies. The outcome of that and the relevant statutory consultation, as set out in this report and background papers, must be considered in reaching a final decision on the proposals within this report.

Other Legal Implications:

72	In taking this decision, the decision-maker must also be aware of their obligations under section 149 Equality Act 2010. This section contains the Public Sector Equality Duty (PSED). It obliges public authorities, when exercising their functions, to have 'due regard' to the need to: <ul style="list-style-type: none"> • Eliminate discrimination, harassment and victimization and other conduct which the Act prohibits; • Advance equality of opportunity; and • Foster good relations between people who share relevant protected characteristics and those who do not. • The relevant protected characteristics under the Equality Act are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Case law has established the following requirements for the PSED to be exercised lawfully: <ul style="list-style-type: none"> • The equality duties are an integral and important part of the mechanisms for ensuring the fulfilment of the aims of anti-discrimination legislation; • The relevant duty is on the decision maker personally. What matters is what he or she took into account and what he or she knew. The decision maker cannot be taken to know what
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	<p>his or her officials know or what may have been in the minds of officials in proffering their advice;</p> <ul style="list-style-type: none"> • It is important to record the steps taken by the decision maker in seeking to meet the statutory requirements in order to demonstrate that the duty has been discharged; • The decision-maker must assess the risk and extent of any adverse impact and the ways in which such risk may be eliminated before the adoption of a proposed policy. It is not sufficient for due regard to be a “rearguard action” following a concluded decision; • In order to be able to discharge the duty the decision-maker must have information about the potential or actual equality impact of a decision. This information will often be gained in part through consultation; • The duty must be exercised in substance, with rigour, and with an open mind. It is not a question of ticking boxes; while there is no duty to make express reference to the regard paid to the relevant duty, reference to it and to the relevant criteria reduces the scope for argument; • General regard to issues of equality is not the same as having specific regard, by way of conscious approach to the statutory criteria; • Officers reporting to decision makers, on matters material to the discharge of the duty, must not merely tell the Minister/decision maker what he/she wants to hear but they have to be “rigorous in both enquiring and reporting” to them; • Although it is for the court to review whether a decision-maker has complied with the PSED, it is for the decision-maker to decide how much weight should be given to the various factors informing the decision, including how much weight should be given to the PSED itself; • The duty is a continuing one. <p>Members should in particular note that the duty is for them personally. It is not sufficient to rely on officers to discharge the duty by the preparation of the ESIA and this report. Members must themselves read and actively take into consideration the ESIAs and the consultation materials.</p>
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RISK MANAGEMENT IMPLICATIONS

73	<p>As outlined in the 1000 Homes Programme report to Council in July 2020 a best practice approach will be taken to risk. A high-level overarching risk register is in place for the 1000 Homes Programme and each individual project also has its own Risk Management Plan and these will be refined through the development of the programme. Risks such as those linked to planning which include securing approval for the densities required and nitrates issues will be continually reviewed. The council can conduct a further review and update of the financial risk analysis of the situation prior to appointment at the build stage prior to final decisions.</p>
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POLICY FRAMEWORK IMPLICATIONS

74	The proposals in this report reflect the Council's Corporate Plan, the Green City Charter, Southampton City Council Housing Strategy 2016-2025 and the Core Strategy.
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KEY DECISION?	Yes
WARDS/COMMUNITIES AFFECTED:	Harefield, Bitterne Park
SUPPORTING DOCUMENTATION	
Appendices	
1.	Townhill Park Consultation. Changes to the Decommissioning Timetable 2020/21. Data, Intelligence & Insight Team – January 2021. V3 June 2021
2.	Location Plans for the Decommissioning Plots at Townhill Park and the individual proposed changes
3.	Questionnaire: Consultation on the order of decommissioning in Townhill Park
4.	Equality and Safety Impact Assessment (ESIA)

Documents In Members' Rooms

1.	n/a
Equality Impact Assessment	
Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out.	Yes
Data Protection Impact Assessment	
Do the implications/subject of the report require a Data Protection Impact Assessment (DPIA) to be carried out.	
Other Background Documents	
Other Background documents available for inspection at: n/a	
Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
	None

Downhill Park Consultation Changes to decommissioning timetable 2020/2021

Intelligence & Insight Team – January 2021
June 2021

1. Introduction and methodology
2. Overall respondents
3. Suggested changes to the order of Plot 5
4. Suggested changes to the order in Plot 6
5. Suggested changes to the order within plots 7, 12 and 13
6. Impact and comments analysis on the overall proposals

Introduction and Methodology

Introduction

Southampton City Council undertook public consultation on proposed changes to the order of decommissioning in Townhill Park.

The proposed changes were in response to local residents concerns and the council's review to enable a smoother flow of delivery on the redevelopment sites.

The consultation took place between **05 October 2020 and 31 December 2020**.

The aim of this consultation was to:

- Communicate clearly to residents and stakeholders the proposed changes to the order of decommissioning.
- Ensure any resident, business or stakeholder who wished to comment on the proposals had the opportunity to do so, enabling them to raise any impacts the proposals may have.
- Allow participants to propose alternative suggestions for consideration which they feel could achieve the objective in a different way.

This report summarises the aims, principles, methodology and results of the public consultation. It provides a summary of the consultation responses both for the consideration of decision makers and any interested individuals and stakeholders.

It is important to be mindful that a consultation is not a vote, it is an opportunity for stakeholders to express their views, concerns and alternatives to a proposal. This report outlines in detail the representations made during the consultation period so that decision makers can consider what has been said alongside other information.

outhampton City Council is committed to consultations of the highest standard, which are meaningful and comply with the following legal standards:

1. Proposals are still at a formative stage (a final decision has not yet been made)
2. There is sufficient information put forward in the proposals to allow ‘intelligent consideration’
Page 19
3. There is adequate time for consideration and response
4. Conscientious consideration must be given to the consultation responses before a decision is made

Methodology and Promotion

The agreed approach for this consultation was to use online and paper questionnaires as the main route for feedback. Questionnaires enable an appropriate amount of explanatory and supporting information to be included in a structured questionnaire, helping to ensure respondents are aware of the background and detail of the proposals.

The consultation was promoted in the following ways:

- A letter and paper copy of the questionnaire was sent to all Townhill Park residents and leaseholders of properties due to be decommissioned.
- Tenants' Link
- Your City Your Say E-bulletins

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All questionnaire results have been analysed and presented in graphs within this report. Respondents were given opportunities throughout the questionnaire to provide written feedback on the proposals. In addition anyone could provide feedback in letters and emails. All written responses and questionnaire comments have been read and then assigned to categories based upon similar sentiment or theme.

Summary of the proposed changes

Existing Order (agreed in 2017):

Addresses	Estimated start date	Estimated completion date	Est length of decommissioning
Rowlands Walk (Odd numbers 1 – 131)	Currently being decommissioned	October 2020	18 months
Benhams Road (Even numbers 2 – 32)	November 2020	October 2021	12 months
Benhams Road (Numbers 34 – 64)			
Meggeson Avenue (Even numbers 144 – 164)			
Meggeson Avenue (Even numbers 166 – 186)	November 2021	April 2022	6 months
Hallet Close (Odd numbers 1 – 21)			
Meggeson Avenue (Odd numbers 289 – 309)	May 2022	October 2022	6 months
Meggeson Avenue (Odd numbers 311 – 331)			
Meggeson Avenue (Even numbers 254 – 274)	November 2022	June 2023	8 months
Meggeson Avenue (Even numbers 276 – 296)			
Meggeson Avenue (Even numbers 298 – 318)			
Meggeson Avenue (Odd numbers 107 – 125) including row of shops	July 2023	August 2023	2 months
Kingsdown Way (Odd numbers 1 -21)	September 2023	June 2024	10 months
Kingsdown Way (Odd numbers 23 – 43)			
Kingsdown Way (Odd numbers 45 – 65)			
Kingsdown Way (Odd numbers 67 – 87)			

New proposed order:

Plot Number	Addresses	Estimated start date	Estimated completion date	Est length of decommissioning
9	Rowlands Walk (Odd numbers 1 – 131)	Currently being decommissioned	January 2021	21 months
5 (Phase 1)	Benhams Road (Even numbers 2 – 32)	February 2021	May 2021	4 months
	Benhams Road (Numbers 34 – 64)	June 2021	September 2021	4 months
	Meggeson Avenue (Even numbers 166 – 186)	October 2021	January 2022	4 months
5 (Phase 2)	Meggeson Avenue (Even numbers 144 – 164)	February 2022	April 2022	3 months
	Hallet Close (Odd numbers 1 – 21)	May 2022	July 2022	3 months
6	Meggeson Avenue (Odd numbers 107 – 125) including row of shops	Likely February 2022 but could be before	April 2022	3 months
7	Kingsdown Way (Odd numbers 1 -21)	August 2022	May 2023	10 months
	Kingsdown Way (Odd numbers 23 – 43)			
	Kingsdown Way (Odd numbers 45 – 65)			
	Kingsdown Way (Odd numbers 67 – 87)			
13	Meggeson Avenue (Odd numbers 289 – 309)	June 2023	November 2023	6 months
	Meggeson Avenue (Odd numbers 311 – 331)			
12	Meggeson Avenue (Even numbers 254 – 274)	December 2023	July 2024	8 months
	Meggeson Avenue (Even numbers 276 – 296)			
	Meggeson Avenue (Even numbers 298 – 318)			

Summary of proposals in order:

To bring forward the start date for decommissioning 166-186 Meggeson Avenue by around 1 month.	4	To bring forward the start date for decommissioning 1 – 87 Kingsdown way (Plot 7) by around 1 year and 1 month
To delay the start date for decommissioning 144 – 164 Meggeson Avenue by around 8 months	5	To delay the start date for decommissioning 289-331 Meggeson Avenue (Plot 13) by around 1 year and 1 month.
To bring forward the start date for decommissioning 107-125 Meggeson Avenue (including the row of shops) by around 1 year and 5 months	6	To delay the start date for decommissioning 254-318 Meggeson Avenue (Plot 12) by around 1 year and 1 month

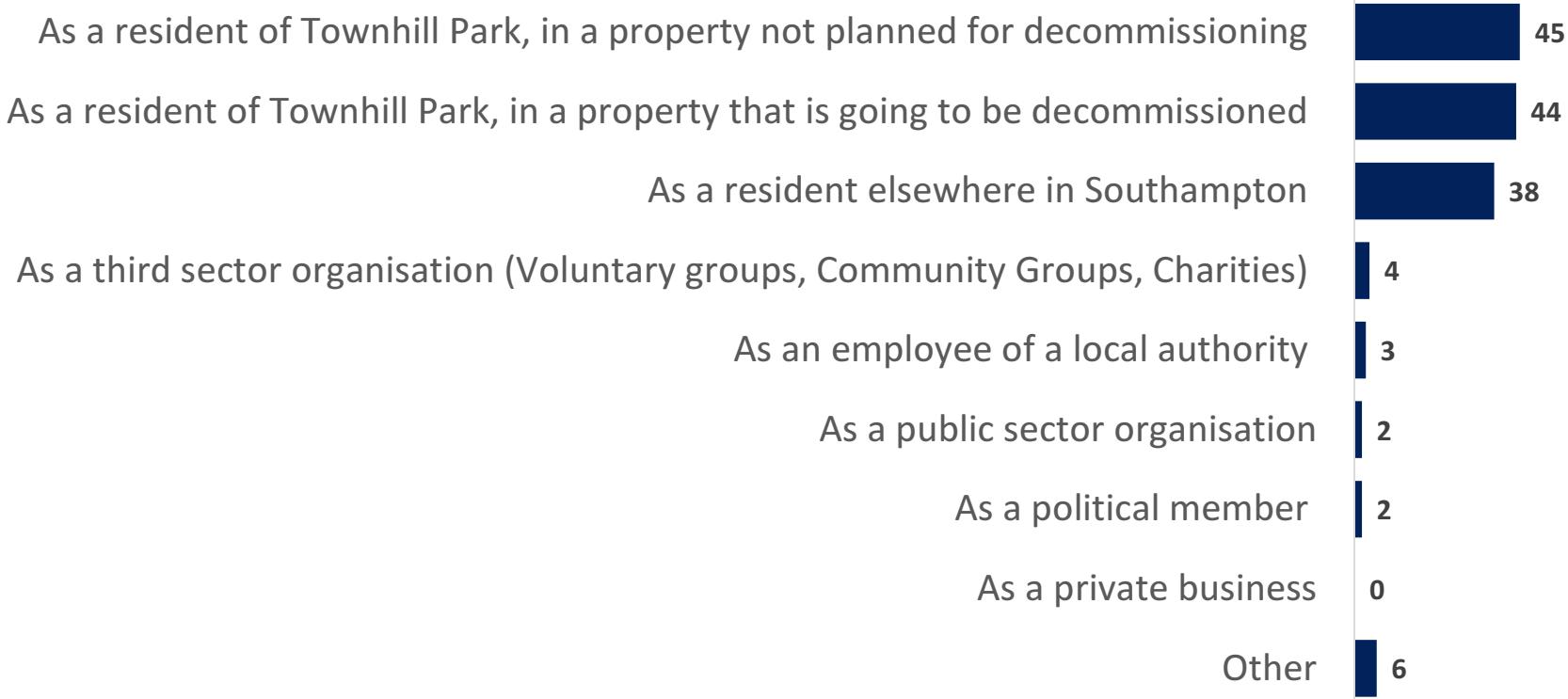
Who were the respondents?

verall, there were **141** separate responses to the consultation.

lost respondents, 88, were residents of Townhill Park, of which 44 live in a property d
to be decommissioned.

ndents were asked which of the following best described their interest in the consultation:

Total respondents



About the respondents

4 responses were from residents living in properties to be decommissioned.
The table below shows total responses from each block to be decommissioned and the total responses for each plot.

