9 September 2020	ITEM: 5
Housing Overview and Scrutiny Committee	
Housing Development Programme Update	

Wards and communities affected: All	**Key Decision:** N/A

Report of: Keith Andrews, Housing Development Manager
Accountable Assistant Director: David Moore, Interim Assistant Director of Place Delivery
Accountable Director: Andy Millard, Corporate Director of Place
This report is 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. An update report was given to Housing Overview and Scrutiny Committee on 16 June 2020 and this report updates Committee further 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 **Note the removal of site Enborne Green from the sites option list.**

1.3 **Note the completion of the Alma Court (formerly known as Tops Club) Housing Revenue Account new build project.**

2. **Introduction and Background**

2.1 During 2020 a number of reports have been presented to Housing Overview and Scrutiny Committee and Cabinet that established 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   The aim of the 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.

2.3   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 Options List

3.1   Members will be aware that from time to time sites have been both added and removed from the sites options list. This is entirely consistent with the process previously agreed.

3.2   Following local resident comment and after due consideration, the Portfolio Holder for Housing has now agreed that the site at Enborne Green (South Ockendon Ward) be withdrawn.

3.3   The Sites Options List now currently stands at 15 locations. In total, they could deliver up to 699 new homes. It should however be emphasised that these figures remain largely indicative until schemes have progressed to detailed assessment and community engagement. Further work is currently underway to identify additional sites for consideration for development which will be reported to Committee once a preliminary technical assessment of each sites suitability has been completed

3.4   Progress on these sites is set out in Appendix A. For many of them, community engagement on initial proposals would be the next step once the necessary preparatory work is complete. A detailed consultation process was reviewed by Housing Overview and Scrutiny Committee in June 2020 and will be used on all future consultations for housing development projects. In line with Members wishes, some sites have been renamed to better describe their location although the red line boundaries of the sites themselves have not changed since their initial presentation in February Housing Overview and Scrutiny Committee

3.5   Members attention is also drawn to the completion of 29 new homes for rent within the HRA following handover of the Alma Court project (formerly known as Tops Club) in Argent Street in Grays on 29th June 2020. The next projects due for completion are the 53 unit site at Claudian Way in Chadwell St Mary and 35 homes for older people in Calcutta Road in Tilbury. Both projects are now fully operational and progressing within government guidelines, but suffered some delays caused by the Coronavirus pandemic. The handover of completed units at Claudian Way will commence in phases from early September 2020, with the last units expected to complete around October 2020. The timeline for the 35 older persons flats in Calcutta Road, Tilbury

remains unchanged with handover anticipated in summer 2021

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 addition of a site to the list.

5.2   Housing Overview and Scrutiny Committee has previously considered the Housing Development Options List on 11th February 20020 and 16th June 2020.

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

6.1   The 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: **Tim Hallam**

Deputy Head of Law and Deputy Monitoring Officer

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: **Roxanne Scanlon**

Community Engagement and Project Monitoring Officer

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 29th October 2019 (Housing Development Process)
- Housing Overview and Scrutiny Committee 11th February 2020
- Cabinet, Housing Development Process 15 January 2929
- Cabinet, Housing Development Options list, 12th February 2020.
- Housing Overview and Scrutiny Committee 16th June 2020

9.   **Appendices to the report**

- Appendix A – Progress report on the list of proposed residential development sites

Report Author:

Keith Andrews
Housing Development Manager
Place