

Name of meeting: Cabinet
Date: 27th July 2021

Title of report: To consider the outcome of Tenant and Leaseholder consultation and Proposals on the future of four of the Council's high-rise blocks - Bishop's Court, Holme Park Court at Berry Brow and Buxton House and Harold Wilson Court to improve fire safety.

Purpose of report:

This report (including Appendix 1 and 2 attached) asks Cabinet to consider the options for three high rise blocks at Berry Brow (Bishops Court and Holme Park Court) and Buxton House, New Street, Huddersfield, and agree which option should be delivered for each block. It will consider the options which are:

- to refurbish to a high standard ensuring fire safety measures are in place, or
- demolition and new build housing on the sites. (preferred option for Berry Brow)

The report includes the results of the recent tenant and leaseholder consultation undertaken at Bishops Court and Holme Park Court in Berry Brow and Buxton House based on the options.

Appendix 1 to this report outlines key real estate powers and considerations to consider.

Appendix 2 (confidential), The commercial implications relating to Buxton House arising out of the recommendations are set out in Appendix 2. Appendix 2 is private in accordance with Schedule 12A Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006 namely it contains information relating to the financial and business affairs of third parties (including the Authority holding that information). It is considered that the disclosure of the information would adversely affect those third parties including the Authority and therefore the public interest in maintaining the exemption, which would protect the rights of an individual or the Authority, outweighs the public interest in disclosing the information and providing greater openness and transparency in relation to public expenditure in the Authority's decision making.

The report will ask Cabinet to approve the programme of major fire safety remediation works to Harold Wilson Court. It will explain the procurement process, anticipated costings, and timescales for the completion of the works.

The report will provide outline proposals with provisional costs to regenerate Berry Brow through a programme of demolition and new build.

The report will provide outline proposals and costs to refurbish and remediate Buxton House.

The report also provides feedback from tenants of Harold Wilson Court ("HWC") following engagement on the proposals to carry out major fire safety improvements.

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Yes If yes give the reason why Spending in excess of £250k and affects all electoral wards
Key Decision - Is it in the <u>Council's Forward Plan (key decisions and private reports)</u>?	Key Decision – Yes Public Report - Yes Private Appendix – Yes – (Appendix 2)
The Decision - Is it eligible for call in by Scrutiny?	Yes If no give the reason why not
Date signed off by <u>Strategic Director</u> & name	David Shepherd: 22nd June 2021
Is it also signed off by the Service Director for Finance?	Eamonn Croston: 9th July 2021
Is it also signed off by the Service Director for Legal Governance and Commissioning?	Julie Muscroft: 15th July 2021
Cabinet member portfolio	Give name of Portfolio Holder/s Cllr Cathy Scott - Housing and Democracy Cllr Peter McBride - Regeneration

Electoral wards affected: Newsome, Dalton

Ward councillors consulted: No

Public or private: Public report with private Appendix 2

Appendix 2 is private in accordance with Schedule 12A Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006 namely it contains information relating to the financial and business affairs of third parties (including the Authority holding that information). It is considered that the disclosure of the information would adversely affect those third parties including the Authority and therefore the public interest in maintaining the exemption, which would protect the rights of an individual or the Authority, outweighs the public interest in disclosing the information and providing greater openness and transparency in relation to public expenditure in the Authority's decision making.

Has GDPR been considered? Yes

1.0 Background and Summary

1.0.1 Kirklees Council owns 4 high rise blocks in Huddersfield. All blocks are above 18 metres in height and, by definition, fall into a high-risk category `HRRB` (High Risk Residential Blocks) when referring to fire safety guidance issued by the Hackitt Review (Building a Safer Future 2018) and subsequently the Building Safety Bill, which is due to be enacted during 2021. None of the blocks contain Aluminium Composite Material (ACM), but 3 contain an external wall system (EWI).

1.0.2 We continue to maintain a rigorous programme of Type 1 Fire Risk Assessments (FRA), have undertaken several Type 4 FRA surveys to high rise blocks, and maintain daily, weekly, and monthly fire safety checks. The FRA process identified flammable material on the External Wall Insulation at Berry Brow and Harold Wilson Court in November 2019 (but not at Buxton House).

Early assessments showed a presence of horizontal only firebreaks or a complete absence of firebreak.

In January 2020, MHCLG issued Guidance Note 23 which consolidated previously issued guidance notes relating to the 7 building components under review:

- External wall systems/External wall insulation systems
- Aluminium Composite Material Panels
- High Pressure Laminates
- Spandrel Panels
- Balconies
- Smoke Control systems
- Fire doors

Section 3 asked building owners to update the Government's Delta system (MHCLG database containing dwelling information for each Local Authority) and provide `as built` information on the construction of external wall systems in blocks above 18m (HRRB), namely (i) the presence of potentially flammable insulation, where present; and (ii) asking building owners to take immediate steps to mitigate risk to occupants.

1.0.3 Since June 2020, AHR Partners (independent fire safety engineers/consultants) have undertaken a series of detailed intrusive surveys to each block to develop a Building Safety Case for each block, the results of which have informed the recommendations for fire safety improvement and estimated investment costs. The detailed surveys also inform the wider options appraisal that has considered:

- Condition of the structure/fabric and remaining useful life
- Suitability and compliance of materials used in construction along with methods of installation
- Effectiveness of existing fire safety measures, both mechanical and passive

On 24th November 2020, following testing of samples of external wall render, we received written confirmation of flammable insulation at Bishop's Court and Holme Park Court in Berry Brow and Harold Wilson Court and, a lack of fire breaks. This prompted immediate action and work to commission the introduction of a patrolling watch from 21st December to all blocks which supplemented the existing patrolling watch at Buxton House and an ongoing CCTV/concierge service at the two high rise blocks in Berry Brow.

1.0.4 On 16th February 2021, Cabinet approved the proposals to commence tenant consultation on the high-rise blocks while maintaining a full-time patrolling watch. The consultation would seek to understand tenants' views and preferences on the following options:

- Refurbishment and remediation of the blocks or demolition and new build (Berry Brow and Buxton House)
- Proposals to undertake major fire safety improvements (Harold Wilson Court)

2.0 Information required to take a Decision

2.0.1 Consultation at Berry Brow (Bishops Court and Holme Park Court) and Buxton House

All properties in the 3 blocks are either bedsits or one bedroomed flat's predominantly occupied by single people or couples. At the time of the consultation, 85/96 units at Holme Park Court were occupied; 93/98 units at Bishops Court were occupied; and at Buxton House 48/57 units were occupied. There are four households at Berry Brow with one child. Most residents across all blocks are aged 22-59 years. Five flats at Buxton House are owned by leaseholders (one leaseholder

owns two units). Housing Solution Services manage 17 temporary accommodation units at Berry Brow.

From week commencing 22nd February 2021, consultation packs were posted to all tenants and leaseholders at Berry Brow and Buxton House. This included information and artist impression drawings to explain the options and a Frequently Asked Questions sheet. The consultation formally ended on Friday 23rd April 2021. Over this period, tenants and leaseholders were invited to share their views on the two options to improve fire safety described in Section 1.

Despite Covid restrictions, tenants and leaseholders were provided with several different ways to get involved safely and to share their views. This included completion of a printed survey posted out with the consultation pack and freepost envelope, taking part online for those with access to the internet or, by speaking to an officer on the phone. The information could also be made available in another format or language, on request. Reminder leaflets were put through every letterbox a few weeks into the consultation (by Housing Officers carrying out their routine weekly fire safety checks) and posters displayed on communal notice boards in the buildings. All respondents were entered into a prize draw to win high street vouchers which have been sent to the winners.