Addresses to be decommissioned	Total respondents by Block	Total respondents by redevelopment plot	
Benhams Road 2-32	4	Plot 5 Total 14 respondents	<i>sizes for these groups are small, please keep this in mind when interpreting the results</i>
Benhams Road 34-64	3		
Meggeson Avenue 144-164*	2		
Meggeson Avenue 166 – 186*	2		
Hallet Close 1-21	4		
(*proposal to swap the order of the 2 blocks)			
Meggeson Avenue 107-125 Includes the shops and LHO	2	Plot 6 Total 2 respondents	
Kingsdown Way 1-21	4	Plot 7 Total 14 respondents	
Kingsdown Way 23-43	2		
Kingsdown Way 45-65	3		
Kingsdown Way 67-87	5		
Meggeson Av 289-309	1	Plot 13 Total 3 respondents	
Meggeson Av 311-331	2		
Meggeson Av 254-274	5	Plot 12 Total 9 respondents	
Meggeson Av 276-296	3		
Meggeson Av 298-318	1		
Preferred not to say	1		

Summary of results

At least 70% of respondents agreed with each proposed change in the timetable for decommissioning. The results of each proposal are explained in more detail in the presentation

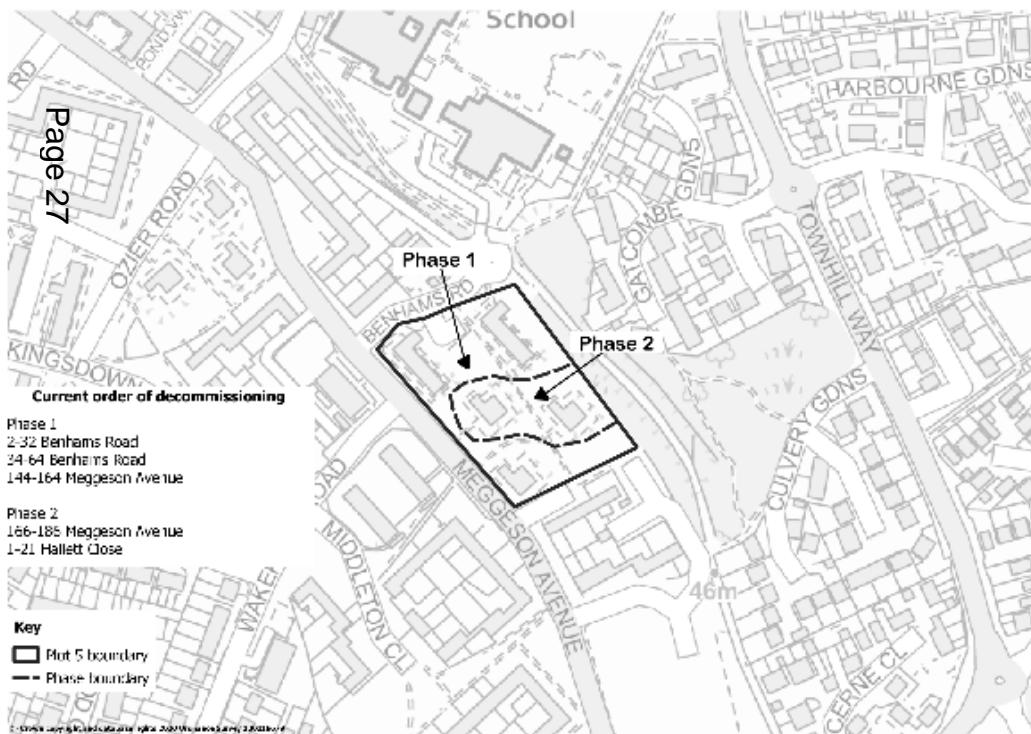
Townhill Park Decommissioning Order: Summary of changes and results			
Proposed change	% in agreement with the change	% disagreeing with the change	Neither
Plot 5 - To bring forward the start date for decommissioning 166-186 Meggeson Avenue (Plot 5) by around 1 month. - To delay the start date for decommissioning 144-164 Meggeson Avenue (Plot 5) by around 15 months from November 2020 to February 2022. However, it is possible this may be shorter and instead be an 8-month delay.	70	9	21
Plot 6 - To bring forward the start date for decommissioning 107-125 Meggeson Avenue (including the row of shops) by around 17 months.	71	10	19
Plot 7, 13, 12 - To bring forward the start date for decommissioning 1 – 87 Kingsdown way (Plot 7) by around 13 months. - To delay the start date for decommissioning 289-331 Meggeson Avenue (Plot 13) by around 13 months. - To delay the start date for decommissioning 254-318 Meggeson Avenue (Plot 12) by around 13 months	70	13	17
<hr/>			
	Positive impact	Negative impact	No impact
Impact of the proposed changes to the timetable on residents	46	21	33

Suggested changes to the order of plot 5

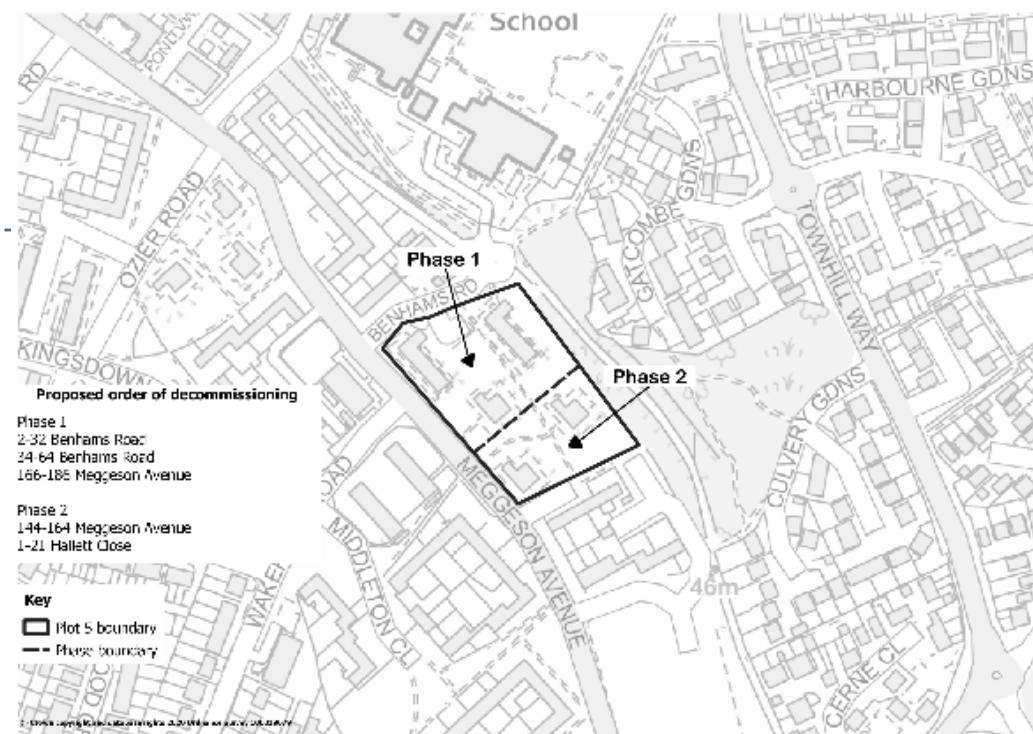
Suggested changes to the order of plot 5

Proposed changes to plot 5 timetable:

- To bring forward the start date for decommissioning 166-186 Meggeson Avenue (phase 1) by around 1 month.
- To delay the start date for decommissioning 144-164 Meggeson Avenue (phase 2) by around 15 months from November 2020 to February 2022. However, it is possible this may be shorter and instead be an 8 month delay



Current order of decommissioning for plot 5



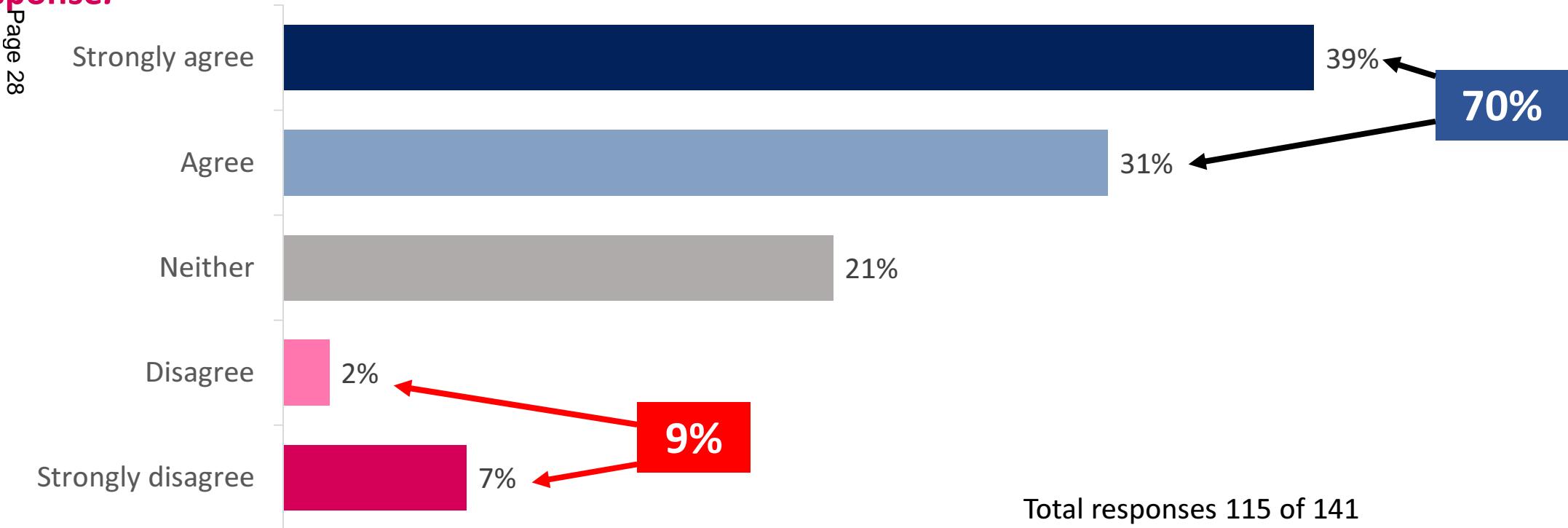
Proposed order of decommissioning for plot 5

Suggested changes to the order of plot 5

Findings: • 70% of all respondents agree with the proposed changes to the timetable plot 5

Question: To what extent do you agree or disagree with the suggested changes to the order of 166-186 Meggeson Avenue and 144-165 Meggeson Avenue (Plot 5)?

