

<b>19 January 2021</b>		<b>ITEM: 11</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 17<sup>th</sup> November 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 amendment to the proposed development area at Broxburn Drive.**

### **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**

#### **Broxburn Drive**

- 3.1 Following due consideration, the Portfolio Holder for Housing has now agreed that the project footprint at Broxburn Drive be expanded as set out at Appendix A (the area edged in blue highlights the additional area).
- 3.2 This change is to enable public realm enhancements such as parking and landscaping and to enable higher quality new housing designs by ensuring better integration with the existing homes and residents. No demolition of existing homes is proposed. It is anticipated at the time of writing that resident and Councillor consultation will commence early in 2021, with enhanced consideration of the residents that live within the area highlighted.

#### **The Sites Options List**

- 3.3 The Sites Options List currently remains 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.
- 3.4 Progress on these sites is set out in Appendix B. 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.

#### **Claudian Way**

- 3.5 The final units at Claudian Way are anticipated to have been completed by the date of this Housing Overview and Scrutiny Committee. All 53 homes are to be let within the Housing Revenue Account. Along with the recently completed Alma Court project, all new tenants will be asked to complete a short telephone survey soon after occupation with the aim of ensuring continuous improvement in the housing development process. Outcomes from these surveys are very positive so far and a summary will be presented at a future meeting of this Committee.

#### **Calcutta Road**

- 3.6 The 35 unit Calcutta Road project in Tilbury 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.

### **Loewen Road**

- 3.7 A planning application was submitted on 30<sup>th</sup> November for the redevelopment of this existing Council property that is no longer fit for purpose. The site is proposed to incorporate five 3 bedroom family houses for rent together with associated parking to be let in line with the Council's Housing Allocation policy. The scheme has been designed to a high quality and seeks to achieve targets for renewable and low carbon technologies by being a zero gas development. Formal consultation will be carried out during the planning process in line with planning legislation. Subject to Cabinet approval the process to procure a building contractor will commence in January 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.
- 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, 9<sup>th</sup> September 2020 and 17<sup>th</sup> November 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**

There are no financial implications to this update report.

## 7.2 Legal

Implications verified by: **Tim Hallam**  
**Deputy Head of Law and Deputy Monitoring Officer**

There are no legal implications to this update report.

## 7.3 Diversity and Equality

Implications verified by: **Roxanne Scanlon**  
**Community Engagement and Project Monitoring Officer**

There are no equalities implications to this update 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
- Housing Overview and Scrutiny Committee 17<sup>th</sup> November 2020, Housing Development Programme Update

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

- Appendix A – Plan showing revision to Broxburn Drive site footprint.
- Appendix B – Progress report on the list of proposed residential development sites

### **Report Author:**

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