Following Cabinet's meeting today the results of the consultation and Cabinet's decision will be shared by post with all tenants and leaseholders and made available on Kirklees Council's news website and via social media.

2.0.2 Results from Berry Brow (Bishop's Court and Holme Park Court combined)

A summary of the results and comments from tenants are set out below. Full survey results including free text comments can be made available on request. There are no leaseholders at Berry Brow.

- 134 responses from 178 occupied properties = **75% overall response rate**
- 49 respondents prefer Option 1 to improve = 37%
- 85 respondents prefer Option 2 to demolish = 63%

2.0.3 Results from Buxton House

A summary of the results and comments from tenants and leaseholders are set out below. Full survey results including free text comments can be made available on request. This includes responses from 4 out of 5 leasehold flats. One leaseholder owns 2 flats. For the leasehold properties, all responses were from the leaseholders and not sub-lets.

35 responses from 48 occupied properties = **73% overall response rate**
(65% of possible responses were from tenants)

23 respondents prefer Option 1 to improve = 66% response rate

(61% of tenants who responded (19 out of 31) were in favour of this option
(all leaseholders chose this option)

12 respondents prefer Option 2 to demolish = 34% response rate

(39% of tenants who responded (12 out of 31) were in favour of this option

2.0.4 Conclusions from the Consultation at Berry Brow and Buxton House

The majority of respondents (63%) living at Berry Brow said the buildings should be demolished and replaced with new housing. Most (66%) respondents including all 4 leaseholders living at Buxton House said the Council should carry out improvements to bring the building up to modern standards.

Tenants and leaseholders also had an opportunity to provide additional feedback by way of free text. Comments received highlighted key themes that are important to respondents irrespective of their preferred option (no specific priority order) as follows:

- to be safe and feel safe
- to live in a modern home
- to remain close to the town centre (Buxton House)
- want more one-bedroom accommodation
- more mixed communities e.g., not only single people
- a solution that demonstrates value for money

The decision for Cabinet is to identify the preferred option for the future of Berry Brow and Buxton House high-rise blocks to address fire safety issues set out in this report and, respond to what is important to tenants and leaseholders. The recommendations in this report reflects:

- what is important to tenants and leaseholders
- costings associated with each option and the financial envelope available to the council
- complexities relating to each site e.g., land assembly at Buxton House and,
- wider strategic priorities e.g., the Huddersfield Blueprint plans for the town centre

2.0.5 Engagement on Fire Safety Improvements at Harold Wilson Court

Starting in February, tenants at Harold Wilson Court were engaged on fire safety improvements planned for their building to help reduce the risk and spread of fire. There are no leaseholders at this block. Tenants were able get in touch and talk to us about the planned improvement works until Friday 23rd April 2021.

Each household received an information pack and cover letter including details about the fire safety improvements planned and answers to questions residents may have at this time. Tenants were also advised that we would be contacting them with more information including dates when the works will start and, how we intend to work closely with residents to provide reassurance throughout the process.

Opportunities to engage included online for those residents with access to the internet. The information pack was also available in another format or language on request and, if any tenant needed help to take part or preferred to speak to someone, they could also get in touch by phone or email.

Only one response to the information pack was received from Harold Wilson Court relating to an outstanding repair which was quickly resolved and, a query about the information provided and whether they would have to move out when the works start.

2.0.6 Resource Requirements and Costs

Each phase of the project will require a dedicated resource:

Decant/Respite:

Permanent decant Berry Brow (build): 84 months	£2.37m (In project cost)
Temp decant Berry Brow (refurb): 48 months	£760k (In project cost)
Permanent decant Buxton House: 48 months	£1.09m (in project cost)
Temp decant Buxton (refurb): 24 months	£466k (in project cost)
HWC respite provision/void loss	£inc

Estimated Construction costs:

Berry Brow Regeneration:	£34.41m*
Buxton House Regeneration:	£36.89m*
Berry Brow Remodel:	£29.34m**
Buxton House Remodel:	£15.06m**
Harold Wilson Court Fire Safety Improvements:	£ 3.65m

Block	Option	Decant £m	Construction £m	Total £m
Berry Brow	Regeneration	2.37	34.41*	36.78
Berry Brow	Remodel	0.76	29.34**	30.10
Buxton House	Regeneration	1.09	36.89*	37.98
Buxton House	Remodel	0.46	15.06**	15.52
HWC	Remediation	inc	3.65	3.65

*Includes BCIS @ 5% per annum X 4 years

**Includes BCIS @ 5% per annum X 2 years

Cost Build Up for recommended options:

Berry Brow Regeneration	Estimated Cost £	Cost per unit £ (133 units)
Measured works	15.9m	119k
Demolition	500k	
Inflation on works (BCIS 5% over 4 years)	4.3m	
Decant and home loss	2.36m	
Capitalised Resource (84 months)	3.27m	
Fees (20% of works)	4.36m	
Planning (3% of works)	653k	
Building Regs (3% of works)	653k	
CDM (3% of works)	653k	
Contingency (10% of works)	2.07m	
Prelim (10% of works)	2.07m	
Total	36.78m	

Buxton House Refurbishment and remodel	Estimated Cost £	Cost per unit £ (40 units)
Measured works	8.46m	211k
Inflation on works (BCIS 5% over 2 years)	1.15m	
Decant & Home loss	460k	
Capitalised Resource (36 months)	1.06m	
Fees (10% of works)	961k	
Planning (5% of works)	480k	
Building Regs (5% of works)	480k	
CDM (1% of works)	97k	
Contingency (10% of works)	961k	
Wayleave compensation/relocation	540k	
Total	15.52m	

2.1 New Building Proposals and Summary Costs

2.1.1 Berry Brow

A number of stage 1 site investigations identifying site constraints and conversations with planners have informed an outline concept to redevelop the site consisting of 14 no low rise blocks arranged across the site taking advantage of the semi-rural environment and adjoining ancient woodland: This results in a loss of 63 units.

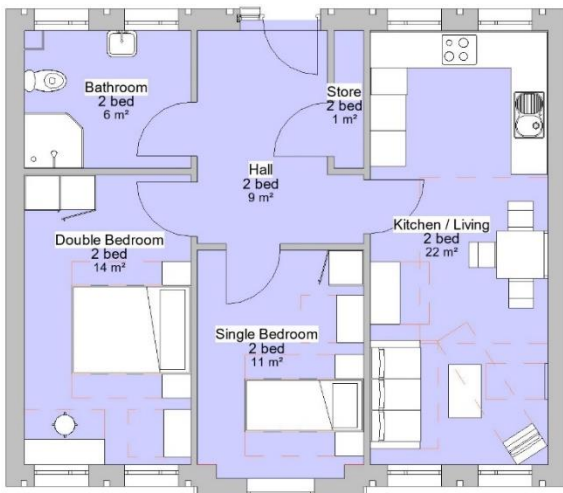


Façade treatments have not been developed so the proposed designs are concept only