All responses:

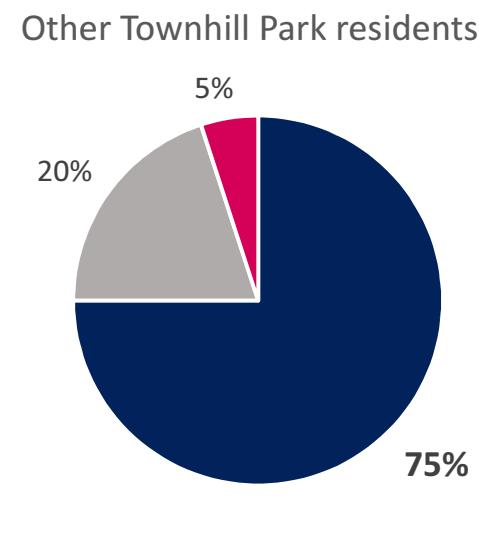
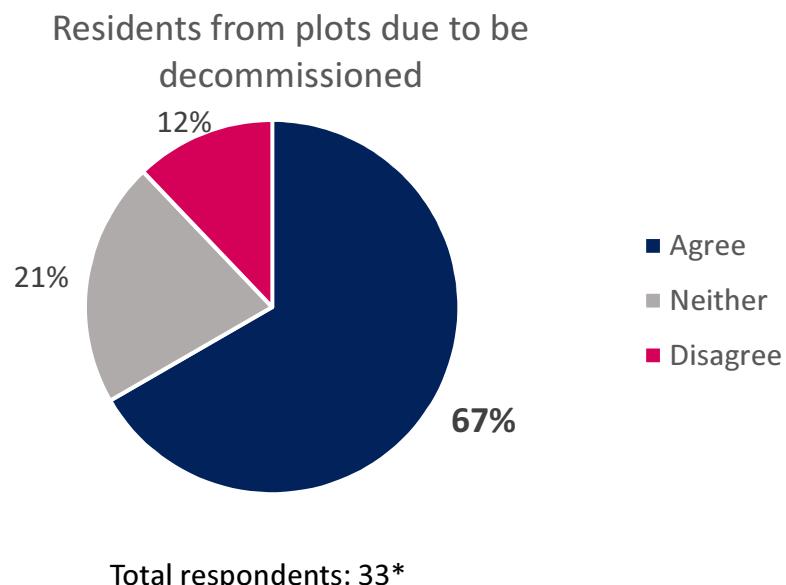


Suggested changes to the order of plot 5

- Analysis:**
- There were slightly lower levels of agreement reported by residents of the properties due to be decommissioned in Townhill Park (67% agreed)
 - Compared to other Townhill Park residents (75% agreed)
 - Of the 12 responses to this question from plot 5: 8 agreed and 3 disagreed (1 neither)

Question: To what extent do you agree or disagree with the suggested changes to the order of 166-186 Meggeson Avenue and 144-165 Meggeson Avenue (Plot 5)?

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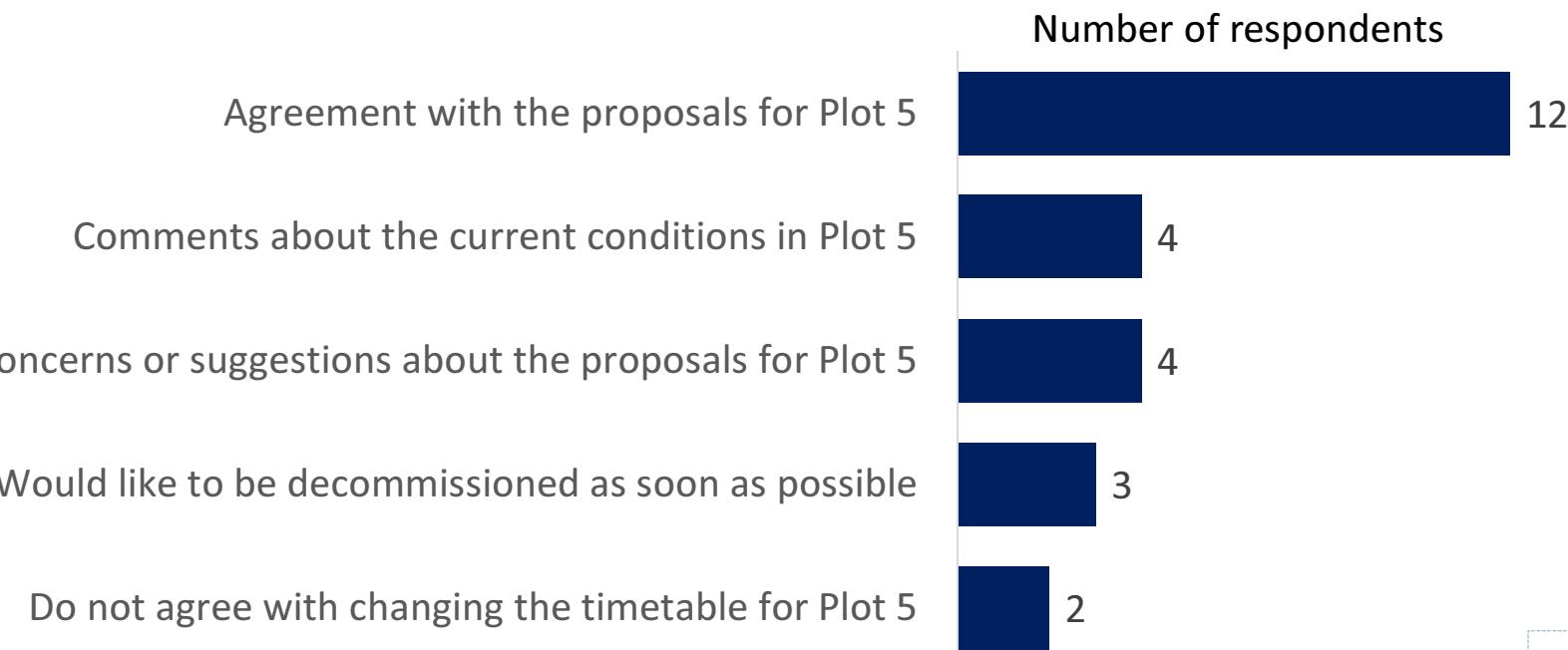
* sample sizes for these groups are small, please keep this in mind when interpreting results

Proposed changes to the order of Plot 5 – free text responses

Throughout the questionnaire, respondents were given the opportunity to provide their own free text comments.

A total of 18 respondents provided a comment specifically on the proposed changes to the order within plot 5. The following graph shows the total number of respondents by each theme of comment and the subsequent slides show the comments in full.

Free text comments on Plot 5



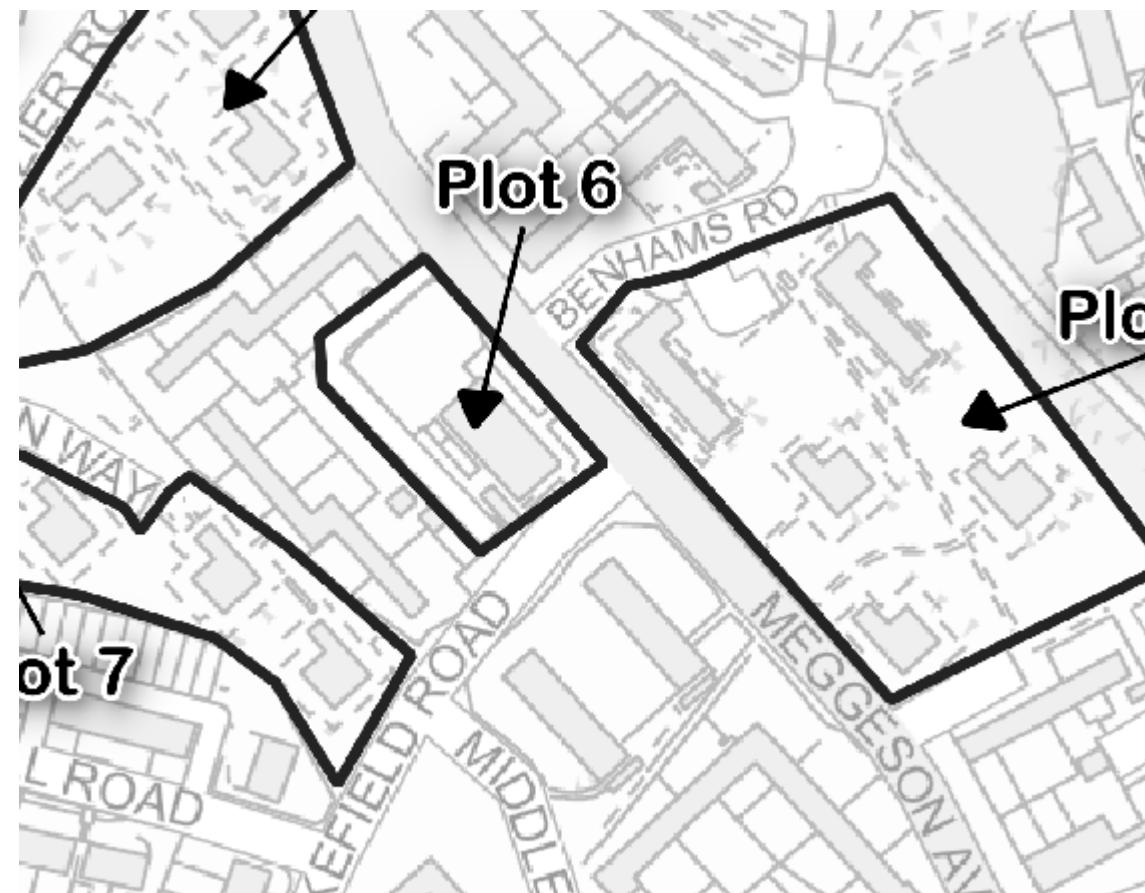
Respondents may have made multiple points in their comments, so may be counted in more than one theme.

Suggested changes to the order in Plot 6

Proposed changes to plot 6 timetable

Proposed changes to plot 6 timetable:

To bring forward the start date for decommissioning 107-125 Meggeson Avenue (including the row of shops) by around 17 months.

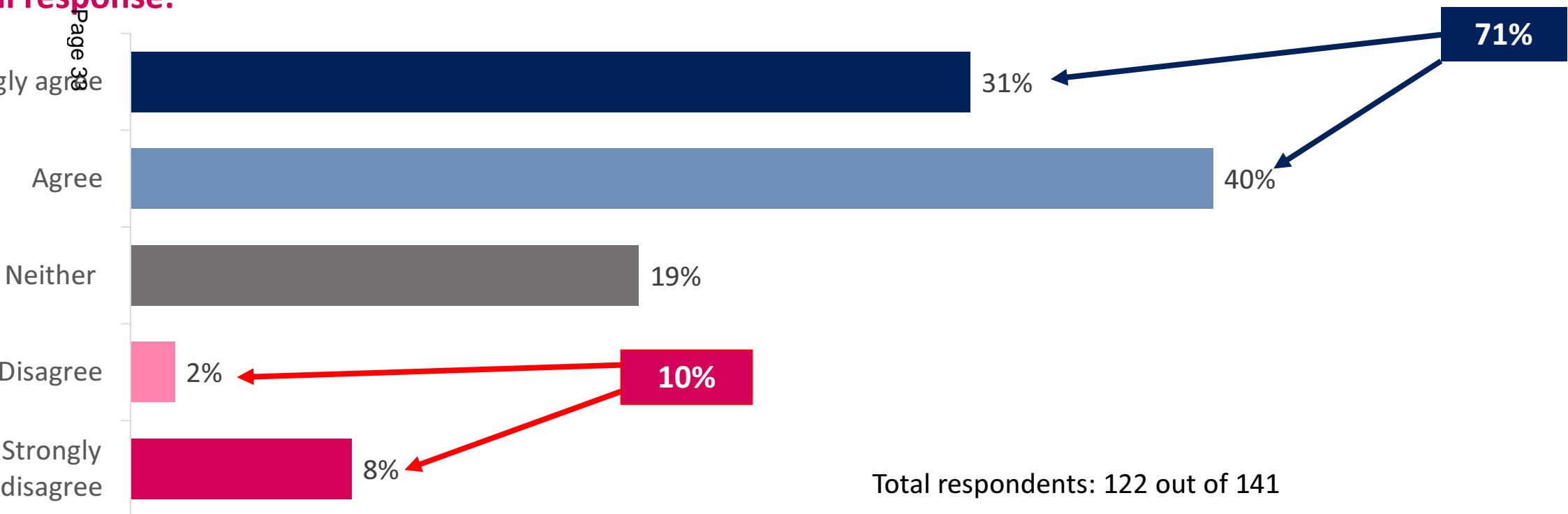


Agreement with changes to timetable: plot 6

Findings: • 71% of all respondents agreed with the proposed changes to the timetable for plot 6

Question: Question: To what extent do you agree or disagree with the suggested changes to the order of 107-125 Meggeson Avenue (Plot 6)?

