

<b>22 June 2021</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> Dr Colin Black, Interim Assistant Director – Regeneration and Place Delivery		
<b>Accountable Director:</b> Sean Clark, Corporate Director of Resources & Place Delivery		
<b>This report is Public</b>		

## **Executive Summary**

Since February 2020, Housing Overview and Scrutiny Committee have received update reports 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 further on progress.

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

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

- 1.1 Note progress on the housing development sites to be taken forward for further detailed work, involving engagement with stakeholders and communities.**
- 1.2 Note that a review of the current process and reporting of the Site Options List is to be agreed with the Portfolio Holder for Housing in consultation with the Chair of Housing Overview and Scrutiny Committee and that any revised proposals be brought back to a future meeting of this committee**

### **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. This process was agreed at Cabinet on 15 January 2020.
- 2.3 At 16 March 2021 Housing Overview and Scrutiny Committee Members expressed a preference to review the operation of the sites option list. Concern was expressed that local residents were not fully consulted in advance of sites being placed on the options list. Members will also be aware from the Housing Delivery Approach paper on this agenda that a wider range of routes to housing delivery is being proposed which may mean update reports to Committee may need to broaden out to include those alternative delivery methods.
- 2.4 It is proposed, therefore, that a review of the current process and reporting is agreed with the Portfolio Holder for Housing in consultation with the Chair of Housing Overview and Scrutiny Committee and that any revised proposals be brought back to a future meeting of this committee.

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

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

- 3.1 At present there are no new sites to be added or deleted to the site options list, meaning that there remains 14 sites on the list unchanged from that reported at the March 2021 Housing Overview and Scrutiny Committee. Collectively those sites could potentially 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.

#### **Project Updates**

- 3.2 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 September 2021.
- 3.3 A revised planning application for a 5 unit development of four three bedroomed houses and one two bedroom house at **Loewen Road** is due to be submitted before the date of this Committee 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 13<sup>th</sup> January 2021 to appoint a building contractor for the project. These new homes with associated parking are to be let in line with the Council's Housing Allocation policy. The scheme has been designed to a high quality and seeks to make use of 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.

3.4 The **Culver Centre and Field** planning application for 173 homes is awaiting determination. The proposal has been the subject of detailed resident consultation with the resultant application being for a mix of houses and apartments. 35% of the dwellings will be affordable housing.

3.5 An first stage consultation event for the **Broxburn Drive** proposal was held in March 2021. A consultation leaflet was issued to 237 local residents, and invited responses to a Freephone and email address. Due to the Covid pandemic an online resident consultation workshop was held rather than in person. Key issues from responses were concerns around parking provision for existing and new residents, the importance of retaining green space, a preference for any new homes to be no taller than existing buildings and to have a traditional design and materials and for any new development to enhance shared areas and not simply add to the number dwellings. This input is being considered by the Councils design team and further resident engagement sessions are planned to be held as face to face events wherever possible.

#### **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.

#### **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**

There are no financial implications directly arising from this update report.

### **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):

- Cabinet, 15 January 2020, Housing Development Process
- Cabinet, 12th February 2020, Housing Development Options List.
- Housing Overview and Scrutiny Committee 16<sup>th</sup> March 2021, Housing Development Programme Update

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

None

### **Report Author:**

Keith Andrews

Housing Development Manager