

# Essex Housing

College  
Gardens,  
Rochford



# Essex Housing - Introduction

# Introduction to Essex Housing

- Established in 2016 to address housing need by building general, specialist and affordable housing, and assets that deliver social value.
- Manage schemes from inception to completion to meet social, financial and strategic objectives.
- Whilst reducing the burden on the taxpayer by generating capital receipts and revenue benefits.
- Coordinates the County's role in the Government's One Public Estate Programme (OPE) - rightsizing the public estate and freeing up surplus land.
- Recognised nationally as an exemplar model winning awards at....

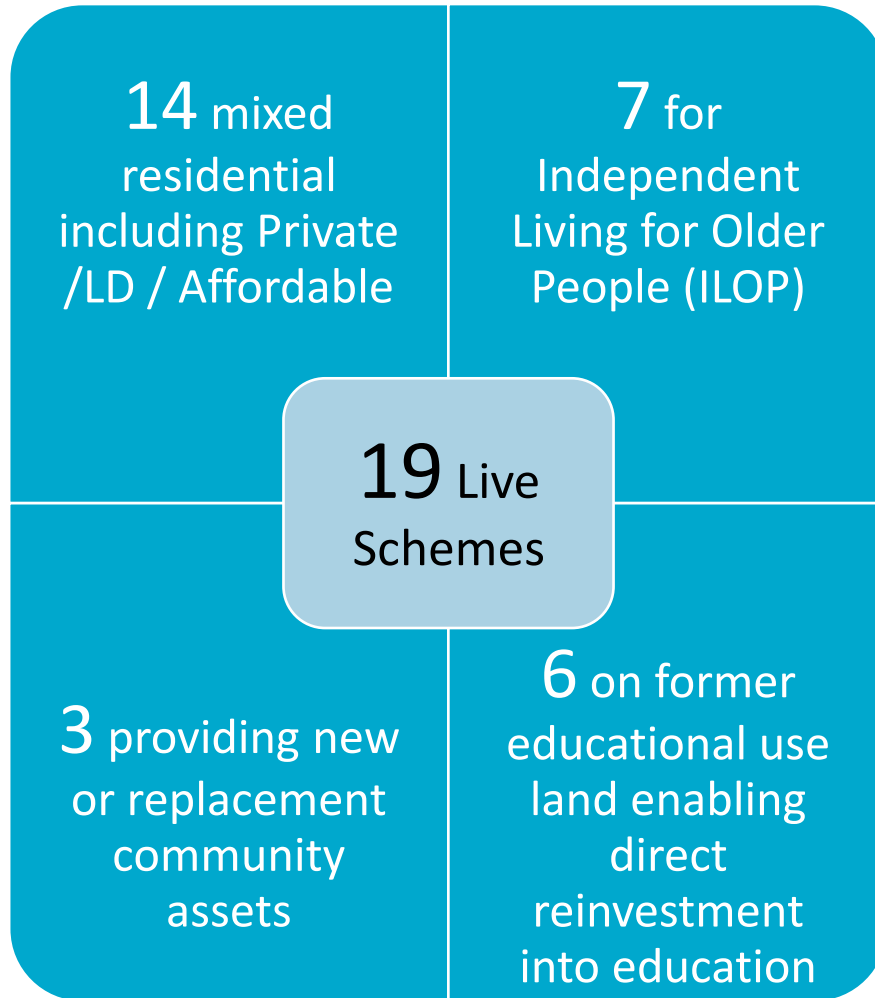
2022 Inside Housing Development Awards

2022 UK Housing Awards

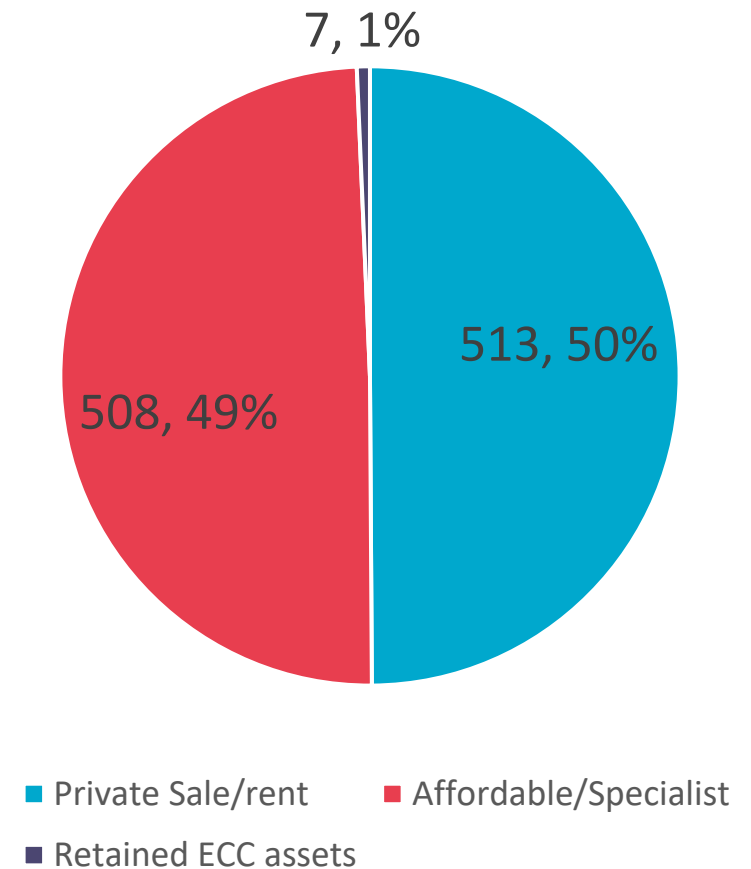


# More than just a housing developer

Live programme of 19 schemes delivering a forecast 1,028 units, including 513 private sale/rent (50%), 508 specialist or affordable (49%) and 7 retained ECC assets (1%).



Unit Composition (live schemes)



# Essex Housing realising value in development

How a private developer realises value in development:



# Realising value in development

How Essex Housing realises value in development:

## Market value

Essex Housing schemes use an alternative approach to assessing value, making schemes that may not be viable for a private developer viable and beneficial to a public body.