All responses:

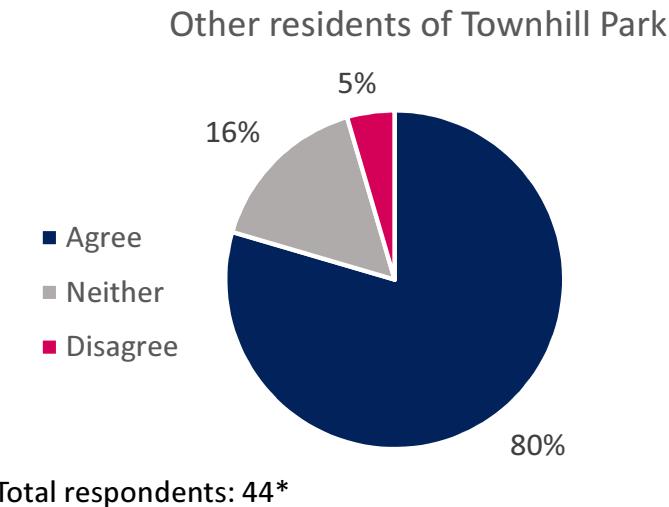
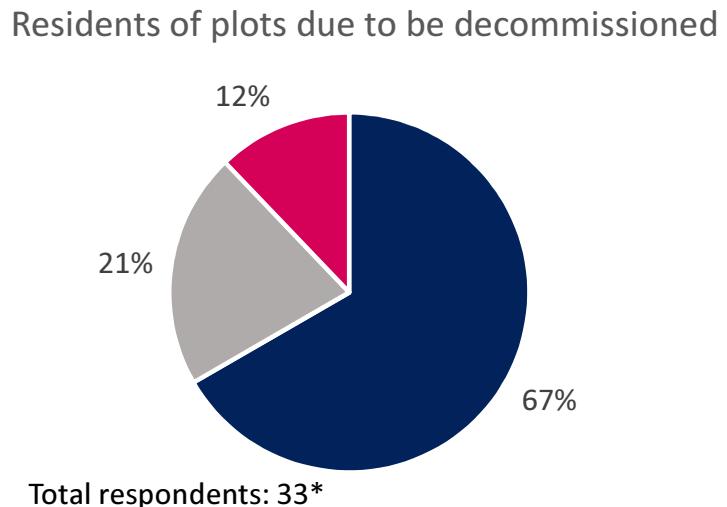


Agreement with changes to timetable: plot 6

- er analysis:
- There were slightly lower levels of agreement reported by residents of the properties to be decommissioned in Townhill Park (67% agreed) compared to other Townhill Park residents (80% agreed)
 - Of the 2 responses to this question from plot 6: 1 agreed and 1 disagreed.

sal: Question: To what extent do you agree or disagree with the suggested changes to the order of 107-125 Meggeson Avenue (Plot 6)?

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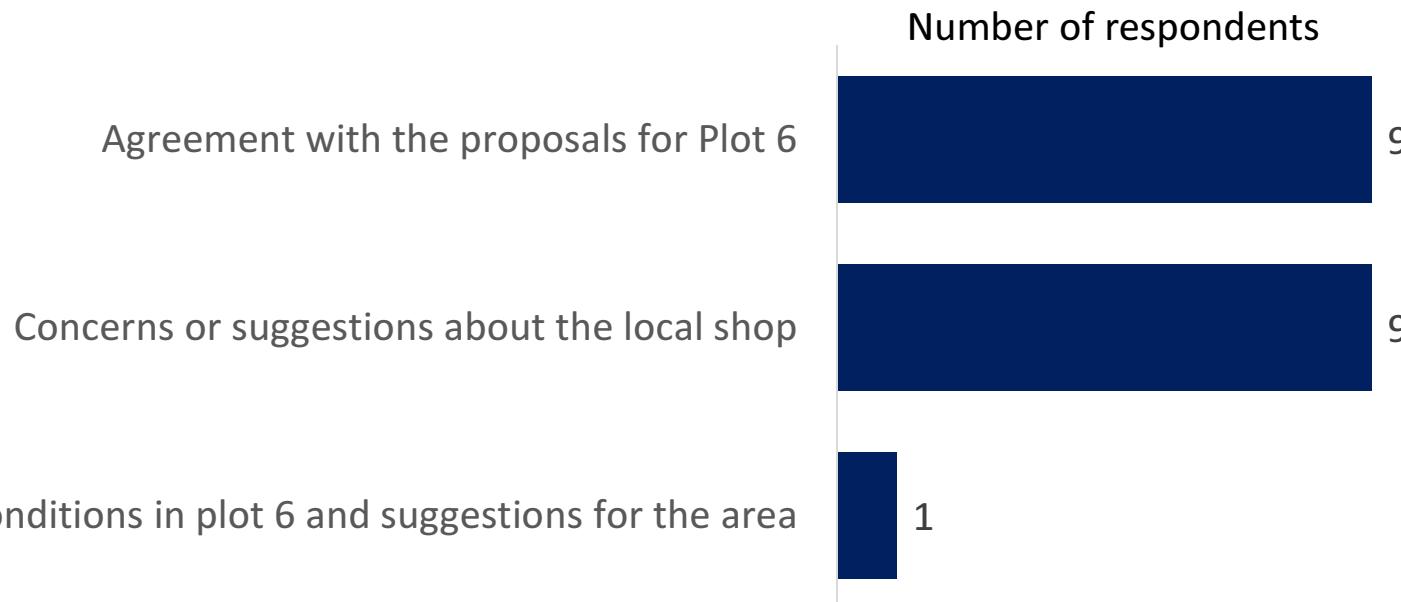
*sample sizes for these groups are small, please keep this in mind when interpreting results

Proposed changes to the order of Plot 6 – free text responses

oughout the questionnaire, respondents were given the opportunity to provide their own free text comments.

Total of **17** respondents provided a comment specifically on the proposed changes to the order within **plot 6**. The following graph shows the total number of respondents by each theme of comment.

Free text comments on Plot 6



Respondents may have made multiple point comments, so may be counted in multiple categories.

Suggested changes to the order within plots 7, 12 and 13

Proposed changes to plots 7, 12 and 13 timetable

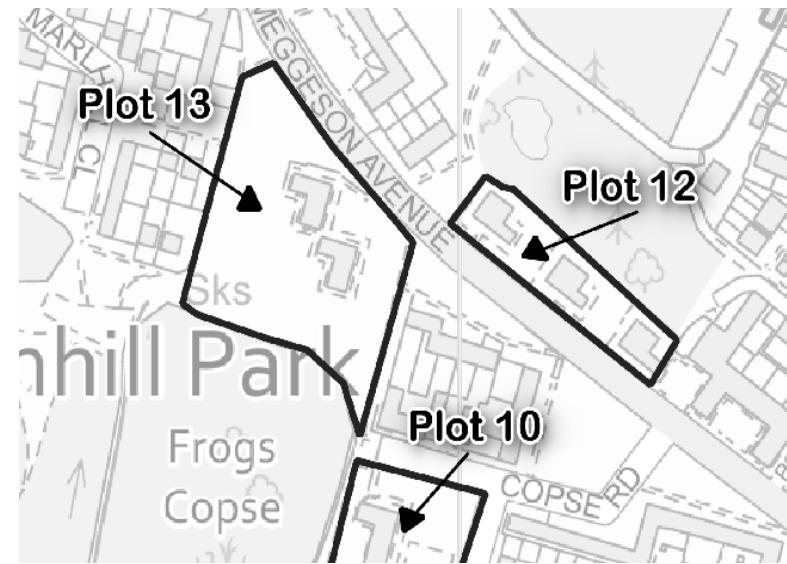
Proposed changes to plots 7, 12 and 13 timetable:

To bring forward the start date for decommissioning 1 – 87 Kingsdown way (Plot 7) by around 13 months.

~~a result of starting the decommissioning of 1-87 Kingsdown Way sooner, this would result in the following proposed delays to Plots 12 and 13:~~

To delay the start date for decommissioning 289-331 Meggeson Avenue (Plot 13) by around 13 months.

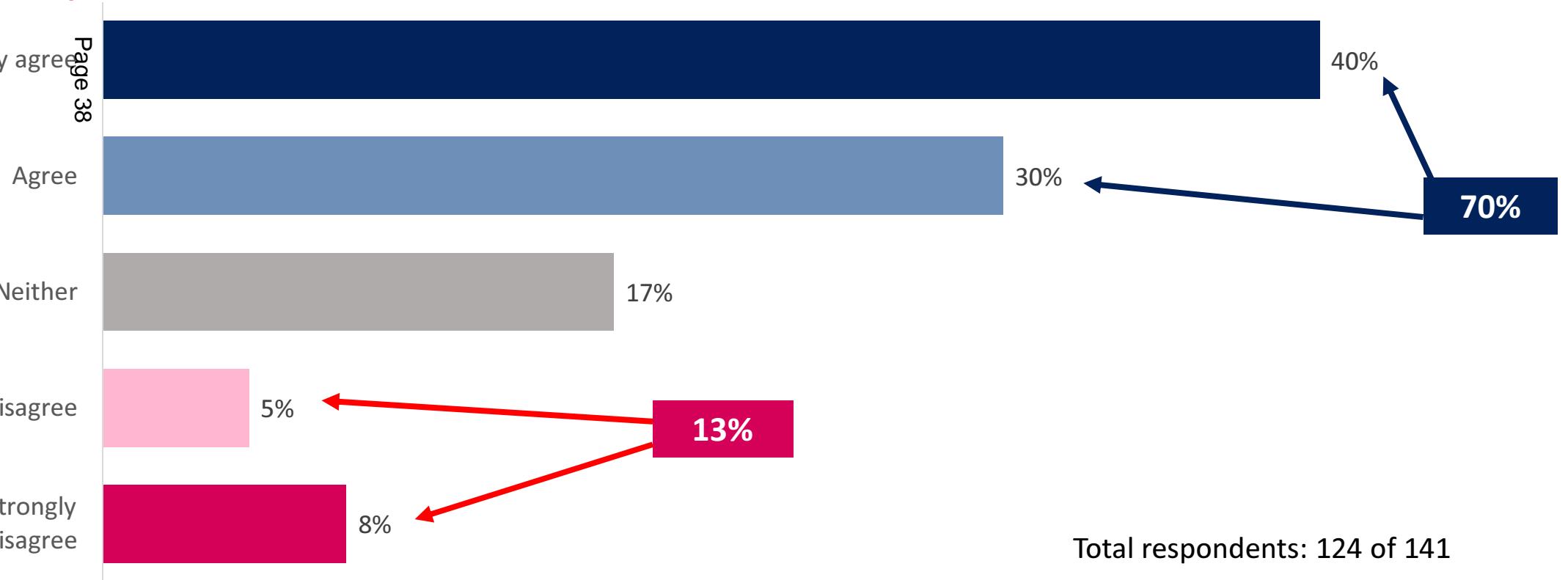
To delay the start date for decommissioning 254-318 Meggeson Avenue (Plot 12) by around 13 months.



Findings: • 70% respondents agreed with the proposed changes to the timetable for plots 7, 12 and 13

Question - To what extent do you agree or disagree with the suggested changes to the order of 1 – 87 Kingsdown Way (Plot 7), 289-331 Meggeson Avenue (Plot 13) and 254-318 Meggeson Avenue (Plot 12)?

I response:



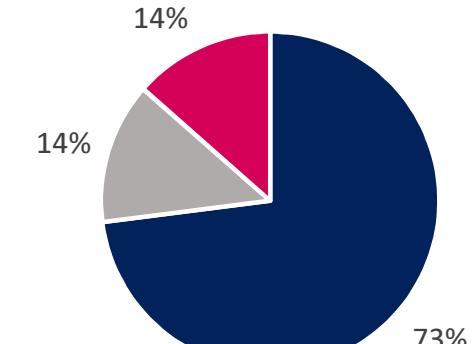
Agreement with changes to timetable: plots 7, 12 and 13

- er analysis:
- Levels of agreement were similar when comparing those that are residents in plots due to be decommissioned and other residents of Townhill Park.
 - Of the 14 respondents from plot 7: 12 agreed and 0 disagreed (2 neither).
 - Of the 12 respondents from plots 12 and 13: 7 agreed and 4 disagreed (1 neither).

sal:
Question - To what extent do you agree or disagree with the suggested changes to the order of 1 – 87 Kingsdown Way (Plot 7), 289-331 Meggeson Avenue (Plot 13) and 254-318 Meggeson Avenue (Plot 12)?