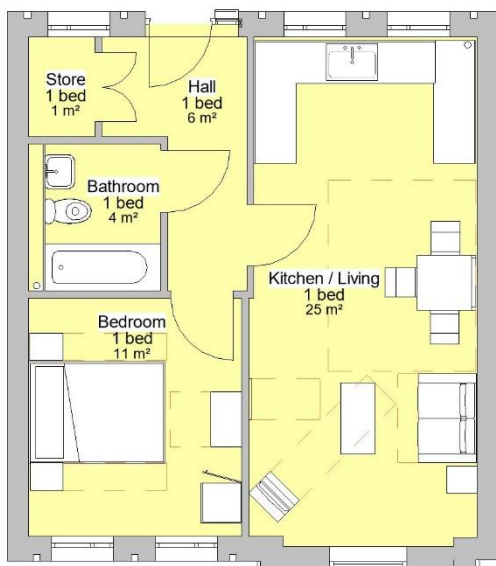




56no 2 bed 3 person flats: 65m² of living space to meet NDSS – notional layout



77no 1 bed 2 person flats: 48.6m² of living space to meet NDSS – notional layout



53 parking spaces achieve 40% of the overall local plan requirement

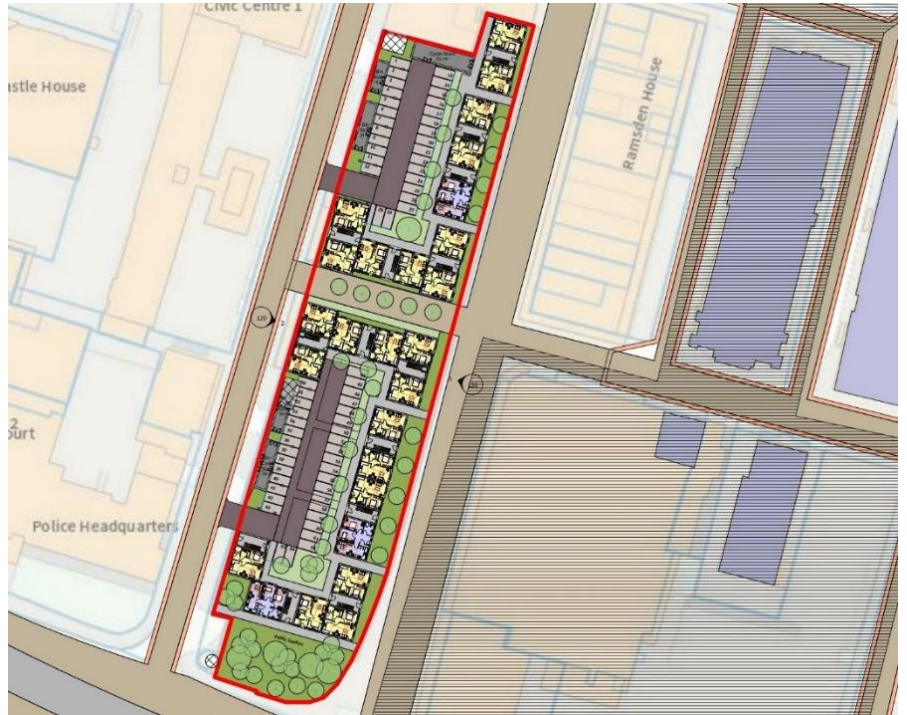
Provisional cost for the outline scheme:

£36.78m to include capitalised resource, decant, home loss payments, fees, and measured work (assumes 4 years of BCIS inflation at 5% per annum)

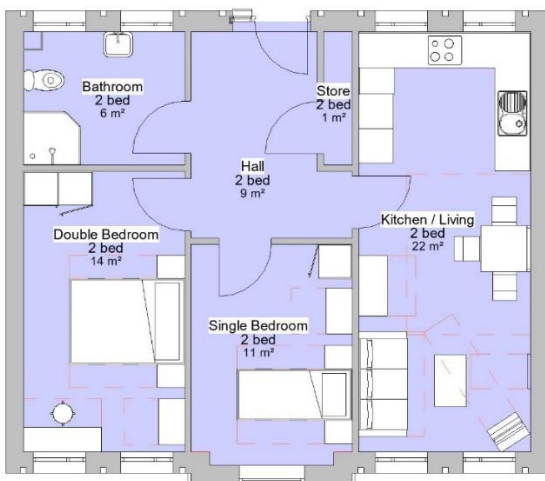
2.1.2 Buxton House

A number of stage 1 site investigations identifying site constraints and conversations with planners have informed an outline concept to redevelop the site consisting of 18no low rise blocks arranged across the town centre site, the proposed design introduces much needed communal open space in the form of a mezzanine garden to cover central courtyard parking. The demolition of Buxton House will result in the loss of 57 units but the new development would provide 91 new units

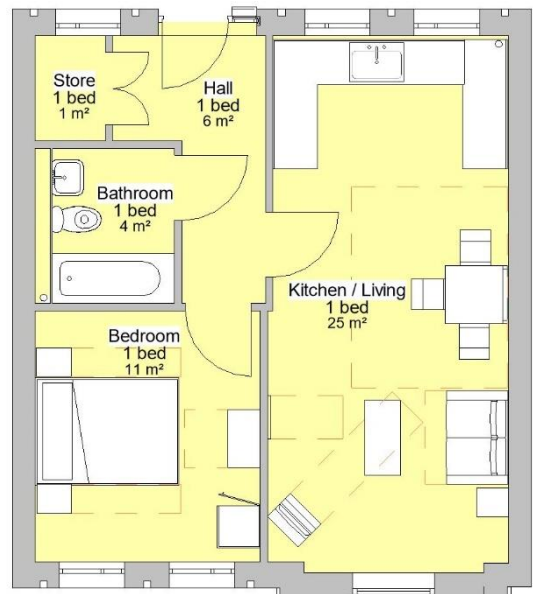




14no 2 bed 3 person flats: 65m² of living space to meet NDSS



134no 1 bed 2 person flats: 48.6m² of living space to meet NDSS



64 parking spaces achieve 43% of the overall local plan requirement

Provisional cost for the outline scheme:

£37.984m to include capitalised resource, decant, home loss payments, fees, and measured work (assumes 4 years of BCIS inflation at 5% per annum)

2.2 Remodel/Remediation Proposals and Costs

2.2.1 Berry Brow

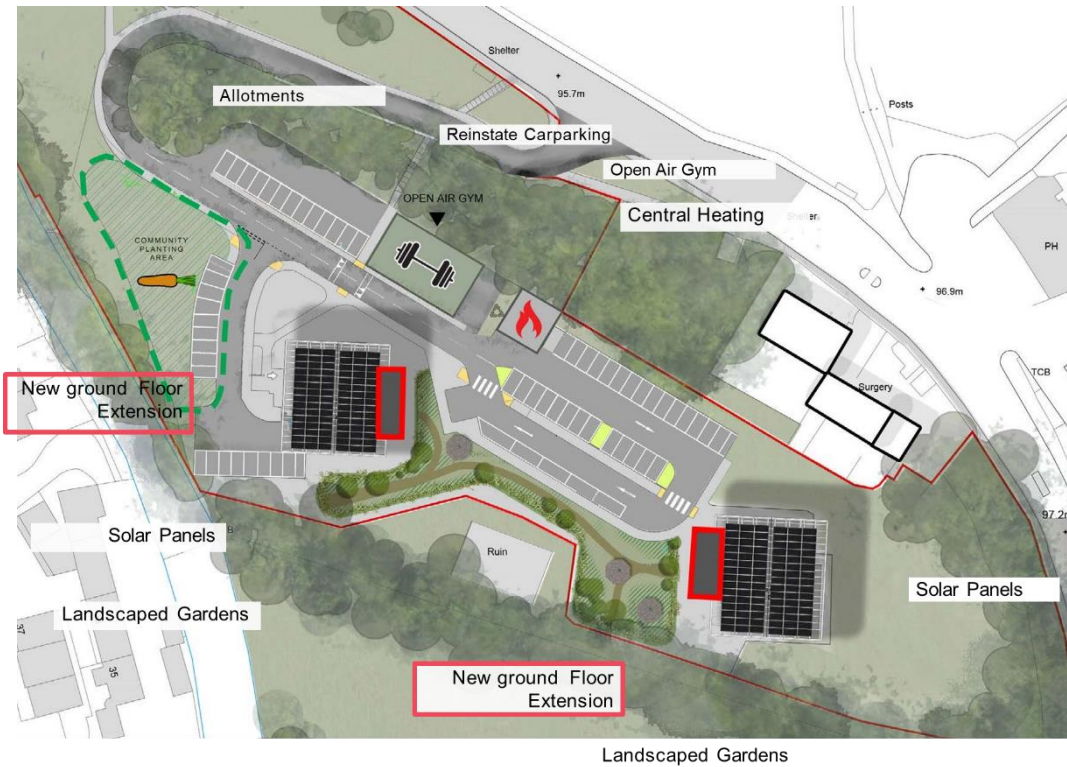
Refurbishment and is designed around the existing structure and aims to improve fire safety standards; ensuring the building is fully compliant to current building safety regulations, tackles building defects, remodelling offers improved living space with modern installation, is thermally efficient with low running cost and establishes much needed communal facilities that support long term occupation.



