

REPORT TITLE: ESTATES IMPROVEMENTS – TRUSSELL CRESCENT, WEEKE

22 NOVEMBER 2017

REPORT OF PORTFOLIO HOLDER: Leader with Portfolio for Housing Services –
Cllr Caroline Horrill

Contact Officer: Sarah Charlton Tel No: 848175 Email scharlton@winchester.gov.uk

WARD(S): ST BARNABAS

PURPOSE

This report seeks to provide an update on the garden and fencing works which are ongoing at Trussell Crescent as part of the Estate Improvement Programme. The report also seeks to obtain approval to improve and formalise the parking provision along the access road to the rear of the flats, and in the adjacent garage forecourt.

RECOMMENDATIONS:

1. That an additional £70,000 is allocated from the approved Estate Improvement budget funded through the Housing Revenue Account, to facilitate the completion of the garden/fencing works and soft landscaping proposals set out in this report.
2. That the Estate Improvement Officer is authorised to instruct a further consultation exercise with the Local Community regarding the proposals to increase and formalise parking provision along the access road and in the garage forecourt areas.

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 The Council's Estate Improvement Programme remains a key priority which contributes to the High Quality Environment theme from the Community Strategy.

2 FINANCIAL IMPLICATIONS

- 2.1 £110,000 has been included in the 2017/2018 Estate Improvement budget to complete the garden and fencing work. This spend was approved by Cabinet (Housing) Committee in CAB2868 on 23 November 2016. The works are likely to exceed this budget due to the requirement to install higher specification fencing to the front gardens, in line with advice from the Planning Team. The cost of the gardening work has also increased, due to an increased number of residents opting for a paved hard surface, as an alternative to lawn. There are sufficient resources available in the Estate Improvement budget 2017/18 to allow for this anticipated increased spend of £50,000, taking the total budget to £160,000. This budget is available due to other estate improvement proposals not proceeding as originally anticipated.
- 2.2 The provision of additional parking was estimated to be in the region of £40,000 based on previous scheme which had been designed. The revised scheme is also anticipated to cost £40,000.
- 2.3 It is also proposed to include soft landscaping as part of the scheme to prevent unauthorised parking in areas of Trussell Crescent and in addition the widening of the access roads to the garage areas. These additional works are anticipated to be in the region of £20,000. There are sufficient resources available in the Estate Improvement budget 2017/18 to allow for this increased spend should this revised parking proposal be approved. This budget is available due to other estate improvement proposals not proceeding as originally anticipated.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 Any works undertaken as part of these proposals would be procured in accordance with the Council's Contract Procedure rules.

4 WORKFORCE IMPLICATIONS

- 4.1 Resources identified in Service Plan.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The land being proposed for additional parking spaces is of limited value and the proposed works would result in improvements to these sites, both in terms of appearance and functionality.

6 CONSULTATION AND COMMUNICATION

- 6.1 It is proposed that consultation is conducted with the residents of Trussell Crescent and Trussell Close, and that this will be via a hand delivered letter, requesting a written response.
- 6.2 A draft of this report was presented to the Tenants Panel which includes members of TACT on 2 November 2017 for their consideration. The Panel endorse the recommendations set out in the report. They also highlight that estate improvements should be fully costed at worst case and tenants to be provided with clear plans with all options and requested to sign prior to works commencing.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The area proposed for additional parking offers poor amenity value to the area, and is often used for unauthorised parking, leaving the verges churned and damaged. It is suggested that the area is also improved through the inclusion of some soft landscaping, where dimensions do not allow for the installation of a parking space.

8 EQUALITY IMPACT ASSESSMENT

- 8.1 None.

9 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property Sub soil services and level issues in the garage forecourt</i>	A full topographical survey of the site will be required to ascertain correct levels, along with thorough trial hole exploration to identify sub soil services present	
<i>Community Support Some opposition for additional parking has been demonstrated previously</i>	Ongoing consultation with all residents in both Trussell Crescent and Trussell Close	
<i>Timescales That the parking proposal would not be completed this financial year</i>		
<i>Project capacity</i>	This is an ongoing project with resource already allocated	
<i>Financial / VfM</i>		

<i>Tender over budget</i> <i>Garden/fencing costs are higher than expected</i>	<ul style="list-style-type: none"> Professional advice commissioned to design/cost parking works Some schemes have been removed from the 17/18 budget, allowing scope for increased cost 	
<i>Legal</i> <i>Service road will require inclusion in existing TRO</i>	Discussions are already underway regarding the installation of “housing” TROs across the City Centre, which could include this site	
<i>Innovation</i>		
<i>Reputation</i> <i>Possibility that the Council could be criticised for removing grass verges for parking</i>	Consultation with local residents and professional external advice regarding the proposal	

