

11 January 2022		ITEM: 5
Housing Overview and Scrutiny Committee		
Housing Development Programme Update		
Wards and communities affected: All	Key Decision: N/A	
Report of: Keith Andrews, Strategic Lead – Housing Development		
Accountable Assistant Director: Keith Rumsey, Interim Assistant Director – Regeneration and Place Delivery		
Accountable Director: Sean Clark, Corporate Director of Resources & Place Delivery		
This report is Public		

Executive Summary

This report seeks to update members on progress on various sites currently being actively considered for housing development.

1. Recommendation

Housing Overview and Scrutiny Committee are asked to:

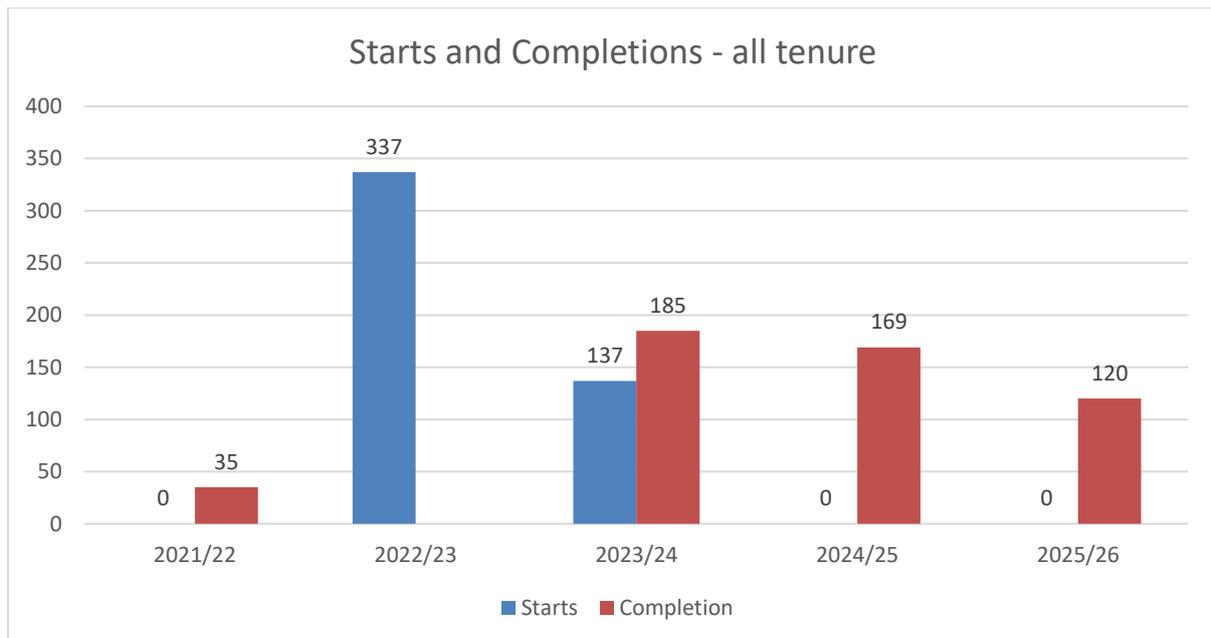
1.1 Note the updates on sites being considered for housing development.

2. Introduction and Background

2.1 Reports are presented regularly to Housing Overview and Scrutiny Committee on the progress of the Councils housing development programme and projects. At November 2021 Housing Overview and Scrutiny Committee Members requested more detail on each site currently under consideration.

2.2 This report makes reference to locations within both the Housing Revenue Account and General Fund. Currently it can be expected that sites held in the Housing Revenue Account (HRA) will, if agreed for development, be for HRA housing, typically let in line with the Council's current policy of letting new homes at 70% of market rent or the Local Housing Allowance for the area. Further work regarding affordability in Thurrock – and what affordable means in Thurrock to those who live in the borough – will be picked up as part of the Housing Strategy 2022-27, which will also specifically consider social rent setting.

- 2.3 Any sites that become approved for housing development and are held within the General Fund may be offered to Thurrock Regeneration Limited (TRL), subject to Cabinet approval. Those sites will generally be required to deliver 35% affordable housing in line with planning policy with the affordable housing offered for sale to the HRA.
- 2.4 The total number of potential dwellings on new build projects under consideration is 474 of which 285 are anticipated to be HRA. The chart below shows anticipated starts and completions for sites actively being considered.



3. Issues, Options and Analysis of Options

- 3.1 Sites currently being reviewed for housing development are set out below.
- 3.2 A revised planning application for 4 new Council homes at **Loewen Road, Chadwell St Mary** was approved at Planning Committee on 2nd December 2021. This application was resubmitted with a reduced number of homes following refusal at Planning Committee earlier in the year and subsequently deferred from the October Planning Committee due to time constraints. Once constructed 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 and providing vehicle electric charging points. The homes will be designed to Part M Category 2 of the Building Regulations which means they are accessible and adaptable and must meet the needs of occupants with differing needs, including some older or disabled people, and allow adaptation of the dwellings to meet the changing needs of the occupants over time.
- 3.3 Planning permission was granted, subject to conditions, for the development of 173 new homes including 62 affordable homes on the site of the former

Culver Centre and Field in South Ockendon at Planning Committee on 23rd September. Subject to Member approval this site is to be offered for sale to TRL and the HRA will be invited to purchase the affordable housing units to be constructed.