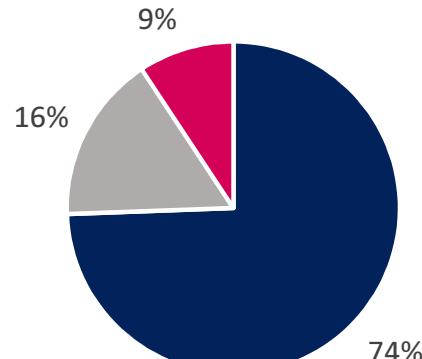
Page 39

Residents in plots due to be decommissioned



Total respondents: 37*

Other residents of Townhill Park



Total respondents: 43*

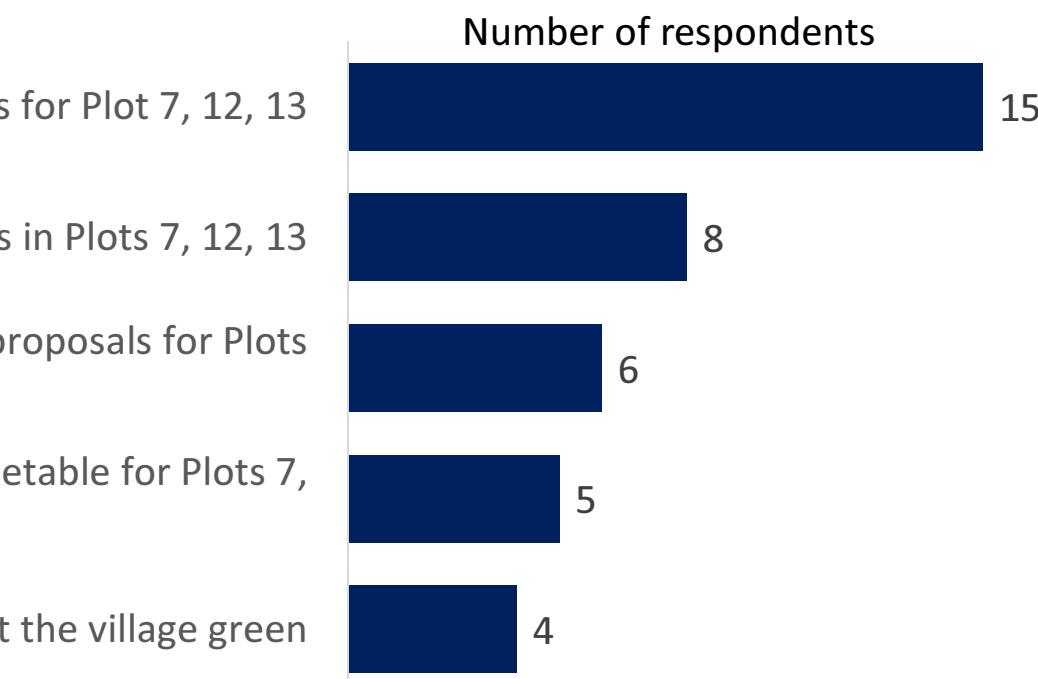
*sample sizes for these groups are small, please keep this in mind when interpreting results

Proposed changes to the order of Plots 7, 12, 13 – free text responses

Throughout the questionnaire, respondents were given the opportunity to provide their own free text comments.

A total of **29** respondents provided a comment regarding the proposed changes to the order within **plots 7, 12, 13**. The following graph shows the total number of respondents by each theme of comment.

Free text comments on Plots 7, 12, 13



Respondents may have made multiple point comments, so may be counted in multiple categories.

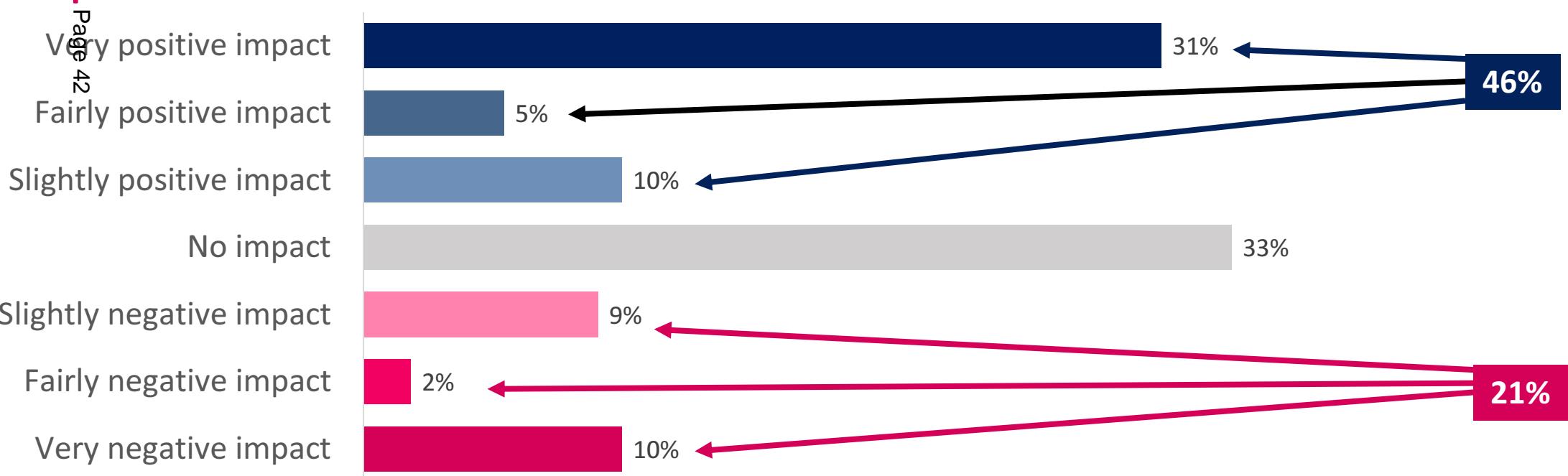
Impact of the proposals and further comments

What impact would timetable changes have on residents?

- Findings:
- Most residents reported either a positive impact or no impact from the proposed changes (79%) = (46% positive + 33% no impact)

Question: If the suggested changes to the decommissioning timetable happened, what impact would they have on you, your family or your community?

All responses:

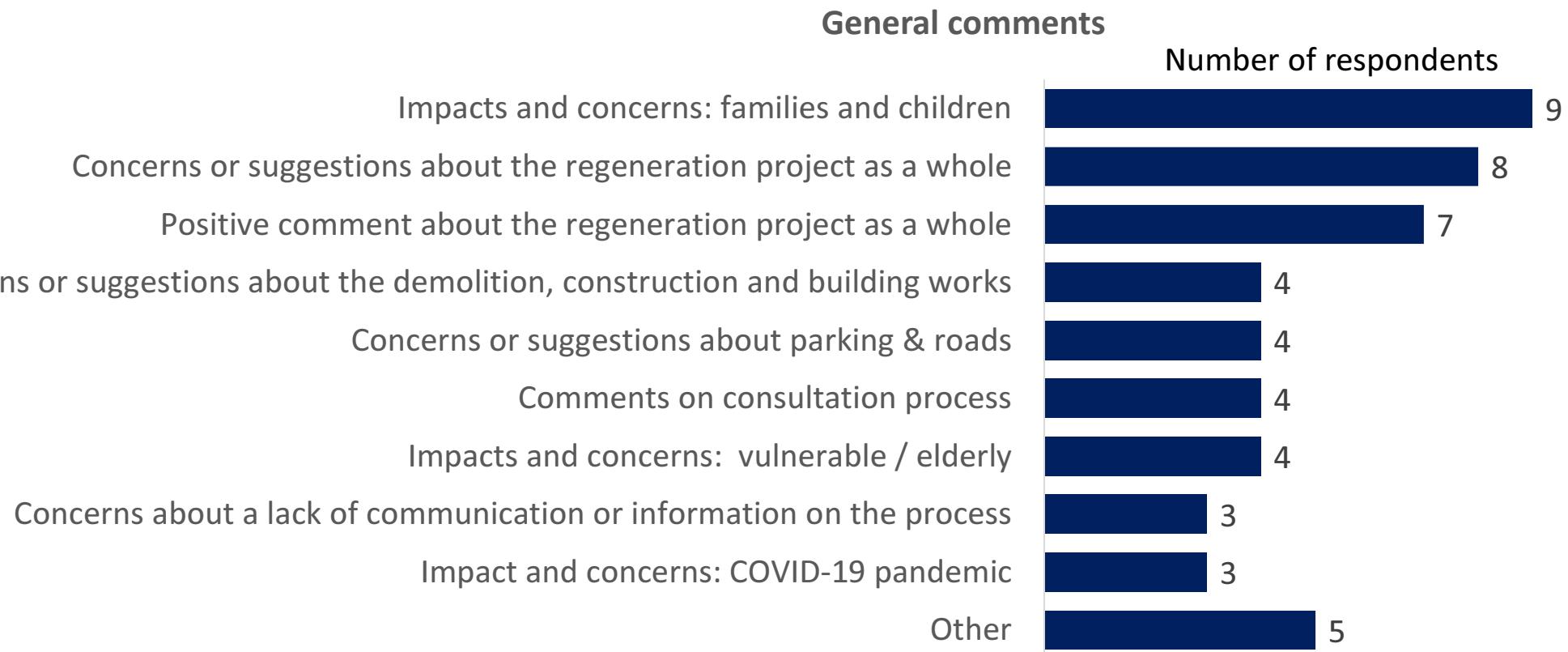


Total respondents: 111 of 141

Other comments– free text responses

Throughout the questionnaire, respondents were given the opportunity to provide their own free text comments.

A total of **37** respondents provided general comments that were about the proposals generally. The following graph shows the total number of respondents by each theme of comment .

