

<b>17 November 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 Public</b>		

## **Executive Summary**

On 11<sup>th</sup> 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 last given to Housing Overview and Scrutiny Committee on 9<sup>th</sup> September 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.**

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

2.1 During 2020, reports have been presented regularly to Housing Overview and Scrutiny Committee and Cabinet, which have established and updated a list of Council owned housing development option sites to be taken forward for further detailed work, involving engagement with stakeholders and communities. It has been previously resolved 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, 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 The Sites Options List 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
- 3.2 Progress on these sites is set out in Appendix A. For many of them, community engagement on initial proposals is 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.
- 3.3 Public consultation has commenced at Loewen Road in Chadwell St Mary which is an existing, vacant detached six bedroom house in large grounds that over a number of years has had a number of extensions and adaptations for the then occupants. The extensions are now not of a modern standard and the property is no longer in a habitable condition. The proposal would see the redevelopment of the site providing five new three bedroom houses for rent within the Housing Revenue Account with allocations made in line with the Council's policy.
- 3.4 Other sites currently progressing include the existing new build developments at Claudian Way in Chadwell St. Mary and the older persons Calcutta Road project in Tilbury. The Claudian Way development is for 53 new homes, a mix of houses bungalows and apartments all for rent within the Housing Revenue Account. At the time of writing 13 homes have been completed and handed over. The contractor currently forecasts the remaining homes will be completed in December 2020.
- 3.5 The 35 unit Calcutta Road project for older people has been designed to the HAPPI standard which provides generous internal space, plenty of natural light in the home and circulation spaces, avoids single aspect design apartments and promotes the use of balconies and provision of outdoor space for the residents. Work is progressing well with an anticipated completion date in summer 2021.

3.6 Following extensive public consultation earlier in the year a planning application is now being finalised for the Culver Centre and Field site and will be submitted in late November 2020.

#### **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.

5.2 Housing Overview and Scrutiny Committee has previously considered the Housing Development Options List on 11<sup>th</sup> February 2020 and 16<sup>th</sup> June 2020 and 9<sup>th</sup> September 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, 18 June 2019, New Council HRA Home Building Programme.
- Extraordinary Meeting, Housing Overview and Scrutiny Committee, 29<sup>th</sup> October 2019, Housing Development Process
- Housing Overview and Scrutiny Committee 11<sup>th</sup> February 2020, Housing Development Options List
- Cabinet, 15 January 2020, Housing Development Process
- Cabinet, 12<sup>th</sup> February 2020, Housing Development Options List.
- Housing Overview and Scrutiny Committee, 16<sup>th</sup> June 2020, Housing Development Programme Update and Housing Development Consultation Process.

- Housing Overview and Scrutiny Committee 9<sup>th</sup> September 2020, Housing Development Programme Update

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

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

### **Report Author:**

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