- 3.4 **Broxburn Drive** is held within the HRA in South Ockendon. The proposal is to develop up to 38 new Council homes, being a mix of flats and houses. An online consultation and another onsite have been conducted closing on 25th October 2021. Residents expressed a preference for improved green space and concerns were noted over parking and how the current estate layout can contribute to anti-social behaviour. At the time of writing design proposals are being amended as a result and in addition to the construction of new homes it is proposed that various estate improvements be carried out at the same time as the new development to improve the estate layout together with upgrading of communal areas.
- 3.5 The Council has for some time supported the principle of residential development of the part of the Civic Offices known as **C01**. Subject to approval this site could accommodate c80 new homes within the HRA for affordable rent.
- 3.6 **Vigerons Way** is a small garage site located in the ward of Chadwell St Mary, and held within the HRA. The site suffers from anti-social behaviour. The proposals are to develop 8 two bedroomed houses for rent within the HRA with allocated car parking and an upgraded access road. An existing footpath to the rear of the site will be kept so that neighbouring resident access is retained and with lighting added to improve safety.
- 3.7 Resident consultation was carried out in July 2021 with a drop in session on site together with on-line, written and telephone options for responses available. Concerns expressed by residents included parking, impact on neighbouring residents, management of construction traffic and increased pressure on local services. The design team are revising plans and subject to further discussion with residents whose vehicular rights will be impacted by development and approvals to proceed a planning application could be made in spring 2022.
- 3.8 The 35 unit Council sheltered housing **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. Progress towards completion has been significantly delayed by Covid related matters and the availability of materials, in particular, concrete, tiles and paving. Final handover and completion is planned for January 2022.
- 3.9 The site of the former **Aveley Library and Hall** is held within the General Fund but is being considered for development as affordable housing within the HRA. The site is now vacant and demolition is anticipated in January

2022. The current proposal is to develop low rise 16 flats for rent. A technical team have been appointed to carry out the necessary investigative and design work. Local resident consultation is programmed to follow in spring 2022. Approval will be required to allow the land to be appropriated from the General Fund to the HRA.

- 3.10 **Darnley & Crown Road Car Park** in Grays is being considered for development of 64 flats. The land is held in the General Fund and is one of the sites that could be offered to TRL for development. The S106 requirement for affordable housing would be 35% equal to 22 flats.
- 3.11 The site is a short walking distance to the town centre, rail and bus stations and is in an area of high accessibility. This means that lower parking requirements could apply subject to detail pre-application planning consultation with the Councils planning service. A consultant team has been appointed and scheme design is underway. As with all projects wide officer and resident consultation will be carried out as the proposal develops.
- 3.12 **Argent Street Car Park in Grays** is also under consideration for development for residential accommodation. Current designs could see 17 flats located at this site. The land is again held in the General Fund but has been considered to be too small for a TRL project and is being reviewed as a HRA site.
- 3.13 The site will require diversion and build over of existing Anglian Water drainage which will place pressure on the financial viability of the project. This will be considered further as the project develops.
- 3.14 At **Richmond Road** in Grays is the site of the former Thurrock Adult Community College together with adjacent cleared back land, but excluding the scout hall at the Alf Lowne Scout Centre. The site is being reviewed for residential development but early indications are that it could accommodate a mix of around 55 houses and apartments. The former College is to be demolished. The housing development project is at feasibility and viability stage. This includes architectural and cost consultancy to determine site capacity and tenure options and provide cost information.
- 3.15 It is recognised that there are logistical constraints to developing this site and that construction activity will impact on neighbouring residents. In particular the arrangements for deliveries and construction traffic will need to be carefully considered with any scope for deliveries from Bridge Road fully examined. These discussions will form part of resident consultation should the site progress to that stage. The land is currently held in the General Fund. Any TRL or private development would be required to provide up to 35% affordable housing in line with planning policy.
- 3.16 **Lyndhurst Road** garage site in Corringham which has been identified by the Housing service as potentially suitable as a housing development site. The site

is made up of 67 garages there have been historic ASB issues on the site and several are derelict.

- 3.17 An initial capacity study has been carried out highlighting potential opportunities on the site for up a 17 unit flatted development or a smaller number of houses.
- 3.18 TRL is currently considering its approach to delivery of new housing at **Belmont Road, Grays**, a site in its ownership. Planning policy would require that a project of 80 homes would require 28 of them to be made available as affordable housing.
- 3.19 Work is ongoing to assess the potential redevelopment of existing HRA assets that would require major works to extend their lifespan at **Blackshots** and **Teviot Avenue, Aveley**. Initial resident consultation has taken place and following full assessment of options a report will be made to Committee at a future meeting alongside a comprehensive programme of resident consultation.

4. Reasons for Recommendation

- 4.1 Committee has requested an update on the progress of individual projects under active consideration.

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 development of housing 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. The financing of the schemes are considered as part of the HRA 30 year business plan.

7.2 Legal

Implications verified by: **Courage Emovon**
Principal Lawyer / Contracts Team Manager

There are no direct legal implications as it is an 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 Inequalities, Sustainability, Crime and Disorder or Impact on Looked After Children

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):

None

9. Appendices to the report

None

Report Author:

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Strategic Lead Housing