10 SUPPORTING INFORMATION:

Background

- 10.1 Cabinet (Housing) Committee considered proposals regarding the small scale regeneration of Trussell Crescent on 23 November 2016.
- 10.2 Consent was given for improvement works to take place within the Crescent, comprising of the remodelling of the gardens to both the front and the rear of the blocks, and to install fencing at each of the gardens, allowing residents to enjoy a safe and secure outside environment, whilst improving the street scape of the local area.
- 10.3 It was agreed by Cabinet (Housing) Committee on 23 November 2016 that the proposal to increase the parking at Trussell Crescent would be deferred following objections from some residents, so that the impact of the recently installed parking restrictions could be monitored and evaluated.

Progress with garden works

- 10.4 The identification of the ownership of the gardens took longer than expected to finalise as it became apparent that a number of gardens had been exchanged over the years. Communications with residents about the preferred works to gardens also took more time than anticipated but it was felt

this was necessary to ensure the right outcome for residents. These factors unfortunately led to a delay in the garden works commencing.

- 10.5 Further delays were encountered whilst discussions took place regarding the material and properties of the fencing to be used. In line with street scape principles, it was agreed that 900mm black powder coated bow top metal fencing would be installed at the front of the Crescent, significantly increasing the cost of the project.
- 10.6 Works to the gardens began in July 2017, and it is anticipated that this work will be completed by January 2018. Feedback from residents has been very positive and the outlook of the Crescent already looks visibly improved from the smaller number of gardens that have already had some works undertaken. Appendix 1 contains before and after pictures of some of the garden works.
- 10.7 The cost of the garden and fencing works was originally estimated to cost £110,000. Based on expenditure to date, this cost is now anticipated to increase by £50,000, for the following reasons;
- i) The specification of the front fencing has been changed from 900mm timber palisade to 900mm powder coated bow top metal railings in line with recommendations from the Planning Team.
 - ii) A number of residents have now opted for paved gardens, as an alternative to lawn, due the amount of maintenance and upkeep being vastly reduced and the improved appearance of these areas. Due to the extensive level issues with the gardens, (particularly at the front of the blocks), this has meant the installation of retaining walls and other associated features, which have vastly increased the cost of this option.
 - iii) More residents are now coming forward requesting that their gardens be included in the scheme which is voluntary. Whilst this is welcomed, this has increased the predicated spend on this scheme.

Evaluation of current parking arrangements

- 10.8 Since the introduction of the Controlled Parking Zone at the site, parking has become significantly easier for residents, particularly during the day. A problem does still exist in the evening however, with cars parking on the large open spaces to the front of the flats, the grass verges along the access road to the garage areas and the grassed areas in the garage forecourts to the rear of the flats.
- 10.9 It has become apparent to residents that a parking permit is not required to park along the access roads or garage forecourts, as these areas are not included within the controlled zone. Parking in these areas has therefore become an issue, with greater numbers of vehicles parking here which has caused the verges to be damaged on a regular basis.

- 10.10 Residents of the neighbouring road, Trussell Close, have also recently contacted the Council to request that the parking is evaluated in the area, due to its limited availability. This is outside of the scope of the Estate Improvement budget, and has therefore been referred to the County Council for consideration.
- 10.11 Additional parking is still felt to be needed at Trussell Crescent. However, taking into account resident's comments regarding the previous proposal, an amended scheme is being brought forward.
- 10.12 A plan of the previous parking proposal is contained in Appendix 2. This provided 17 additional car parking spaces along the access roads to the garage areas behind Trussell Crescent at a cost of £40,000. The main objection to this scheme was the eight parking bays on either side of Trussell Close. The petition requested that the Council site parking bays to the front of Trussell Crescent. This option had previously been considered and rejected due to the high cost of this proposal.
- 10.13 Appendix 3 provides a revised proposal for additional car parking again to the rear of Trussell Crescent along the access roads and in the garage forecourt areas. This will provide a net gain of 22 additional car parking spaces at a cost of in the region of £45,000. One of the main differences in the schemes is the removal of the 3 parking bays on the access road directly adjacent to 1 Trussell Close and a redesign of the parking bays adjacent to 22 Trussell Close. This change is hoped to address some of the concerns raised by residents previously.
- 10.14 This scheme also includes additional elements of soft landscaping as requested by residents and the widening of the access roads at the entrances. These additional works are expected to cost a further £15,000.