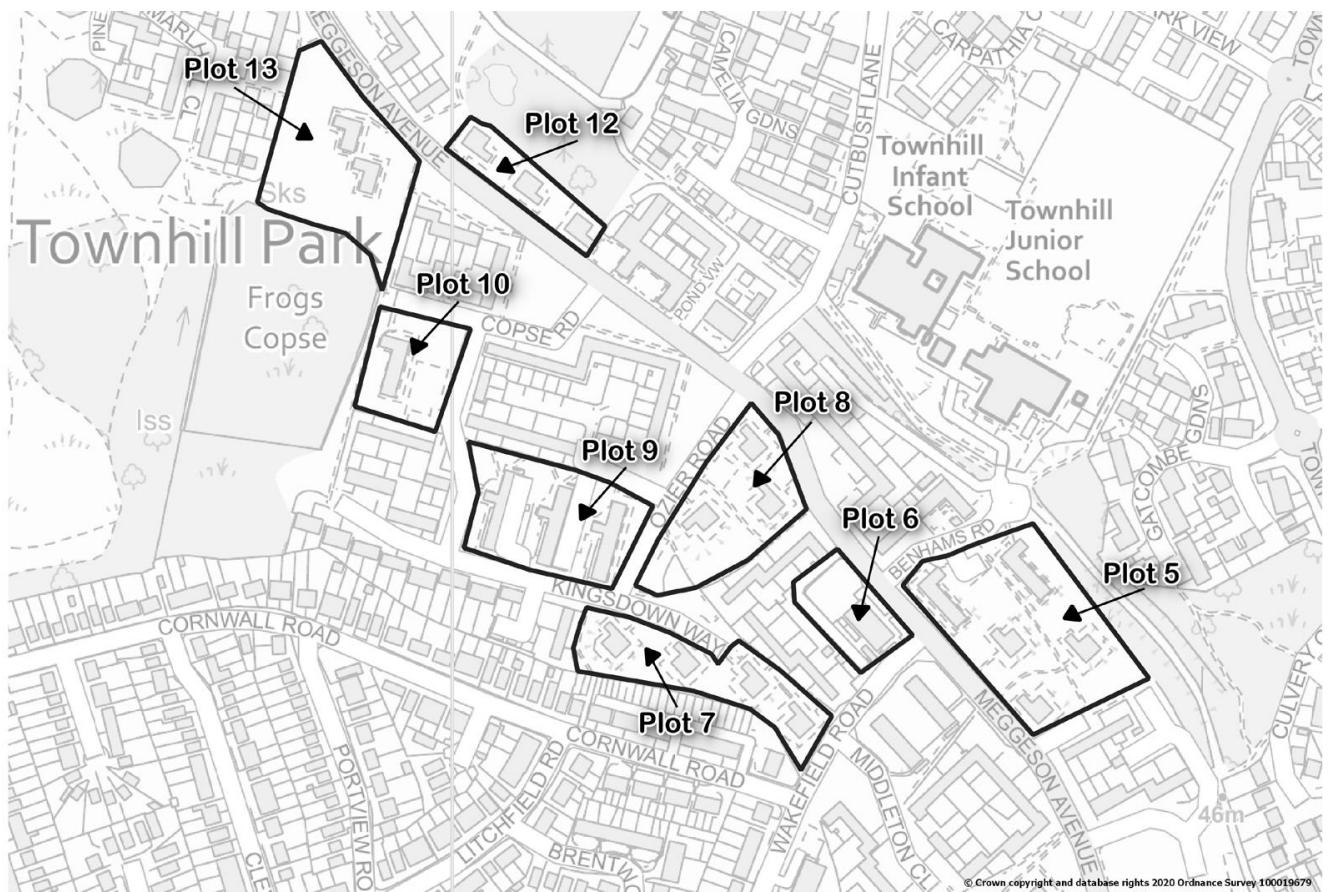


Respondents may have made multiple point comments, so may be counted in multiple

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Appendix 2

Townhill Park Decommissioning: Location of Development Plots

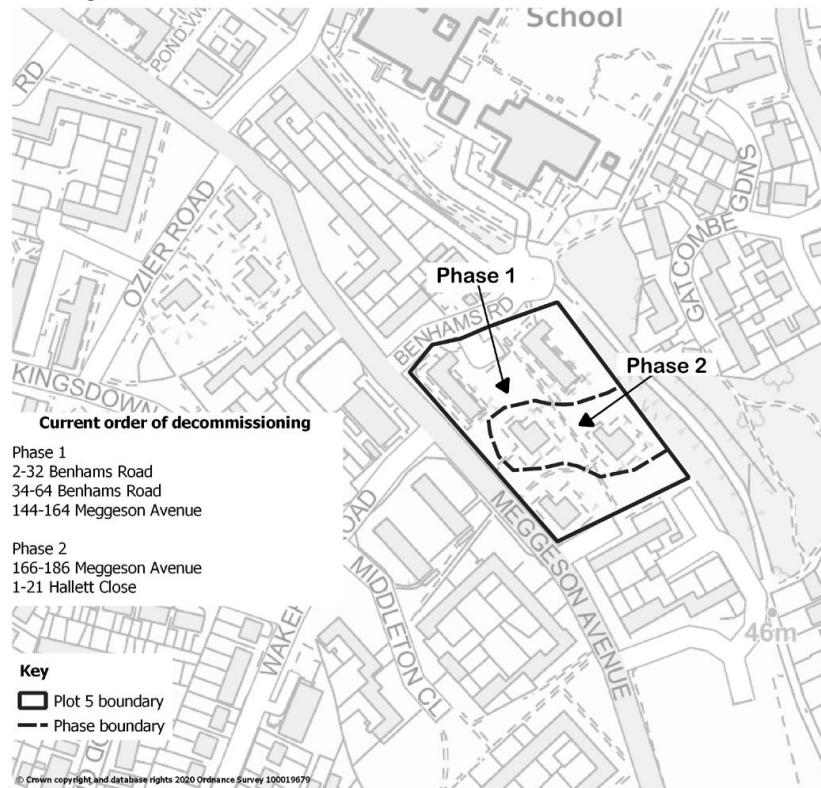


Redevelopment plots not shown on the map:

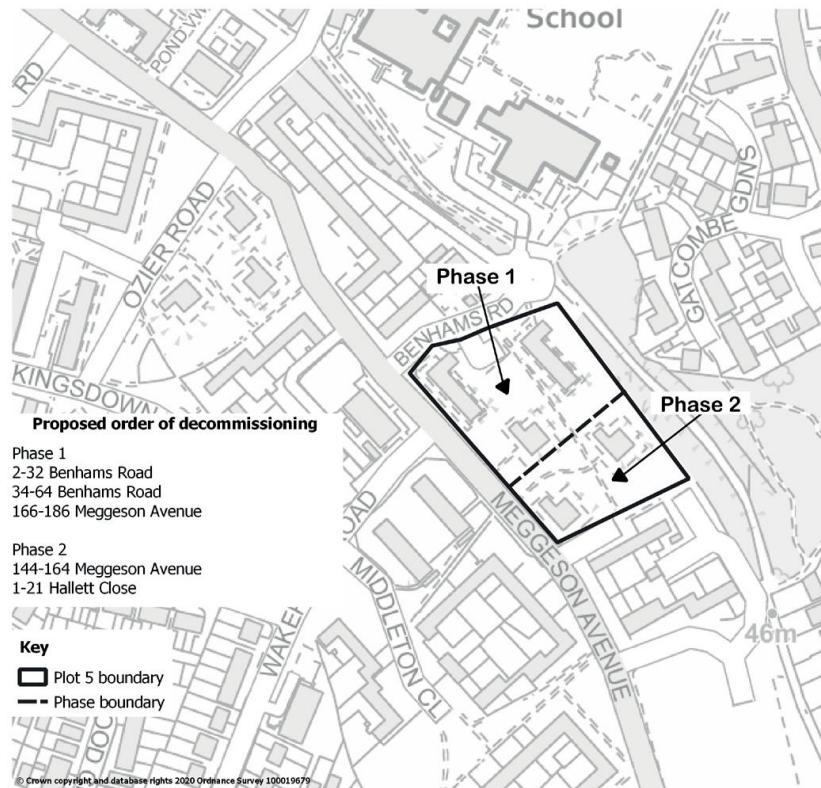
- Plot 1 - Roundhill Close redeveloped with 56 new homes
- Plot 2 - Already decommissioned and under redevelopment
- Plots 3 & 4 - Withdrawn from the development proposals
- Plot 11 - No decommissioning required as existing open space

Plot 5 Proposed Changes Location

Existing



Proposed



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Consultation on the order of decommissioning in Townhill Park

Important questionnaire: do you have views on the order in which the blocks in Townhill Park should be decommissioned? We are suggesting changes to the order, so, please read more and answer the questions below.

This questionnaire can also be completed online at:

www.southampton.gov.uk/townhillparkorder

The deadline for completing this questionnaire is: **Thursday 31 December 2020**

None of the questions on this survey are compulsory, you can skip past any questions you don't want to answer.

Background

In 2017 the City Council consulted on a revised decommissioning timetable changing the phases and giving details of the timescales of the different plots. Decommissioning is when the council makes a decision to redevelop a property which means the tenants and leaseholders would be required to move out. The suggested changes were largely driven by issues with the condition of properties and likely expensive repairs. These changes formed part of a bigger city-wide consultation on the decommissioning and regeneration acquisition policies. The revised timetable was approved by Cabinet in November 2017.

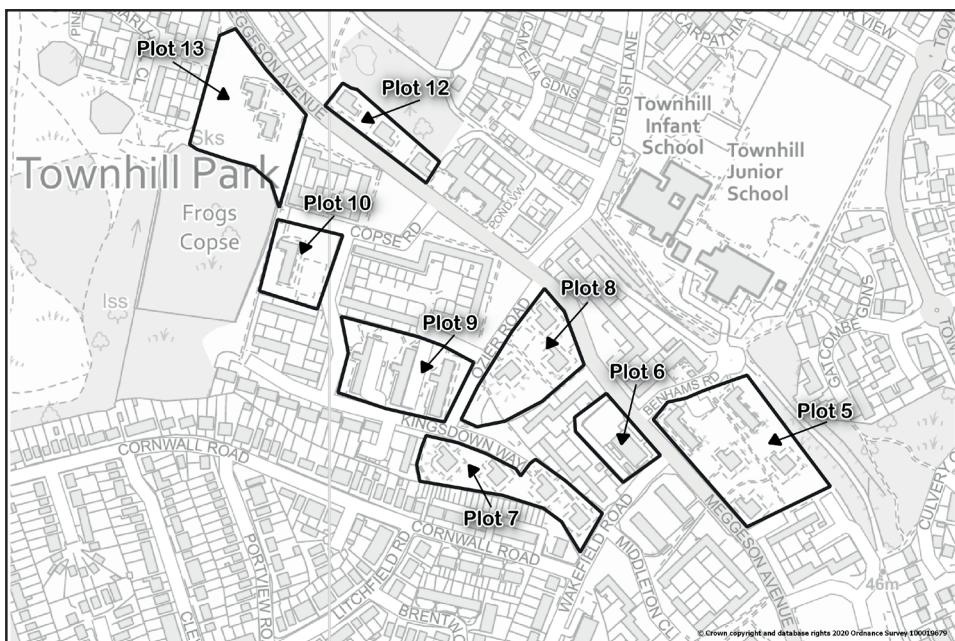
When we consulted on the decommissioning timetable, we did say that the order may be reviewed as time goes on. It could be adjusted to make sure we deliver the most efficient decommissioning and building programme. We also said that we would keep you informed and involved in this.

Recently, following discussions with residents of Townhill Park and a review of the decommissioning timetable, there are a few changes that we would like to propose. There are a lot of factors to consider before making changes to the timetable, including the condition of different properties, the funding available, and what the community thinks. Therefore, it is really important to hear what you think about the proposed timetable changes.

The following sections of the questionnaire list the current decommissioning sequence followed by the suggested new sequence, as well as providing an explanation for the proposed changes and giving you the opportunity to tell us what you think.



Location and Plot Number of Development Plots



Redevelopment plots not shown on the map:

Plot 1 - Roundhill Close redeveloped with 56 new homes

Plot 2 - Already decommissioned and under redevelopment

Plots 3 & 4 - Withdrawn from the redevelopment proposals

Plot 11 - No decommissioning required as existing open space

Existing order and proposed changes to the order

The order and dates that were agreed in 2017 is shown in the following table:

Plot Number	Addresses	Estimated start date	Estimated completion date	Est length of decommissioning
9	Rowlands Walk (Odd numbers 1 – 131)	Currently being decommissioned	October 2020	18 months
5 (Phase 1)	Benhams Road (Even numbers 2 – 32)	November 2020	October 2021	12 months
	Benhams Road (Numbers 34 – 64)			
	Meggeson Avenue (Even numbers 144 – 164)			
5 (Phase 2)	Meggeson Avenue (Even numbers 166 – 186)	November 2021	April 2022	6 months
	Hallet Close (Odd numbers 1 – 21)			
13	Meggeson Avenue (Odd numbers 289 – 309)	May 2022	October 2022	6 months
	Meggeson Avenue (Odd numbers 311 – 331)			
12	Meggeson Avenue (Even numbers 254 – 274)	November 2022	June 2023	8 months
	Meggeson Avenue (Even numbers 276 – 296)			
	Meggeson Avenue (Even numbers 298 – 318)			
6	Meggeson Avenue (Odd numbers 107 – 125) including row of shops	July 2023	August 2023	2 months
7	Kingsdown Way (Odd numbers 1 -21)	September 2023	June 2024	10 months
	Kingsdown Way (Odd numbers 23 – 43)			
	Kingsdown Way (Odd numbers 45 – 65)			
	Kingsdown Way (Odd numbers 67 – 87)			



Our new suggested order is shown in the following table:

Plot Number	Addresses	Estimated start date	Estimated completion date	Est length of decommissioning
9	Rowlands Walk (Odd numbers 1 – 131)	Currently being decommissioned	January 2021	21 months
5 (Phase 1)	Benhams Road (Even numbers 2 – 32)	February 2021	May 2021	4 months
	Benhams Road (Numbers 34 – 64)	June 2021	September 2021	4 months
	Meggeson Avenue (Even numbers 166 – 186)	October 2021	January 2022	4 months
5 (Phase 2)	Meggeson Avenue (Even numbers 144 – 164)	February 2022	April 2022	3 months
	Hallet Close (Odd numbers 1 – 21)	May 2022	July 2022	3 months
6	Meggeson Avenue (Odd numbers 107 – 125) including row of shops	Likely February 2022 but could be before	April 2022	3 months
7	Kingsdown Way (Odd numbers 1 -21)	August 2022	May 2023	10 months
	Kingsdown Way (Odd numbers 23 – 43)			
	Kingsdown Way (Odd numbers 45 – 65)			
	Kingsdown Way (Odd numbers 67 – 87)			
13	Meggeson Avenue (Odd numbers 289 – 309)	June 2023	November 2023	6 months
	Meggeson Avenue (Odd numbers 311 – 331)			
12	Meggeson Avenue (Even numbers 254 – 274)	December 2023	July 2024	8 months
	Meggeson Avenue (Even numbers 276 – 296)			
	Meggeson Avenue (Even numbers 298 – 318)			

In summary, the proposed changes to the order are:

1. To bring forward the start date for decommissioning 166-186 Meggeson Avenue (Plot 5) by around 1 month.
2. To delay the start date for decommissioning 144-164 Meggeson Avenue (Plot 5) by around 15 months from November 2020 to February 2022. However, it is possible this may be shorter and instead be an 8 month delay.
3. To bring forward the start date for decommissioning 107-125 Meggeson Avenue (including the row of shops) by around 17 months.
4. To bring forward the start date for decommissioning 1 – 87 Kingsdown way (Plot 7) by around 13 months.
5. To delay the start date for decommissioning 289-331 Meggeson Avenue (Plot 13) by around 13 months.
6. To delay the start date for decommissioning 254-318 Meggeson Avenue (Plot 12) by around 13 months.

