

16 March 2021		ITEM: 7
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: Anna Eastgate, Assistant Director Lower Thames Crossing & Project Delivery		
Accountable Director: Andy Millard, Director of Place		
This report is Public		

Executive Summary

On 11th 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 19th January 2021 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 addition of a site at Lyndhurst Road, Stanford-le-Hope to the Site Options List.**
- 1.3 Note the deletion of a site at Crammavill Street, Stifford Clays from the Site Option List.**

2. Introduction and Background

- 2.1 Reports are presented regularly to Housing Overview and Scrutiny Committee 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

Lyndhurst Road, Stanford-le-Hope

- 3.1 Following due consideration, the Portfolio Holder for Housing has now agreed to add an additional site at Lyndhurst Road in Stanford-Le-Hope to the Site Options List. This site is a small garage site largely within the Council's ownership and falls within the agreed criteria, as it is a site that has been identified by the HRA garage sites review as potentially suitable for redevelopment. There are 5 no. garages not in the Council's ownership and agreement will need to be reached with current owners in order to assemble the whole site for development. A preliminary assessment indicates that the site has capacity for up to 17 dwellings. A location plan and summary infographic is attached at Appendix A.
- 3.2 As with any other site on the list, it should be noted that Committee's views on the inclusion of the Lyndhurst Road 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.

The Sites Options List

- 3.3 Further analysis of the Crammervill Street/Fleethall Grove has been carried out and it has been concluded that the constrained access has rendered this site not to be a viable proposition. As a consequence and with agreement of the Portfolio Holder for Housing this site has now been withdrawn from the site options list.
- 3.4 The addition of the site at Lyndhurst Road, together with the removal of the sites at Elm Road Park as noted at the January 2021 Housing Overview and Scrutiny Committee, and Crammervill Street means that there remains 14 locations on the Sites Options List. In total, they could deliver up to 609 new homes. It should however be emphasised that these figures remain largely indicative until schemes have progressed to detailed assessment and community engagement.
- 3.5 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.

- 3.6 Members have previously asked for details on the size of properties on the sites options list for Council rent compared to demand. A new build housing supply target for general needs housing only has been established by officers taking into account demand for property size by those on the housing list. This excludes any specialist or older persons accommodation. The table below sets out anticipated supply against those targets. It should be noted that new build housing is only one source of supply of properties available for allocation.

Sites Option List	1 bed	2 bed	3 bed	4 bed
Housing Supply Target	30%	48%	20%	2%
Anticipated affordable housing supply from Site Options List (General Needs Only)	31%	45%	24%	0%
Supported & Older Persons Housing	85%	15%		

The table below shows dwellings from projects not on the sites options list but within the existing development programme and either under construction or have been recently completed

Existing Programme	1 bed	2 bed	3 bed	4 bed
Affordable Housing New Supply to 2021 (General Needs Only)	38%	40%	22%	0%
Supported & Older Persons Housing	89%	11%		

As site design and projects progress the numbers from the Site Options List will naturally change, and will be reported to future meetings of this Committee.

Project Updates

- 3.7 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.
- 3.8 At the time of writing a decision on the 5 unit **Loewen Road** planning application is awaited and work is being progressed to enable a construction

tender to be issued immediately following a recommendation to approve the application at Planning Committee. Members approved the commencement of a procurement exercise at Cabinet on 13th January 2021 to appoint a building contractor for the project. These new homes are proposed to be built as 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.

- 3.9 In December 2020 the Council successfully bid to become one of three national pilot authorities for a project to encourage **Small and Medium Enterprise (SME)** building companies to build new Council homes. These new homes are to be built on land not already owned by the Council. The SME builders will be asked to construct the homes to an agreed specification and the Council's HRA will purchase the land and homes for allocation to residents on the housing list.

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 11th February 2020 and 16th June 2020, 9th September 2020, 7th November 2020 and 19th January 2021.

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: **Mike Jones**

Strategic Lead – Corporate Finance

The funding for the SME Pilot scheme will be sourced through a combination of retained right to buy receipts and prudential borrowing.

Completion of the Calcutta Road properties will generate additional rental income in the Housing Revenue Account in order to finance the cost of the development.

7.2 Legal

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

There are no legal implications directly arising from 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, 29th October 2019, Housing Development Process
- Housing Overview and Scrutiny Committee 11th February 2020, Housing Development Options List
- Cabinet, 15 January 2020, Housing Development Process
- Cabinet, 12th February 2020, Housing Development Options List.
- Housing Overview and Scrutiny Committee, 16th June 2020, Housing Development Programme Update and Housing Development Consultation Process.
- Housing Overview and Scrutiny Committee 9th September 2020, Housing Development Programme Update
- Housing Overview and Scrutiny Committee 17th November 2020, Housing Development Programme Update
- Housing Overview and Scrutiny Committee 19th January 2021, Housing Development Programme Update

9. Appendices to the report

- Appendix A – Infographic showing Lyndhurst Road site.
- Appendix B – Progress report on the list of proposed residential development sites

Report Author:

Keith Andrews

Housing Development Manager