% of or full  
market land  
value

Developer  
surplus/profit

## Revenue saving from improved outcomes

Reduced or  
avoided social  
care costs

## Non cashable social benefits

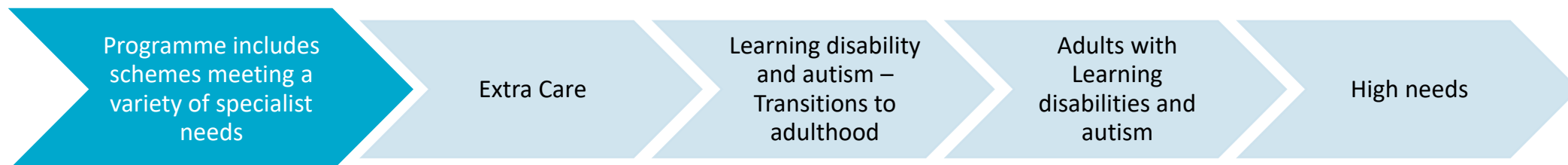
**Broader social value add:**

E.g. housing, place shaping, jobs and regeneration

# Drivers for a specialist programme

Good quality suitable housing is the foundation for good health, employment, skills an array of positive outcomes. Every resident should have this foundation to give them the best opportunity to live independently. Our specialist housing programme sets out to achieve:

- Promoting independent living
- Improved physical and/or mental health
- Choice and control over care delivery
- Increased ability to participate in the labour market
- Integration with the community
- Living in close proximity to family, friends and familiarity
- Increased access to local services, e.g. transport
- Increased participation in social and cultural activities
- Improved social networks



# Other completed schemes

## Goldlay Square



- 32 units in central Chelmsford.
- 9 units for young people with learning disabilities and autism transitioning to adulthood

## Moulsham Lodge



- 26 units in Chelmsford.
- 8 units for adults with learning disabilities and autism.
- New community facility provided to enable development.