Please be aware that in addition to the suggested changes, the decommissioning plan for all remaining plots has experienced a 3 month delay, so far, due to COVID-19 as we could not continue safely during lockdown. The dates have been revised in the proposed timetable to show this change. Whilst the delay is 3 months at the moment, COVID-19 may still cause further delays to the timetable but we will try to minimise this as much as possible.

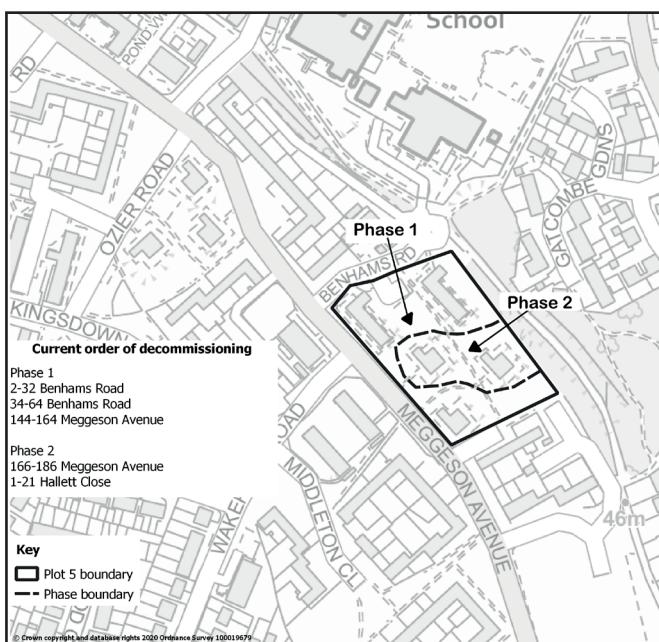
We will now explain our reasons for suggesting these changes and would like to know what you think.



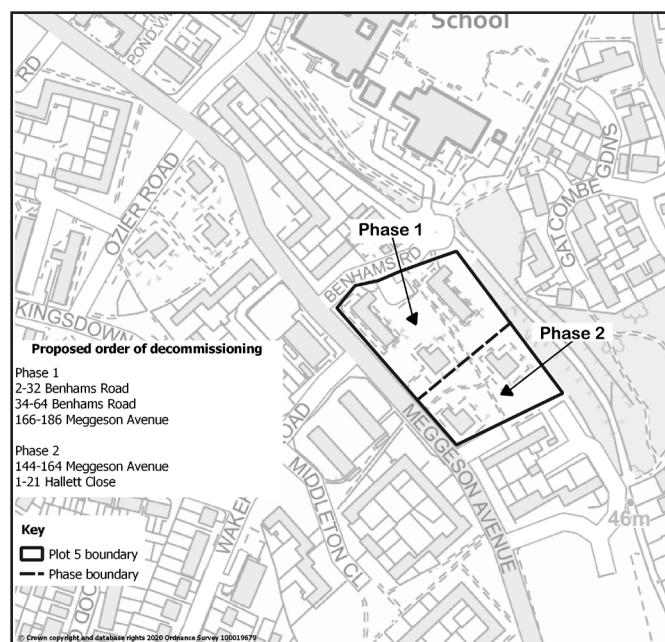
Suggested changes to the order of 166-186 Meggeson Avenue and 144-164 Meggeson Avenue (Plot 5).

We are proposing to bring forward the start date for decommissioning for 166-186 Meggeson Avenue by around 1 month. The reason for this is so decommissioning can happen at the similar time as the blocks on Benhams Road (2 – 64). They are closer to each other on plot 5 so it makes more sense to do them both at a similar time. This means we can progress the demolition and redevelopment of this first part of plot 5 quicker.

As a result of starting the decommissioning of 166-186 Meggeson Avenue sooner, this would result in a delay to the start date for decommissioning 144 – 164 Meggeson Avenue by around 15 months from November 2020 to February 2022. However, it is possible this may be shorter and instead be an 8 month delay. Blocks are usually decommissioned one at a time within their plots so that tenants are not all moving at the same time. This is why there can be quite a long length of decommissioning in the tables shown. As 144-164 Meggeson Avenue was originally the last block to be decommissioned in phase 1 of plot 5, it would have been decommissioned towards the end of the time range we originally showed you. Therefore it might not be a 15 month delay as suggested by the difference between the original start date and our proposed start date, and could be around 8 months instead.



Current order of decommissioning for plot 5



Proposed order of decommissioning for plot 5

Q1. To what extent do you agree or disagree with the suggested changes to the order of 166-186 Meggeson Avenue and 144-164 Meggeson Avenue (Plot 5)?

- Strongly agree
- Agree
- Neither agree or disagree
- Disagree
- Strongly disagree
- Don't know



- Q2. Please use the following space to write any comments you have. Also tell us how the suggested changes may affect you or let us know if you have an alternative suggestion you think we should consider.**

Suggested changes to the order of 107-125 Meggeson Avenue (Plot 6)

We are proposing to bring forward the start date for decommissioning 107-125 Meggeson Avenue (plot includes the row of shops) to Feb 2022, although it could be before.

The reason for this is to allow the new retail facility to be built sooner. Originally, we were planning to move Ozier Road to allow space for a new retail unit to be located on Meggeson Avenue between Ozier Road and Bailey Green. We are looking at relocating the shop to Plot 6. This has the benefit of providing more space for the new park.

Unfortunately, there will be some time where there will be no local shop. We will do our best to minimise this, but we believe that the new retail facilities will benefit the community.

Bringing forward the start date for decommissioning 107-15 Meggeson Avenue is unlikely to cause a delay to the decommissioning of any other plots. The number of residents that need to move is low so there is unlikely to be a pressure on finding new homes.

- Q3. To what extent do you agree or disagree with the suggested changes to the order of 107-125 Meggeson Avenue (Plot 6)?**

- Strongly agree
- Agree
- Neither agree or disagree
- Disagree
- Strongly disagree
- Don't know

- Q4. Please use the following space to write any comments you have. Also tell us how the suggested changes may affect you or let us know if you have an alternative suggestion you think we should consider.**



Suggested changes to the order of 1 – 87 Kingsdown Way (Plot 7), 289-331 Meggeson Avenue (Plot 13) and 254-318 Meggeson Avenue (Plot 12)

We are proposing to bring forward the start date for the decommissioning of 1 – 87 Kingsdown Way (plot 7) by around 13 months to August 2022. The reason for this is that now Rowlands Walk is being decommissioned, the Copse Road blocks and the Ozier Road blocks are demolished, it would be better to bring forward the decommissioning of 1-87 Kingsdown Way as these blocks are right next to these plots. This would avoid returning to 1-87 Kingsdown Way at the very end of the programme and disrupting the newly completed part of the neighbourhood including the new park.

The new park referred to as the Village Green is to be built by March 2022. It is to be located on the now vacant land between Meggeson Avenue, Ozier Road and Bailey Green. This will provide a focus for the community and provide both play and an events space. We will let you know when the exhibition of the proposals will be.

As a result of starting the decommissioning of 1-87 Kingsdown Way sooner, this would result in a delay to the start dates of 289-331 Meggeson Avenue (plot 13) and 254-318 Meggeson Avenue (plot 12). The start date for 289-331 Meggeson Avenue (plot 13) would be delayed by around 13 months to June 2023. The start date for 254-318 Meggeson Avenue (plot 12) would be delayed by around 13 months to start in December 2023

Q5. To what extent do you agree or disagree with the suggested changes to the order of 1 – 87 Kingsdown Way (Plot 7), 289-331 Meggeson Avenue (Plot 13) and 254-318 Meggeson Avenue (Plot 12)?

- Strongly agree
- Agree
- Neither agree or disagree
- Disagree
- Strongly disagree
- Don't know

Q6. Please use the following space to write any comments you have. Also tell us how the suggested changes may affect you or let us know if you have an alternative suggestion you think we should consider.



Overall

Q7. If the suggested changes to the decommissioning timetable happened, what impact would this have on you, your family or your community?

- Very positive impact
- Fairly positive impact
- Slightly positive impact
- No impact
- Slightly negative impact
- Fairly negative impact
- Very negative impact
- Don't know

Q8. Please use the following space to tell us more about this impacts that the suggested changes would have.

Q9. Which of the following best describes you and your interest in this consultation? (Tick all that apply)

- As a resident of Townhill Park, in a property that is going to be decommissioned
- As a resident of Townhill Park, in a property not planned for decommissioning
- As a resident elsewhere in Southampton
- As a private business
- As a public sector organisation
- As a third sector organisation (Voluntary groups, Community Groups, Charities)
- As an employee of a local authority
- As a political member
- Other, please specify:

Q10. (If an organisation) Please provide the name of your organisation if you are happy to have the name attributed to your response:





Q11. If your home is going to be decommissioned, which address do you live in?

- Benhams Road (Even numbers 2 – 32)
- Benhams Road (Numbers 34 – 64)
- Hallet Close (Odd numbers 1 – 21)
- Kingsdown Way (Odd numbers 1 -21)
- Kingsdown Way (Odd numbers 23 – 43)
- Kingsdown Way (Odd numbers 45 – 65)
- Kingsdown Way (Odd numbers 67 – 87)
- Meggeson Avenue (Odd numbers 107 – 125)
- Meggeson Avenue (Even numbers 144 – 164)
- Meggeson Avenue (Even numbers 166 – 186)
- Meggeson Avenue (Even numbers 254 – 274)
- Meggeson Avenue (Even numbers 276 – 296)
- Meggeson Avenue (Odd numbers 289 – 309)
- Meggeson Avenue (Even numbers 298 – 318)
- Meggeson Avenue (Odd numbers 311 – 331)
- Rowlands Walk (Odd numbers 45 – 131)
- Prefer not to say

Q12. Please provide us with your postcode (This is to understand opinions across the area and will not be used to contact you)

What happens next?

The consultation closes on **Thursday 31 December 2020**. After this date, consultation results will be analysed and reported. We would need to consider the results very carefully before making a decision on whether to change the order and will need to take into account other factors such as the condition of other properties, cost and the number of homes that can be delivered when.

We will let residents of the affected properties and those who responded know the outcome of this decision.

The information collected about you during this survey will only be used for the purposes of research. We may use it to contact you about this. We will only share your information with other organisations or council departments if we need to. We may also share it to prevent, investigate or prosecute criminal offences, or as the law otherwise allows. Please be aware that any comments given on this form may be published in the report. However, the council will endeavour to remove any references that could identify individuals or organisations. Our Privacy Policy (<http://www.southampton.gov.uk/privacy>) explains how we handle your personal data, and we can provide a copy if you are unable to access the Internet.

The **public sector Equality Duty** (Section 149 of the Equality Act) requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people carrying out their activities.

The Equality Duty supports good decision making – it encourages public bodies to be more efficient and effective by understanding how different people will be affected by their activities, so that their policies and services are appropriate and accessible to all and meet different people's needs. The Council's Equality and Safety Impact Assessment (ESIA) includes an assessment of the community safety impact assessment to comply with section 17 of the Crime and Disorder Act and will enable the council to better understand the potential impact of the budget proposals and consider mitigating action.

Name or Brief Description of Proposal:

Townhill Park Regeneration:

TOWNHILL PARK DECOMMISSIONING ORDER 2021 REVISION

Townhill Park Regeneration continues the momentum already achieved in delivering new homes in several council estates. The project has planning consent for the delivery of 665 new homes (May 2016), including improvements to open space and Meggeson Avenue.

The aim of the Townhill Park Estate Regeneration project is to comprehensively regenerate the area providing a mix of new apartment blocks and houses. The new homes will be designed with an emphasis on improving energy efficiency and reduction of carbon footprint.

In addition, the external environment will be improved for the benefit of both existing residents and those occupying the new homes. Environmental proposals include a new green space in the centre of the development with play facilities. There is also improved walking, cycling and access to neighbouring green spaces. A series of infrastructure improvements to Meggeson Avenue, has just been completed, to calm the traffic and provide a more pedestrian friendly environment.

56 new homes have been built on Plot 1 Roundhill Close and work is ongoing to deliver homes on the other currently vacated plots. The regeneration will provide a much improved living environment for the new and existing residents of Townhill Park.

For the regeneration outcomes and benefits to be achieved, it is necessary to relocate residents from their current homes and provide alternative suitable accommodation.

Brief Service Profile (including number of customers)

The council has already undertaken considerable decommissioning which includes: Plots 1 - Roundhill Close, Plot 2, - Meggeson Avenue Paulet Close Townhill Way, Plot 10 Copse Road, Plot 8 the Meggeson and Ozier Road blocks. Decommissioning is almost completed on Plot 9 Rowlands Walk and decommissioning of Plot 5 has begun with the first of the Benhams Road blocks.

Current decommissioning follows the plan approved in November 2017. In 2020, as a result of discussions with some local residents and reconsidering the potential benefits to alter the sequence of redeveloping sites at Townhill Park, the council agreed to review the current approved plan and suggest a number of changes to the decommissioning sequence.

The remainder of the decommissioning, subject of the consultation, directly affects around 190 homes, which are still required to relocate. These households are the primary focus of this decommissioning review. There are also 2 commercial premises. However, the consultation was also widely promoted to all residents in Townhill Park, local schools and other community organisations.

Summary of Impact and Issues

The consultation on the changes to the timetable for the decommissioning of blocks to be redeveloped raised several areas of concern. Comments were received raising concerns for certain groups:

- the vulnerable and elderly and
- families with school children
- the impact of the temporary loss of service of the local convenience store, while a new facility is built.

Southampton City Council acknowledges that there are concerns for vulnerable groups such as older people, disabled or those with mental health issues and that these groups may find the process of decommissioning difficult. Also, that families with school age children face particular issues when required to move home, which may also involve changes of school.

In recognition of this the council provides the support of a Resident Liaison Officer (RLO) dedicated to all Townhill Park decommissioning council tenants. This service provides extra support where it is required. The initial stages of the decommissioning process include determining what the tenant's needs are, and what extra support is available to support them through the whole decommissioning journey in order to minimise the impact.

During the decommissioning review consultation, the council identified potentially vulnerable groups and offered additional support to fill in the questionnaire.

Potential Positive Impacts	
The mix of homes will be based on current need as well as the anticipated future need of the local community. There will be opportunities to meet specialist needs as well as general needs of people on the housing register.	
The aim is to provide more opportunities for Affordable housing including: Social Rent, Affordable Rent and Shared Ownership.	
Experience and data from previous estate regeneration schemes has shown that only a small proportion of residents that are decanted wish to return to the redeveloped properties. However, as the plots are developed and available for occupation, this should create opportunities for tenants decanting from future redevelopment plots to be relocated in Townhill Park in the new build properties if they desire, rather than relocating elsewhere in the city.	
The implementation of the Townhill Park regeneration is being phased to lessen the impact on residents.	
The new homes will offer a significant improvement in terms of quality and energy efficiency from existing properties and this includes the open space environment that they sit within.	
The new park, currently under construction, in the centre of the Meggeson Avenue will be a focus for the whole community and the improved walking, cycling and access to open spaces will benefit all residents. The traffic calming of Meggeson Avenue has created a more pedestrian friendly residential environment.	
The regeneration proposals also include a new retail facility	
Responsible Service Manager	Tom Putt - Service Manager Regeneration & Development
Date	23 June 2021

Approved by Senior Manager	Tina Dyer-Slade – Head of Property
Date	23 June 2021

Potential Impact

Impact Assessment	Details of Impact	Possible Solutions & Mitigating Actions

Age	<p>Older people may find moving home more challenging mentally and physically</p> <p>Children may find moving to a different location difficult and may need to move schools</p>	<p>The Resident Liaison Officer (RLO) would identify additional needs and concerns at the initial meeting with the tenant and work with the tenant and other areas of the council and agencies to support the move.</p> <p>The council's Allocations Team work with the RLO to support the tenant and their family throughout the move. Through the choice based letting system every effort is made to relocate tenants to an area of their choice.</p> <p>Decants will be managed in accordance with the Council's Decommissioning of Housing Stock Policy and Acquisition and Compulsory Purchase Policy.</p> <p>New affordable homes will be allocated as per Lettings Policy.</p> <p>Ensure consistent implementation of the Council's adopted policies and plans.</p> <p>Ensure through design of the scheme that mobility and accessibility are maximised in both housing and the surrounding environment.</p> <p>There is potential for specifying housing types that meet the housing needs of the people on the housing register</p>
Disability	<p>Those with mental and physical disabilities may find the decommissioning process of moving home more challenging and harder to understand and adjust to change</p>	<p>Support was available for those who had difficulty completing the questionnaire either online or on paper</p> <p>Once a block has been notified of the start of its decommissioning the needs of tenants are identified through the Resident Liaison</p>

	<p>Those who live in adapted properties require the equivalent when they move, and it can take time to find suitable accommodation</p>	<p>Officer's meeting with each tenant.</p> <p>Where required a Vulnerability Assessment can be completed with tenants and the Council's Specialist Assessment Unit can provide support and advice to Housing Management.</p> <p>The Resident Liaison Officer supports the tenant through the duration of their move and will be able to arrange necessary support where it is required, including working with Allocation to find suitable properties.</p> <p>Decants will be managed in accordance with the Council's Decommissioning of Housing Stock Policy and Acquisition and Compulsory Purchase Policy</p> <p>New affordable homes will be allocated as per Lettings Policy.</p> <p>The Council has a range of policies and procedures which support the Council's equality and diversity standards</p> <p>Ensure consistent implementation of the Council's adopted policies and plans.</p> <p>Ensure through design of the scheme that mobility and accessibility are maximised in both housing and the surrounding environment.</p> <p>Council guidelines on wheelchair liveable homes to be followed and set out in the specification.</p> <p>Potential for specifying housing types that meet the housing needs</p>
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		of the people on the housing register.
Pregnancy and Maternity	The decommissioning plan may have an impact on pregnancy and maternity. It may be more challenging to move during pregnancy and maternity. Also, the arrival of a new baby may change the requirements of required housing allocation	Once a block has been notified of the start of its decommissioning the needs of tenants are identified through the Resident Liaison Officer's visit to each tenant. The Resident Liaison Officer supports the tenant through the duration of their move and will be able to arrange necessary support where it is required Decants will be managed in accordance with the Council's Decommissioning of Housing Stock Policy and Acquisition and Compulsory Purchase Policy
Community Safety	During the acquisition process, community safety risks could increase as a site becomes vacant.	Appropriate security measures will be provided to keep tenants, residents, and the property itself as safe and secure as is reasonably possible. Ensure through design of the scheme that security is maximised and minimise potential for anti-social behaviour in any new housing on the site and comply with the Secured by Design criteria.
Marriage and Civil Partnership	No identified impact	The new build affordable rent properties will be allocated under the council's approve Allocation policy (Sept 2019). The ESIA for the policy did not identify any specific aspects for this group.
Race	No identified impact	The new build affordable rent properties will be allocated under the council's approve Allocation policy (Sept 2019). The ESIA for the policy did not identify any specific aspects for this group.
Religion or Belief	No identified impact	The new build affordable rent properties will be allocated under

		the council's approve Allocation policy (Sept 2019). The ESIA for the policy did not identify any specific aspects for this group.
Gender Reassignment	No identified impact	The replacement new build affordable rent properties will be allocated under the council's approve Allocation policy (Sept 2019). The ESIA for the policy did not identify any specific aspects for this group.
Sexual Orientation	No identified impact	The new build affordable rent properties will be allocated under the council's approve Allocation policy (Sept 2019). The ESIA for the policy did not identify any specific aspects for this group.
Poverty	<p>There are currently insufficient affordable homes in the city and as a result there are approximately 8,600 households on the housing register.</p>	<p>The development programme will provide a significant number of affordable homes.</p> <p>Moving people out of temporary accommodation and into their home has the potential to significantly improve the quality of life of those residents.</p> <p>An assessment has been undertaken of the impact of offering some properties at Affordable Rent This indicates that some tenants may be able to afford these properties, particularly those who are in existing tenancies whose income has increased during the lifetime of the tenancy. These tenants opting to move into new Affordable Rent properties would make more social rent properties available to new tenants.</p> <p>The council would like to provide a proportion of new build homes at social rent, which is lower than 'affordable rent', but this will depend on the financial viability of each scheme and the possible levels of grant achieved. Currently,</p>

		<p>Homes England are supportive of grant aid for social housing, but each scheme is judged individually.</p> <p>In Allocation policy terms:</p> <p>Applicants with a priority need, who have not contributed to their homelessness and meet the main homelessness duty within the meaning of Part 7 of the Housing act 1996/ Homelessness Act 2002 (S193).</p>
Other Significant Impacts	<p>Decommissioning - wider impact</p> <p>A large-scale decommissioning project may have an impact on the availability of housing across the city, as large numbers of tenants could be displaced.</p>	<p>The council does not allocate all properties available for rent to regeneration in order that other priority groups can be housed</p> <p>The Council retains the right to balance housing register applications in circumstances where there is high housing demand due to decommissioning.</p>
	<p>Demolition and Construction Period</p> <p>There will be some noise and inconvenience caused by the construction and traffic to and from the site during demolition and construction</p>	<p>Contractors will be required to operate under the 'Considerate Construction Scheme', or equivalent, to mitigate the impact as far as possible. There will be regular communication with residents, with project updates, programmes and key contact details for escalating any issues of concern</p>
	<p>Provision of new Retail unit</p> <p>Although there will be new retail provision it is likely that there will be a gap in convenience store provision until the new unit is built and operational</p>	<p>The council will work to minimise any gap between existing and new retail provision in Townhill Park.</p> <p>The build programme will be adjusted to prioritise the new retail provision</p> <p>The existing commercial tenants know of the redevelopment proposals and this is reflected in the terms of their lease. The council will keep them informed of</p>

		developments.
	<p>Local Employment Opportunities</p> <p>There are residents in the area who are unemployed, and regeneration brings opportunities to promote employment for local people</p>	<p>An Employment and Skills Plan will accompany any planning consent and ensure the construction phase includes opportunities for local employment and training.</p> <p>Provision continues to be made for the existing public transport within the traffic calming of Meggeson Avenue</p>
	<p>Health and Well-Being</p> <p>There is a link between quality homes and state of health</p>	<p>For the new build improved specification and energy efficiency of homes and access to well-connected green spaces and opportunities to walk and cycle will contribute to residents' health and well-being.</p> <p>Ensure through design of new homes that mobility and accessibility are maximised in both housing and the surrounding environment.</p> <p>The quality of design promoted in the Designer's Manual aims to deliver benefits in energy efficiency and build quality which provide opportunities to realise benefits in health and wellbeing.</p>

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Agenda Item 1

Appendix 5: Townhill Park Proposed Decommissioning Order Revised 2021 Appendix 5

Plot Number	Addresses	Estimated start date	Estimated completion date	Est length of decommissioning
9	Rowlands Walk (Odd numbers 1 – 131)	Currently being decommissioned	January 2021	21 months
5 (Phase 1)	Benhams Road (Even numbers 2 – 32)	February 2021	May 2021	4 months
	Benhams Road (Numbers 34 – 64)	June 2021	September 2021	4 months
	Meggeson Avenue (Even numbers 166 – 186)	October 2021	January 2022	4 months
5 (Phase 2)	Meggeson Avenue (Even numbers 144 – 164)	February 2022	April 2022	3 months
	Hallet Close (Odd numbers 1 – 21)	May 2022	July 2022	3 months
6	Meggeson Avenue (Odd numbers 107 – 125) including row of shops	Likely February 2022 but could be before	April 2022	3 months
7	Kingsdown Way (Odd numbers 1 - 21)	August 2022	May 2023	10 months
	Kingsdown Way (Odd numbers 23 – 43)			
	Kingsdown Way (Odd numbers 45 – 65)			
	Kingsdown Way (Odd numbers 67 – 87)			
13	Meggeson Avenue (Odd numbers 289 – 309)	June 2023	November 2023	6 months
	Meggeson Avenue (Odd numbers 311 – 331)			
12	Meggeson Avenue (Even numbers 254 – 274)	December 2023	July 2024	8 months
	Meggeson Avenue (Even numbers 276 – 296)			
	Meggeson Avenue (Even numbers 298 – 318)			

1	To bring forward the start date for decommissioning 166-186 Meggeson Avenue by around 1 month.
2	To delay the start date for decommissioning 144 – 164 Meggeson Avenue by around 8 months
3	To bring forward the start date for decommissioning 107-125 Meggeson Avenue (including the row of shops) by around 1 year and 5 months
4	To bring forward the start date for decommissioning 1 – 87 Kingsdown way (Plot 7) by around 1 year and 1 month
5	To delay the start date for decommissioning 289-331 Meggeson Avenue (Plot 13) by around 1 year and 1 month.
6	To delay the start date for decommissioning 254-318 Meggeson Avenue (Plot 12) by around 1 year and 1 month

No colour = decommissioning date remains unchanged