Outline proposals include ground floor extensions to each block to accommodate new entrance areas with communal use facilities and concierge the formation of multi-use communal areas, improved main access and circulation spaces This will result in a loss of 17 units.



A significant focus on place will ensure communal areas provide functional use and community facilities to support health and well-being.



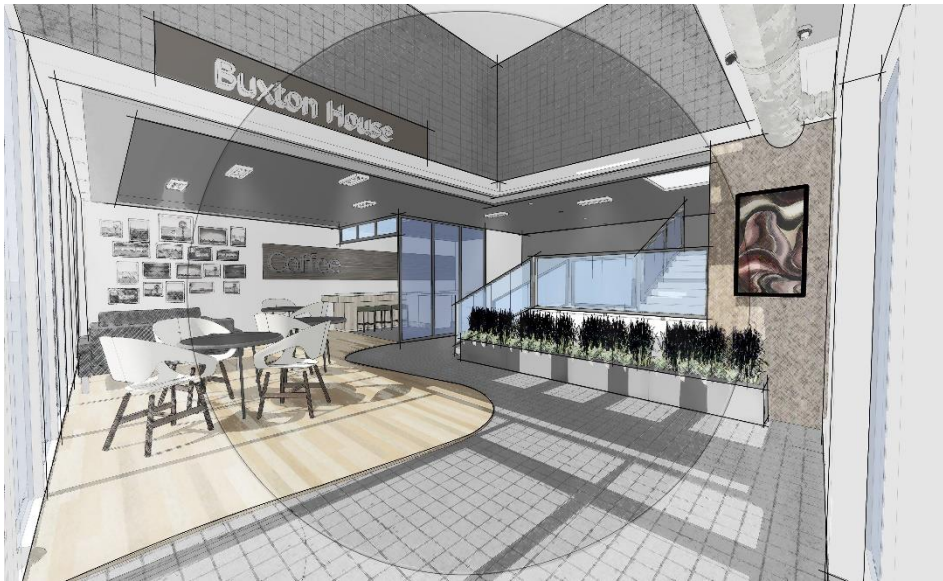
Provisional cost for the outline scheme:

£30,105m to include capitalised resource, decant costs, fees, and measured work (assumes 2 years of BCIS inflation at 5% per annum)

2.2.3 Buxton House

Refurbishment is designed around the existing structure and aims to improve fire safety standards; ensuring the building is fully compliant to current building safety regulations, tackles building defects, remodelling offers improved living space with modern installation, is thermally efficient with low running cost and establishes much needed communal facilities that support long term occupation.





Outline proposals include the formation of multi-use communal areas, improved main access requiring acquisition of land by agreement with Zurich and circulation spaces

Improved living space would result in the overall loss of units, outline proposals indicate a potential loss of 17 units resulting in 40 units in total.



Provisional cost for the outline scheme:

£15,52m to include capitalised resource, decant, home loss payments, fees, and measured work (assumes 2 years of BCIS inflation at 5% per annum)

2.3 Decant Plan for Berry Brow New Build Option

- 2.3.1 A Decant Plan has been developed should the option for demolition at Berry Brow be considered as the preferred option. There are key principles that will be applied which include using the restorative principles of 'working with' tenants, being supportive, taking a balanced and phased approach to ensure the needs of the Housing Register are balanced with the decant need, that tenant need and requirement is at the heart of the approach. The Decant Plan considers the requirement for support to be provided to households on an individual basis and includes an appropriate timescale for this to take place.
- 2.3.2 If the option for the blocks to be demolished and the area redeveloped is approved it would mean that households living in the blocks will need to be supported to move into alternative accommodation. It is anticipated that it will take 84 months to decant the two blocks in Berry Brow, demolish the two blocks and rebuild the site. Whilst the options for each household will be discussed with them individually, in practice given the length of time that a temporary decant would be in place returning once the new development is complete may not be a feasible or preferable option for most households. Depending on the outcome of individual conversations with the current households there will be the option of a return to the new development if any households wish to

return. We cannot fully know how many households will consider this option above a permanent move until the detailed conversations have been had with the individual households, the timescales, and options available to them explained.

- 2.3.3 The Decant Plan focusses on the need to ensure that each household is provided with support and information. The capital planning does budget for the provision of specific housing management staff that will provide ongoing and intensive support. A decant of this scale needs to be phased in order that each household to be supported, given the appropriate opportunities for re-housing, whilst not overly impacting on other priority need groups on the housing register from accessing housing.
- 2.3.4 The process for managing the Decant Plan is as follows:
- a) Upon the decision to redevelop the area, each household will be supported to apply for re-housing.
 - b) Priority will be given to specific blocks and floors in sequenced groups to reduce the impact on the housing register at any one time.
 - c) Households will be awarded Band C initially, which will be amended to Band B Priority when the floor they are living on enters the priority phase.
 - d) The decant priorities will be targeted one block at a time and 5 floors at a time.
- 2.3.5 This approach will enable each household to be supported to be rehoused either temporarily or permanently in a timely way. The phasing will reduce the competition for alternative accommodation that would happen if all households were awarded Band B status at the same time and allow for a balanced approach to meet the statutory needs of the other Band B (homeless) applicants on the Housing Register.
- 2.3.6 Each household would also be financially supported to move. Households would be entitled to receive Statutory Home Loss Payments upon moving permanently. This is set by Government and is, at the time of writing, £6,500. There will be a team of staff to support to each household to register their application, bid on suitable accommodation and offer to support them through the whole decant process. The costs of furniture removals would be covered in the offer and an Enhanced Lettable standard to include carpets, blinds and decorating to be carried out to the property they are moving into.
- 2.3.7 Whilst each household will be provided with support to move, the council can use legal powers should it be necessary. If a tenant or tenants refuse to leave any one of the blocks then the Council can seek possession of the relevant flats based on Ground 10, Schedule 2, Part II Housing Act 1995. Ground 10 is the power to seek possession where the Landlord intends to demolish or reconstruct the building or part of the building and cannot reasonably do so without obtaining possession of the dwelling”
- 2.3.8 In order to facilitate a supportive decant process there are a number of Policy issues that need decision. These are included in the recommendations of the report.
- i. To suspend allocations to Berry Brow (and Buxton House). This will ensure that the demand for decant accommodation is not increased putting further pressure on balancing the needs of decant households with other priority groups (like homelessness) for limited stock that will become available.
 - ii. An amendment to the Council's Allocation Policy to support tenants needing to decant and to facilitate the works at Berry Brow / Buxton House. This would mean that households identified for a decant, in line with the decant phasing plan, would be Awarded Band B. Without this is it unlikely that the decants would be carried out in a timely fashion.
 - iii. To ensure that there is a balance of allocations between Band B Decants and Band B homeless households a Policy change is being requested that would enable Band B decants from these schemes to be eligible for a two bedroomed flat where the 'bedroom tax' exemptions apply.

- iv. That opportunities to increase the range of one bedroomed accommodation available be taken through the Buy-back programme along with any other opportunities to buy suitable one-bed accommodation. In addition, local Housing Associations will be approached to assist with providing relets in their suitable accommodation that may become available during the decant programme.
- v. That interim and final demolition notices will be served on tenants to suspend particular rights as outlined in Schedule 1.

2.4 Decant Plan for Berry Brow Refurbishment Option

- 2.4.1 Should the refurbishment option be the preferred option it would involve a considerable amount of destructive work that would mean that tenants would be required to temporarily move out of their flats in order for the work to be carried out safely. There are key principles that will be applied which include using the restorative principles of 'working with' tenants, being supportive, taking a balanced and phased approach to ensure the needs of the Housing Register are balanced with the decant need, tenant needs and requirements are at the heart of the approach.
- 2.4.2 The work would be carried out to each block in turn. There is an eight-month period planned for the process of decanting all the residents from a block, the works are due to take 12 months with a further 4 months for households to be supported with the return to their improved homes.
- 2.4.3 By approaching the refurbishment one block at a time it would mean that there would be a maximum of 99 households in decant accommodation, from this project, at any one time. When the second block starts to be decanted there may be the opportunity for some permanent one-off moves into the newly refurbished block. It is expected that this project will take 10% of overall number of lets into 1 bed flats to facilitate the decants.
- 2.4.4 The decant support process would include discussions with each individual household to talk through their needs. There would be a team of housing management staff to support to each household to register their application, bid on suitable accommodation and offer to support them through the whole decant process.
- 2.4.5 The cost of furniture removals would be covered in the offer including the disconnection and reconnection of appliances. Costs associated with the supply of essential services (e.g., TV aerials, phone lines, redirection of mail) would be paid for. An Enhanced Lettable standard to include carpets, blinds and decorating to be applied to the decant property.
- 2.4.6 Whilst each household will be provided with support to move, the council can use legal powers should it be necessary. If a tenant or tenants refuse to leave any one of the blocks then the Council can seek possession of the relevant flats based on Ground 10, Schedule 2, Part II Housing Act 1995. Ground 10 is the power to seek possession where the Landlord intends to demolish or reconstruct the building or part of the building and cannot reasonably do so without obtaining possession of the dwelling"
- 2.4.7 In order to facilitate a supportive decant process there are a number of Policy issues that need decision:
 - i. To suspend allocations to Berry Brow (and Buxton House). This will ensure that the demand for decant accommodation is not increased putting further pressure on balancing the needs of decant households and other priority groups (like homelessness) on the limited stock that will become available.
 - ii. To amend the Council's Allocation Policy to support tenants needing to decant and to facilitate the works at Berry Brow / Buxton House. This would mean that households identified for a decant, in line with the decant phasing plan, would be Awarded Band B. Without this it is unlikely that the decants would be carried out in a timely fashion.

2.5 Decant Plan for Buxton House New Build Option

- 2.5.1 The Decant Plan for tenants in Buxton House would be very similar to that of Berry Brow decant plan outlined in para 5 of this report. The Plan would ensure that support was provided to households on an individual basis and includes an appropriate timescale for this to take place.
- 2.5.2 If the preferred option is for Buxton House to be demolished and the area redeveloped it would mean that tenants living in the block would need to be supported to move into alternative accommodation either on a permanent basis or with an option to return to the new development once it is complete.
- 2.5.3 The Decant Plan focusses on the need to ensure that each household was provided with support and information. The capital planning does budget for specific housing management staff to offer ongoing and intensive support for each household. A decant of this scale needs to be phased in order for each household to be supported, given the appropriate opportunities for re-housing, whilst not overly impacting on other priority need groups on the housing register.
- 2.5.4 The process for managing the Decant Plan is as follows:
- a) Upon the decision to redevelop the area, each household will be supported to apply for re-housing.
 - b) Priority will be given to specific floors in sequenced groups to reduce the impact on the housing register at any one time
 - c) Households will be awarded Band C initially, which will be amended to Band B Priority when the floor they are living on enters the priority phase
 - d) The decant priorities will be targeted 5 floors at a time.
- 2.5.5 This approach would enable each household to be supported to be rehoused in a timely way. The phasing would reduce the competition for alternative accommodation that would happen if all households were awarded Band B status at the same time and allow for a balanced approach to meet the statutory needs of the other Band B (homeless) applicants on the Housing Register.
- 2.5.6 Each household would also be financially supported to move. Households would be entitled to receive Statutory Home Loss Payments upon moving permanently. This is set by Government and is, at the time of writing, £6,500. There would be a team of staff to support to each household to register their application, bid on suitable accommodation and offer to support them through the whole decant process.
- 2.5.7 The costs of furniture removals would be covered in the offer and an Enhanced Lettable standard to include carpets, blinds and decorating carried out to the property they are moving into.
- 2.5.8 Whilst each household will be provided with support to move, the council can use legal powers should it be necessary. If a tenant or tenants refuse to leave any one of the blocks then the Council can seek possession of the relevant flats based on Ground 10, Schedule 2, Part II *Housing Act 1995*. *Ground 10 is the power to seek possession where the Landlord intends to demolish or reconstruct the building or part of the building and cannot reasonably do so without obtaining possession of the dwelling*"
- 2.5.9 There are 5 leasehold flats in Buxton House owned by four different owners. This option would mean that the interest in the flats would be bought by the council. The owners would be entitled to the market value for the flats plus any other statutory entitlements. The occupiers who were renting the properties at the time would be supported to apply for alternative accommodation and given practical assistance and support to move in line with that offered to the council tenants to ensure inclusive support is provided irrespective of tenure.

The Policy and recommendation to facilitate this decant would be the same as outlined in para 5 of the report.

2.6 Decant Plan for Buxton House Refurbishment Option

- 2.6.1 The refurbishment option would involve a considerable amount of destructive work that means that tenants would be required to temporarily move out of their flats in order for the work to be carried out safely.
- 2.6.2 The decanting and work to the block is expected to take 27 months to complete.
- 2.6.3 The decant support process would include discussions with each individual household to talk through their needs. There are key principles that will be applied which include using the restorative principles of 'working with' tenants, being supportive, taking a balanced and phased approach to ensure the needs of the Housing Register are balanced with the decant need, that tenant needs and requirements are at the heart of the approach. There would be a team of housing management staff to support to each household to register their application, bid on suitable accommodation and offer to support them through the whole decant process.
- 2.6.4 The cost of furniture removals would be paid for including the disconnection and reconnection of appliances. Costs associated with the supply of essential services (e.g., TV aerials, phone lines, redirection of mail) would be paid for. An Enhanced Lettable standard to include carpets, blinds and decorating would be applied to the decant property.
- 2.6.5 In order to facilitate a supportive, decant process there are a number of Policy issues that need decision and are described in para 6 above.
- 2.6.6 Whilst each household will be provided with support to move, the council can use legal powers should it be necessary. If a tenant or tenants refuse to leave any one of the blocks then the Council can seek possession of the relevant flats based on Ground 10, Schedule 2, Part II Housing Act 1995. Ground 10 is the power to seek possession where the Landlord intends to demolish or reconstruct the building or part of the building and cannot reasonably do so without obtaining possession of the dwelling”
- 2.6.7 There are 5 leasehold flats in Buxton House owned by 4 different owners. Negotiations would take place with the owners to establish support for their tenants who may be living in the flats at the time when the temporary decant is required. The support offered to the private tenants will mirror that on offer to the council's own tenants to ensure inclusive support is provided irrespective of tenure.

2.7 Update on the procurement of Harold Wilson Court Fire Safety Improvements

2.7.1 Working with AHR:

6 months of specialist survey and data gathering have resulted in a detailed scope of works and specifications for fire remediation works. The scope of works rectifies defects non-compliance to the existing External wall insulation. Tenders were issued on 18th May 2021 and received on 9th July. Dependent on the



outcome of tender evaluation and planning; we expect to commence a package of works in February 2022 aiming for completion by November 2022

2.7.2 Although tenders have not yet been received; we have estimated the cost of works:

Sprinkler Installation	£537k
EWI	£1.85m
Associated works	£608k
Decant. Respite, fees	£658k
Total estimate	£3.653m*



*The February Cabinet report estimated a figure of £2.15m based on information and specification available at the time of the writing the report, the update figure reflects consultant estimates based on agreed specification, risk register items including local respite

2.7.3 Tenants will be offered daily respite or moved into voids flats held in the block during the works programme.

2.8 Issues to Consider/Risk Register

Berry Brow Regeneration: Risks:	Mitigation
Lack of available project resource	Assign resource from existing structure and backfill through Reed or appoint temporary resource through Reed. Establish support through use of specialist consultants and supply chain.
Lack of project funding	Reprofile existing high rise remodelling capital allocation. Divert Capital investment from newbuild programmes as required
Rehousing shortages	Commence to hold policy void properties, realise rehousing opportunity across the council's wider asset base including the town centre portfolio. Work

	with local RP partners to increase re-housing options. Consider temporary housing solutions on council owned `meanwhile` sites and using Modern Methods of Construction (MMC)
Reluctance to decant	Support and detailed decant Plan enables working with individual households to facilitate a smooth decant process.
Ongoing fire risk during decant period	Maintain ongoing patrolling watch
Single supplier patrolling watch – potential for interruption	Procurement of a refreshed long term supply agreement underway, dependent on the outcome of tender we may have to arrange handover between suppliers
Major site constraints – impact on density and cost	Detailed stage 2 site investigations with supplementary survey as required
Planning delays	Ongoing detailed consultation with planning and technical officers prior and during pre-app and detailed planning
Community opposition	Member briefings, cabinet report, pre app consultation, ongoing engagement.
Procurement delays due to Brexit/Covid	Ongoing early market engagement to lock in supply chain
Demolition delays	Separate contract to avoid dependency
Construction delays: unforeseen works	Detailed stage 2 site investigations with supplementary survey as required
Construction delays: Materials	Early agreement on specification, nominated suppliers and client order commitment
Construction delays: inclement weather	Groundworks programmed during Spring /Summer. Off-site manufacturing/modular units
Delayed completion and handover	Agreed phase completion, realistic programme with sufficient time allowance and contingency, Liquidated damages and or early completion incentives
Poor return on major investment	Factor the safety of tenants ongoing cost to maintain aging blocks with limited useful life. Place making opportunity and the establishing the council housing standard of the future

Buxton House Regeneration: Risks:	Mitigation
Lack of available project resource	Assign resource from existing structure and backfill through Reed or appoint temporary resource through Reed. Establish support through use of specialist consultants and supply chain.
Lack of project funding	Reprofile existing high rise remodelling capital allocation. Divert Capital investment from newbuild programmes as required
Rehousing shortages	Commence to hold policy void properties, realise rehousing opportunity across the council's wider asset base including the town centre portfolio. Work with local RP partners to increase re-housing options. Consider temporary housing solutions on council owned `meanwhile` sites and using Modern Methods of Construction (MMC)
Reluctance to decant	Support and detailed decant Plan enables working with individual households to facilitate a smooth decant process.

Leaseholder refusal to decant	Ongoing negotiations to purchase leaseholder flats through the council buy-back programme. Compulsory purchase if negotiations fail
Ongoing fire risk during decant period	Maintain ongoing patrolling watch
Single supplier patrolling watch – potential for interruption	Procurement of a refreshed long term supply agreement underway, dependent on the outcome of tender we may have to arrange handover between suppliers
Major site constraints – impact on density and cost	Detailed stage 2 site investigations with supplementary survey as required
Relocation of existing telecommunication masts	Wayleave acquisition costs and compensation factored into project costs however dependent on successful outcome of negotiations with freeholders including suitable relocation of existing mast
Acquiring neighbouring retail/commercial freeholds to secure overall control of the site	Acquisition costs and compensation factored into project costs however dependent on successful outcome of negotiations with sitting tenant and freeholder
Planning delays	Ongoing detailed consultation with planning and technical officers prior and during pre-app and detailed planning
Community opposition	Member briefings, cabinet report, pre app consultation, ongoing engagement.
Procurement delays due to Brexit/Covid	Ongoing early market engagement to lock in supply chain
Demolition delays	Separate contract to avoid dependency
Construction delays: unforeseen works	Detailed stage 2 site investigations with supplementary survey as required
Construction delays: Materials	Early agreement on specification, nominated suppliers and client order commitment
Construction delays: inclement weather	Groundworks programmed during Spring /Summer. Off-site manufacturing/modular units
Delayed completion and handover	Agreed phase completion, realistic programme with sufficient time allowance and contingency, Liquidated damages and or early completion incentives
Poor return on major investment	Factor the safety of tenants ongoing cost to maintain aging blocks with limited useful life. Place making opportunity and the establishing the council housing standard of the future

Berry Brow Refurb/remodel: Risks:	Mitigation
Lack of available project resource	Assign resource from existing structure and backfill through Reed or appoint temporary resource through Reed. Establish support through use of specialist consultants and supply chain.
Lack of project funding	Reprofile existing high rise remodelling capital allocation. Divert Capital investment from newbuild programmes as required
Rehousing shortages and shortage of temporary respite	Commence to hold policy void properties, realise rehousing opportunity across the council's wider asset base including the town centre portfolio. Work with local RP partners to increase re-housing options. Consider temporary housing solutions on council owned `meanwhile` sites and using Modern Methods of Construction (MMC)

Ongoing fire risk during decant period	Maintain ongoing patrolling watch
Single supplier patrolling watch – potential for interruption	Procurement of a refreshed long term supply agreement underway, dependent on the outcome of tender we may have to arrange handover between suppliers
Planning delays	Ongoing detailed consultation with planning and technical officers prior and during pre-app and detailed planning
Community opposition	Member briefings, cabinet report, pre app consultation, ongoing engagement.
Procurement delays due to Brexit/Covid	Ongoing early market engagement to lock in supply chain
Construction delays: unforeseen works	Detailed stage 2 site investigations with supplementary survey as required
Construction delays: Materials	Early agreement on specification, nominated suppliers and client order commitment
Construction delays: inclement weather	Groundworks programmed during Spring /Summer. Off-site manufacturing/modular units
Delayed completion and handover	Agreed phase completion, realistic programme with sufficient time allowance and contingency, Liquidated damages and or early completion incentives
Overall reduction in flat numbers	Improved living space to meet NDSS standards supporting health, wellbeing, reduced turnover and longer-term occupation

Buxton House Refurb/remodel: Risks:	Mitigation
Lack of available project resource	Assign resource from existing structure and backfill through Reed or appoint temporary resource through Reed. Establish support through use of specialist consultants and supply chain.
Lack of project funding	Reprofile existing high rise remodelling capital allocation. Divert Capital investment from newbuild programmes as required
Rehousing shortages and shortage of temporary respite	Commence to hold policy void properties, realise rehousing opportunity across the council's wider asset base including the town centre portfolio. Work with local RP partners to increase re-housing options. Consider temporary housing solutions on council owned `meanwhile` sites and using Modern Methods of Construction (MMC)
Leaseholder refusal to make contribution for internal works	Acquisition of leasehold flats. HRA forced to cover the cost of work
Leaseholder S20 objection for works to external fabric	Acquisition of leasehold flats. Early leaseholder engagement to establish buy in based on mutual benefit
Ongoing fire risk during decant period	Maintain ongoing patrolling watch
Single supplier patrolling watch – potential for interruption	Procurement of a refreshed long term supply agreement underway, dependent on the outcome of tender we may have to arrange handover between suppliers
Relocation of existing telecommunication masts	Wayleave acquisition costs and compensation factored into project costs however dependent on successful outcome of negotiations with freeholders including suitable relocation of existing mast