Proposals

- 10.15 It is proposed that the work to provide hard landscaping at Trussell Crescent continues, so that residents are better equipped to ensure their upkeep. Whilst this has a cost implication, it will ensure that the gardens are better maintained and the street scene is vastly improved.
- 10.16 Due to continued issues with parking, it is proposed that the access road and garage forecourts are considered with a view to installing additional hard standings for domestic vehicles. It is proposed that this is concentrated within the garage forecourt and away from the junction, with the remaining verges used for soft landscaping; both to improve the aesthetics of the area and to prevent unauthorised parking.
- 10.17 It is further proposed that the access road and garage forecourt are included in the existing Traffic Regulation Order, so that the parking is available for local residents only. This will also assist those living in Trussell Close, should they be unable to park on street, as the area is within the same enforcement zone, meaning that an existing permit would be valid.

10.18 The Council may wish to consider using the Estate Improvement Budget to facilitate the installation of soft landscaping to the large grass verges to the front of the flats, in order to prevent residents from parking in this space. The verges are however adopted highway verge under the jurisdiction of Hampshire County Council, and to this end it should be considered if the use of this budget is appropriate.

11 OTHER OPTIONS CONSIDERED AND REJECTED

11.1 As previously discussed in CAB2868(HSG), the provision of parking to the front of the flats was investigated. This is not a viable option due to the presence of a variety of utilities very shallow to the surface of the verge.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB2868 (HSG) Trussell Crescent, Weeke – Estate Improvement Proposals

Other Background Documents:-

None.

APPENDICES:

Appendix 1 Before and After Pictures of Garden Works

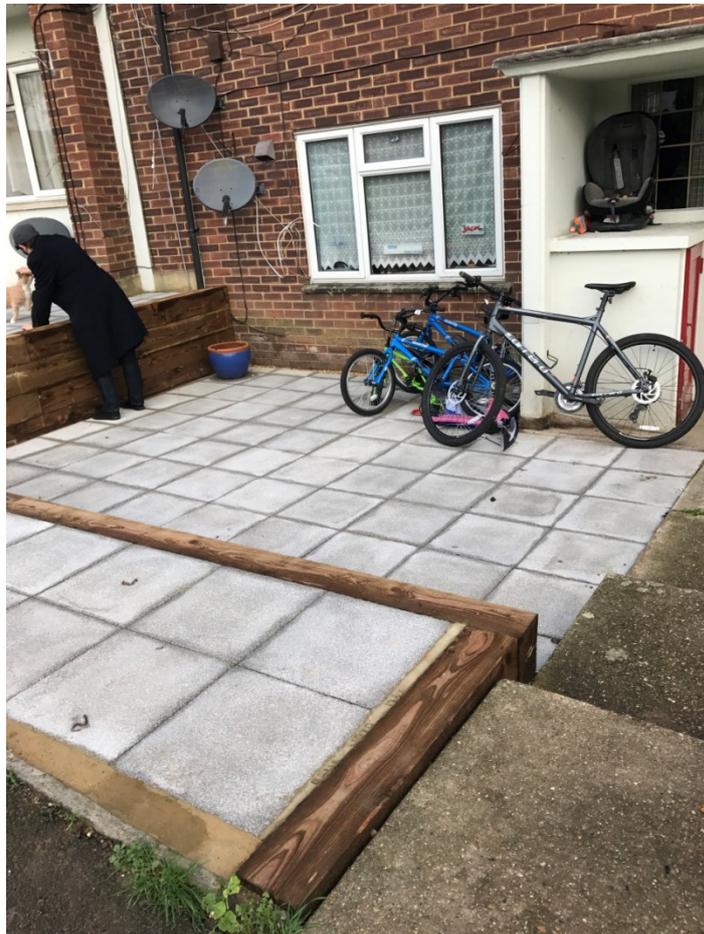
Appendix 2 Plan of 2016 Parking Proposal

Appendix 3 Plan of current Parking Proposal











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- NOTES**
1. THIS DRAWING IS INDICATIVE ONLY & SHOULD NOT BE SCALED.
 2. ALL DIMENSIONS & CHANGES ARE IN METRES.

LEGEND

	PROPOSED CAR PARKING BAY CONSTRUCTION
	PROPOSED TYPE 1A FOOTWAY CONSTRUCTION
	PROPOSED GARAGEWAY HAUNCH WIDENING

Rev	Description	Date	Drawn

Winchester
City Council

OPERATIONS GROUP
BUILT ENVIRONMENT
City Offices
Colebrook Street
Winchester,
SO23 9LJ.

Project:	TRUSSELL CRESCENT
Title:	SCHEME LAYOUT

Scale: 1:200 @ A1	Date: 30/08/16
Drawn: MCH	Checked: CJL
DRG. No. WCC/RPF/173/002	Status:

