

<b>16 June 2020</b>		<b>ITEM: 7</b>
<b>Housing Overview and Scrutiny Committee</b>		
<b>Housing Development Programme Update</b>		
<b>Wards and communities affected:</b> All	<b>Key Decision:</b> N/A	
<b>Report of:</b> Keith Andrews, Housing Development Manager		
<b>Accountable Assistant Director:</b> David Moore, Interim Assistant Director of Place Delivery		
<b>Accountable Director:</b> Andy Millard, Director of Place		
<b>This report is</b> Public		

## **Executive Summary**

On 11 February 2020, Housing Overview and Scrutiny Committee were asked to comment on a list of Council owned site options which had been selected as being potentially suitable for redevelopment for residential purposes. This report updates Committee on progress of that Housing Delivery Programme.

### **1. Recommendation(s)**

**Housing Overview and Scrutiny Committee are asked to:**

- 1.1 Note progress on the list of housing development sites to be taken forward for further detailed work, involving engagement with stakeholders and communities.**
- 1.2 Comment on the proposal to add the site known as River View to the site options list agreed in February 2020.**
- 1.3 Note the removal of sites at Callan Grove, Ridgwell Avenue, Derry Avenue, Garron Lane/Humber Avenue and Springhouse Road from the sites option list.**

### **2. Introduction and Background**

- 2.1 On 11 February 2020 Housing Overview and Scrutiny Committee reviewed and commented on a list of Council owned housing development option sites to be taken forward for further detailed work, involving engagement with stakeholders and communities. It was noted that additional sites or amendments to the existing programme would be reported back to Housing**

Overview and Scrutiny Committee on a regular basis.

- 2.2 On 12 February 2020, Cabinet approved the list on the same basis.
- 2.3 The agreed initial list was put together in accordance with the agreed Housing Development Process (as reported to the Housing Overview & Scrutiny Committee on 29 October 2019 and agreed by Cabinet on 15 January 2020). A copy of the agreed process is attached at Appendix A.
- 2.4 The aim of the housing sites options list is to provide greater transparency on the sites being considered for potential housing development, and to address the Council's growth aspirations and housing development targets.
- 2.5 The list of development sites also provides a focus for Housing Development activity, leading to greater efficiencies and improved delivery.

### **3. Issues, Options and Analysis of Options**

#### **The Sites List**

- 3.1 Of the twenty sites originally proposed, the following five sites have now been withdrawn:
  - Callan Grove (Belhus Ward) – withdrawn following resident consultation
  - Ridgwell Avenue (Orsett Ward) – Withdrawn following further consideration of impact on existing owner occupiers within the development red line
  - Springhouse Road (Stanford East & Corringham Town Ward) - included on the original list in error.
  - Derry Avenue (South Ockendon Ward) – Withdrawn following resident petition and comment
  - Garron Lane/Humber Avenue (Belhus Ward) - Withdrawn following resident petition and comment
- 3.2. Progress on the remaining sites are set out in Appendix B. For many of the sites, community engagement on initial proposals would be the next step once the necessary technical preparatory work is complete. A separate report on this agenda sets out the proposed approach to ensure full and proper engagement.
- 3.3. In total, the sites on the list could deliver up to 703 new homes, a reduction of 223 from the list presented to Committee in February. This reflects the deletion of the sites referred to in paragraph 3.1 and adjustments to anticipated site capacity on other sites. It should however be emphasised that

these figures remain largely indicative until schemes have progressed to detailed assessment and community engagement.

- 3.4 A site at River View in Corringham has been identified as a potential addition to the sites option list. This site is a small vacant former clinic within the Council's ownership and falls within the agreed criteria, as it is a site that has been identified as surplus to requirements by the Council's multi-disciplinary Property Board. It has been assessed that this site has capacity for 5 houses. If approved, this would increase the total number of new homes on the options list to 708. A location plan and summary infographic is attached at Appendix C.
- 3.5 As with any other site on the list, it should be noted that Committee's views on the inclusion of the River View site does not constitute any form of planning endorsement; nor does this report seek to create authority for schemes to proceed or construction contracts to be tendered.

#### **4. Reasons for Recommendation**

- 4.1 The recommendation is informed by previous reports and the agreed Housing Delivery process.

#### **5. Consultation (including Overview and Scrutiny, if applicable)**

- 5.1 This paper provides opportunity for Members of this Committee to review progress on the delivery of the Housing Development Programme and the proposed addition of a site to the list.
- 5.2 Housing Overview and Scrutiny Committee has previously considered the Housing Development Options List on 11 February 2020.

#### **6. Impact on corporate policies, priorities, performance and community impact**

- 6.1 The proposed list of housing development sites aligns closely with the Council's Vision and Priorities adopted in 2018. In particular it resonates with the "Place" theme which focuses on houses, places and environments in which residents can take pride.

#### **7. Implications**

##### **7.1 Financial**

Implications verified by: **Jonathan Wilson**  
**Assistant Director, Finance**

The delivery of a housing programme will contribute to the wider objectives of the Council and support the Council's MTFs (where schemes are developed through TRL).

Costs associated with the initial feasibility assessment of schemes will need to be considered depending on the nature of the scheme and whether it is subsequently developed by the HRA or TRL.

The proposal is also likely to reduce the level of capital receipts available to the Council to fund other priorities.

## 7.2 Legal

Implications verified by: **Courage Emovon**  
**Principal Lawyer/Manager Contracts Team**

This is an update report which sets out a list of potential sites for development on Council owned sites for residential development via the Council's Housing Delivery Programme. There are no direct legal implications being a progress report. However Legal Services will provide all legal advice (if any) arising from this report, as and when required by the Council.

## 7.3 Diversity and Equality

Implications verified by: **Rebecca Lee**  
**Team Manager – Community Development and Equalities**

The service has completed a Community Equality Impact Assessment (CEIA) in line with Equality Act 2010 requirements and to gather an understanding of the impact on protected groups through the implementation of the process set out in this report. The findings from the CEIA established that the implications for each protected group is currently considered neutral. Individual CEIAs will sit alongside development proposals with information gathered in consultation with communities determining potential impacts and mitigation where identified for individuals or groups with protected characteristics. This will ensure more detailed consideration of the impacts of particular developments than is possible within the scope of the overarching CEIA and process set out in this report.

## 7.4 Other implications (where significant) – i.e. Staff, Health, Sustainability, Crime and Disorder)

None

## 8. Background papers used in preparing the report (including their location on the Council's website or identification whether any are exempt or protected by copyright):

- Housing Overview and Scrutiny Committee report 18 June 2019 (New Council HRA Home Building Programme)
- Extraordinary Meeting, Housing Overview and Scrutiny Committee report 29 October 2019 (Housing Development Process)
- Housing Overview and Scrutiny Committee 11 February 2020
- Cabinet, Housing Development Process 15 January 2020
- Cabinet, Housing Development Options list, 12 February 2020.

## **9. Appendices to the report**

- Appendix A – Approved Housing Development Process
- Appendix B - Progress report on the list of proposed residential development sites
- Appendix C –River View Site infographics

### **Report Author:**

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Place