Acquiring vacant ground floor retail commercial lease to create new entrance/communal space	Freehold acquisition factored into project costs
Planning delays	Ongoing detailed consultation with planning and technical officers prior and during pre-app and detailed planning
Community opposition	Member briefings, cabinet report, pre app consultation, ongoing engagement.
Procurement delays due to Brexit/Covid	Ongoing early market engagement to lock in supply chain
Construction delays: unforeseen works	Detailed stage 2 site investigations with supplementary survey as required
Construction delays: Materials	Early agreement on specification, nominated suppliers and client order commitment
Construction delays: inclement weather	Groundworks programmed during Spring /Summer. Off-site manufacturing/modular units
Delayed completion and handover	Agreed phase completion, realistic programme with sufficient time allowance and contingency, Liquidated damages and or early completion incentives
Overall reduction in flat numbers	Improved living space to meet NDSS standards supporting health, wellbeing, reduced turnover and longer-term occupation
Structural integrity of the existing structure	April 2019 detailed structural report confirms the building structure remains relatively stable and in serviceable condition taking into account the age of the building. Cost estimates for the refurbishment proposal include provisional allowances to carry out localised repairs to the concrete structure. The structure will also be subject to ongoing inspection. We will also conduct a range of tests following the removal of exiting precast façade panels prior to the installation of new insulated wall treatments, cladding or panelling

HWC Fire Safety Improvements: Risks:	Mitigation
Lack of available project resource	Assign resource from existing structure and backfill through Reed or appoint temporary resource through Reed. Establish support through use of specialist consultants and supply chain.
Lack of project funding	Sufficient compliance capital allocation committed in the 10 year HRA business plan
Ongoing fire risk during decant period	Maintain ongoing patrolling watch
Single supplier patrolling watch – potential for interruption	Procurement of a refreshed long term supply agreement underway, dependent on the outcome of tender we may have to arrange handover between suppliers
Lack of Temporary respite units	The project assumes up to 10 voids will be held to facilitate respite during major works to flats with voids currently being held as they become available.
Planning delays	Ongoing detailed consultation with planning and technical officers prior and during pre-app and detailed planning
Procurement delays due to Brexit/Covid	Ongoing early market engagement to lock in supply chain
Construction delays: unforeseen works	Detailed stage 2 site investigations with supplementary survey as required

Construction delays: Materials	Early agreement on specification, nominated suppliers and client order commitment
Construction delays: inclement weather	Groundworks programmed during Spring /Summer. Off-site manufacturing/modular units
Delayed completion and handover	Agreed phase completion, realistic programme with sufficient time allowance and contingency, Liquidated damages and or early completion incentives

2.9 Conclusions

2.9.1 Cabinet’s decision will be to determine the future of 3 high-rise blocks to address fire safety issues. The recommendations in this report reflects:

- what is important to tenants and leaseholders – the Tenant’s Voice
- Place Based approach (different solution – different block) building on feedback from Berry Brow 2019 Place Standard engagement.
- anticipated costs associated with each option and the financial envelope available to the council – HRA Affordability/Value for Money.
- complexities relating to each site e.g., land assembly at Buxton House, telephone mast lease and overall Town Centre Blueprint resource pressures.
- wider strategic priorities e.g., the Huddersfield Blueprint plans for the town centre.
- Capacity to balance needs of decant households with other priority groups for limited stock.
- Ensuring a better tenant experience.
- HRA affordability and other priorities including investing in compliance with asbestos - our next big risk after Fire.
- Other investment priorities i.e. a potential emerging damp issue in approx. 10% of the properties (impact on health & wellbeing), Your Home Your Place (YHYP) plans; green retrofit opportunities.

3.0 Implications for the Council

3.0.1 Working with People

This is a major decision for Kirklees that could establish the standard of council housing of the future. The views and opinions of tenants and wider stakeholders are critical in delivering successful outcomes

The recently concluded 3-month detailed consultation with tenants takes into account majority view and opinions of tenants of each block and therefore shapes the recommendations detailed in 11.0.1

3.0.2 Working with Partners

A multi-agency approach is required for the delivery of the project, relationships internally, and with external partners are key to success. The Council cannot deliver programmes on its own; partners will play a vital part in shaping and delivering successful outcomes

3.0.3 Place Based Working

Consultation informs a Placed based approach, building on previous and future consultation as set out at Item 6.0.1 above and, inform a good understanding of the impact of the proposals on existing communities as pressures on existing infrastructure continues to increase. As environmental impacts are not really discussed with citizens, the proposed design of housing will be presented through ongoing engagement to ensure we are not creating dysfunctional communities of the future

3.0.4 Climate Change and Air Quality

The existing blocks house 252 flats (including void properties on the top floor of Buxton House) and combined occupation use emits the following levels of carbon:

- Holme Park Court: 198 tonnes/year 2.02 tonnes per flat
- Bishops Court: 188 tonnes/year 1.91 tonnes per flat
- Buxton House: 104 tonnes/year 1.85 tonnes per flat

Existing EPC Rating (not communal areas):

- Holme Park Court: C
- Bishops Court: C
- Buxton House: C

Refurbishment:

Existing blocks are poorly insulated and have no gas and therefore rely on electric heating with high generation costs and carbon outputs. The proposed refurbishment will deliver significant thermal improvements to the fabric of the building reducing reliance on energy for heating by 40-50%

New Build:

We have an ambition to build to a low carbon standard using Modern Methods of Construction (MMC) and thereby achieve carbon zero for occupation, reducing reliance on electric powered heating to achieve carbon reductions significantly. Master planning will play a major part in establishing green space and natural habitat. The proposed regeneration of Berry Brow is however `out of town` so transport links are critically important to encourage the use of public transport and adoption of other modes of travel. The location of the site presents an opportunity to build a `green` development of which there are a number of examples regionally.

Traditional construction will generate around 60 tonnes of carbon per unit whereas a number of MMC systems have established zero carbon in manufacturing and assembly. We will however generate carbon emissions in demolition, waste generation and site preparation and at this stage is difficult stage to determine actual impacts. We will however carefully design works to reduce embodied carbon where possible.

3.0.5 Improving outcomes for children

The Council's approved housing strategy focusses on early intervention and prevention of homelessness thus leading to improved outcomes for all households who are at risk of, or experiencing, homelessness, including households with children, and young people. The council housing programme provides a responsible approach for tackling the ongoing loss of Council housing through RTB and hence establish one for one replacement to meet increasing affordable housing demand.

3.0.6 Other (e.g., Legal/Financial or Human Resources)

All sites are vested in the Housing Revenue Account (HRA) and is designated for housing and street scene. Proposed development will be confined to within the red line boundary, we may have to undertake appropriation on parts of the site for planning and development.