## Norton Road



- 5 units in Ingatestone for adults with learning disabilities and autism.
- Conversion scheme.



# College Gardens - background

# The site

The development is constructed on the site of a former school and latterly adult education college dating from the 1930's which closed in 2016.



- Phase 1 – 14 private sale family homes on brownfield land to meet housing demand.
- Phase 2 – 60 Extra care units to support independent living for those aged over 55.
- Car parking and changing facilities for continued use of the former playing fields.

# Phase 1 - Enabling development



# Phase 1 - Specification

- The homes reflect the demand for modern family living.
  - Nine three and four-bedroom two-story homes provide family spaces with discrete kitchen, dining and living spaces for purchasers looking for a **traditional family home**.
  - Five four-bedroom three-story town houses add architectural interest to the streetscape whilst providing purchasers with a more **contemporary open plan living** option.
- Internally, each home features contemporary living spaces finished to a high specification with Essex Housing seeking to go beyond the standard developer offer to differentiate itself in the market. Homes are provided with:
  - Howdens kitchens and NEFF integrated appliances.
  - A range of floor coverings as standard (porcelain tiles in kitchen, bathroom and hallway areas and carpeting in all other living areas).
  - Gardens are laid to lawn and front gardens feature a range of landscaping treatments.
- Energy efficiency is also a key focus. Homes feature photovoltaic panels, designed to convert the sun's energy into electricity, highly efficient thermal triple glazing to reduce heat loss and electric vehicle charging points.

## Phase 2

- Receipts from phase one have funded infrastructure and enabling works for phase two – Extra Care scheme, which will commence on site in the near future. This phase also includes parking and facilities for the recreational use on the former playing field land.



- Essex Housing is proud of the development and pleased that the high-quality approach will enable much needed housing for older people in the next phase.

# College Gardens – Improvements achieved and challenges overcome

# Improvements and challenges

- This development continues to raise the bar in terms of design and build quality and we look forward to building on the learning from this development in our upcoming developments across the County.
- Located in a predominantly residential area of bungalows and mid-century family homes the site presented a number of **design challenges**. A balance was needed between contemporary design, whilst ensuring the scheme sat well in the surrounding area.
- Readyng the site for development presented **ground condition challenges**. Work involved delivering an extensive programme of drainage remediation works, including new surface water drainage outflow and sustainable urban drainage (SUDS) schemes on site.
- The vacant site was subject to **significant holding and security costs** and the former playing fields included a licence for a local football team but lacked adequate facilities. A local charity also accessed their premises through the vacant site – requiring alternative access arrangements through the scheme design.
- Essex Housing secured significant grants for the site, including £422,000 from the Land Release Fund for the demolition of the former College. This included significant **ecological mitigation and contamination linked to those demolition works**.
- The Independent Living Scheme has also secured funding through the Getting Building Funding from MHCLG and SELEP for utilities infrastructure (all delivered through phase 1).
- The first phase of construction was delivered with **impacts on labour and materials** resulting from the Covid-19 pandemic and Brexit.

# Outcomes and future targets and goals



# Essex Housing future plans

- Continue with the delivery of our ambitious development programme and contribute towards a growing range of wider Essex County Council policy objectives:
  - Improving outcomes for residents
  - Specialist housing for vulnerable groups
  - Affordable housing
  - Regeneration and place shaping
  - Sustainability
  - Rightsizing and renewing the operational estate
  - Deliver financial returns to invest in essential services
- Continue to optimise and maximise the benefits of our delivery model.
- Identify new opportunity sites for the Essex Housing delivery programme.
- Continue to lead the Essex One Public Estate programme and seeking new funding.



Thank you