The current 30-year HRA business plan makes a capital provision to invest in high rise blocks and therefore set aside £47m for remodelling. If the new build option is agreed across both sites, we may have a funding shortfall of around £20-30m based on current outline/concept plans. As we conduct further site due diligence and design, it is anticipated the numbers of homes that can be

physically delivered will be lower and hence the cost envelope will reduce. In the event the detailed cost plan shows the need for more than the currently allocated budget, officers will present options to Cabinet which could include:

- i. Borrow additional capital against the HRA
- ii. Phased delivery of the schemes in order to manage the impact on the HRA Business Plan
- iii. Scale back other capital activity such as: Your Home Your Place or the council house building programme

Appendix 1 sets out property law related matters relating to legal powers and legal title considerations

In accordance with section 105 of the Housing act 1985, the Council is required to consult tenants before making a final decision on a matter of housing management in carrying out its consultation exercise the council must comply with the “Gunning principles” namely:

- That consultation must be at a time when the proposals are still at a formative stage.
- The council must provide sufficient information about the proposals to consultees to enable intelligent consideration and informed responses.
- Adequate time must be given to facilitate responses.
- The product of the consideration of responses must be conscientiously taken into account in finalising any proposals.

The Council has a duty to comply with its Financial Procedure Rules and Contract Procedure Rules and when procuring goods, Works and services above certain thresholds must procure in accordance with the Public Contracts Regulations 2015 and comply with the new rules on Subsidy Control which replace the State Aid rules.

Section 149 of the Equality Act 2010 sets out the public sector equality duty replacing the previous duties in relation to race, sex and disability and extending the duty to all the protected characteristics, i.e. race, sex, disability, age, sexual orientation, religion or belief, pregnancy or maternity, marriage or civil partnership and gender reassignment.

The public sector equality duty requires public authorities to have due regard to the need to:

- Eliminate unlawful discrimination, harassment, and victimisation and other conduct prohibited under that act
- Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not share it; and
- Foster good relations between those who share a protected characteristic and those who do not share it, which involves having due regard, in particular, to the need to- (a) tackle prejudice, and (b) promote understanding.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it, including, in particular, steps to take account of disabled persons' disabilities;

(c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Compliance with the duties in section 149 of the Act may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under the Act.

The Equality Duty must be complied with before and at the time that a particular policy is under consideration or decision is taken - that is, in the development of policy options, and in making a final decision. A public body cannot satisfy the Equality Duty by justifying a decision after it has been taken.

4.0 Consultees and their opinions

Supporting business cases and outline options have been presented to the Growth and Regeneration Directorate's Senior Leadership Team, the Portfolio Holder, and the Council's Executive Team. Responses and views have been considered and considered prior to finalising this report. We continue to consult with all stakeholders as we develop the programme this ensuring feedback is used to shape delivery

5.0 Next Steps and Timelines

Executive Team approval	23rd June
Portfolio Holder approval	28th June
Housing Advisory Board	28 th June
Ad-hoc Scrutiny	7 th July
Leadership Management Team approval	5th July
Cabinet approval	27th July
Conclude HWC procurement	August
Follow up consultation with residents	July – September
Appoint project teams	July – September
Commence decant (BB/BH)	April `22
Design and specification (BB/BH)	Sep – March `22
Planning approval (HWC)	October `22
HWC project delivery:	February – Nov `22
Planning approval (BB/BH)	April – July 22
Demolition Procurement (BB)	Sep – April `23
Procurement (BH)	Sep – April `23

6.0 Officer Recommendations and Reasons

6.0.1 That Cabinet:

- a) Consider the results of the consultation and as a result decide as set out below in the rest of the officer recommendations
- b) Authorise the Strategic Director for Growth and Regeneration to negotiate and agree terms (including payment of Zurich's fees and costs) with Zurich as landlord for the surrender of the current ground floor access and terms for a new lease of alternative ground premises (yet to be identified) to facilitate access to the refurbished Buxton House;
- c) Authorise the Strategic Director for Growth and Regeneration to negotiate and agree terms with Zurich (consistent with the content of the Underlease including payment of Zurich's fees and costs) for a Licence to Carry out Alterations by which Zurich, as Landlord, permits the work to be done to Buxton House
- d) Approve the option to **demolish** Holme Park Court and Bishops Court, at Berry Brow, and new build design within an estimated total budget envelope of £37m

- e) Approve the option to **improve/remediate** Buxton House and a programme of work to ensure safe homes within an estimated budget envelope of £16m
- f) Approve the Decant Plan for Holme Park Court and Bishops Court at Berry Brow and also at Buxton House
- g) Authorise the Strategic Director for Growth and Regeneration to serve on tenants occupying Holme Park Court and Bishops Court, Berry Brow Interim Demolition Notices and Final Demolition Notices
- h) Agree to the changes in the Allocations Policy explained in paragraphs 2.3 and 2.4. of this report
- i) Note the fire safety improvement works and provisional budget of £4m to Harold Wilson Court
- j) Authorise the Strategic Director for Growth and Regeneration to carry out further work to finalise the designs and schemes and, in consultation with Service Director, Finance, a financial viability for each scheme relating to the proposed developments and/or works at Holme Park Court and Bishops Court, Berry Brow and also at Buxton House and implement the schemes, as finalised, noted in paragraphs (d) and (e) above.
- k) If, following the financial viability appraisal in paragraph (j) any one or more of the schemes is not considered to be viable a further report will be brought back to Cabinet for consideration.
- l) Authorise the Service Director Legal Governance and Commissioning to finalise and enter into all appropriate contracts, deeds and documents in relation to the appointment of the successful bidder for the delivery of Fire Safety remediation at Harold Wilson Court, Refurbishment and remodelling of Buxton House and the Regeneration and new build of 2 high rise blocks at Berry Brow in consultation with the Service director Homes and Neighbourhoods

6.0.2 Note: Subject to Cabinet approval, further consultation with tenants and leaseholders will inform all final programmes of work.

6.0.3 Reasons:

Kirklees Council have carefully considered feedback from residents and leaseholders, namely; **to be safe, feel safe and live in a modern home**. The 4 high rise blocks continue to present an ongoing fire risk taking into account deficiencies in the fabric of each building; without significant investment we cannot provide assurance of safety to current and future residents of each block. The blocks are dated with poor thermal efficiency, design and layout, lack of space, and an infrastructure that does not deliver good place making or support sustainable communities and therefore does not offer housing to meet modern day need or that which the Council aspires to. The tragic events of Grenfell remind us that we cannot ignore the ongoing risks associated to high rise residential blocks, resulting regulatory reform asks owners of such buildings to listen to concerns of residents, carry out suitable and sufficient risk assessment and act immediately to eliminate risk while continuing to involve residents in the delivery of remediation, improvement programmes and ensure the ongoing management of blocks is in accordance guidance in the Building Safety Bill 2020 and Fire Safety Act 2021.

6.0.4 The recommendations in this report offer a practical and thoroughly considered solution for each block taking into account feedback from residents, effective management of risk in accordance to regulatory reform, consider each site in context to its place while overlaying the Council's wider strategic plans for place making and deliver a new standard for council housing that meets the needs of current and future generations.

7.0 Cabinet Portfolio Holder's Recommendations

Keeping tenants' safe is the council's highest priority and the options for consultation with tenants and residents offers long term solutions for the housing needs of these tenants which will provide a safer, warmer, and higher standard of accommodation.

8.0 Contact Officer

Asad Bhatti: Head of Asset Management
 Tel: 01484 221000 and ask for Asad Bhatti
 Email: asad.bhatti@kirklees.gov.uk

9.0 Background Papers and History of Decisions

Report to Cabinet dated 16th February 2021 and recorded decision to progress consultation and further feasibility work

10.0 Service Director responsible

Naz Parkar, Homes and Neighbourhoods

11.0 Supplementary information:

Available on request:

- Berry Brow and Buxton House (Options) Consultation Pack
- Harold Wilson Court (Fire Safety Improvements) Engagement Pack
- Full findings from the Berry Brow and Buxton House Consultation