

Committee: COMMUNITY COMMITTEE

Agenda Item

Date: 18th September 2008

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Title: **POTENTIAL REDEVELOPMENT OF HOLLOWAY
CRESCENT AND HOLLOWAY CLOSE**

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Item for
decision

Summary

1. This report advises Members of the progress made on the consultation for the proposed re-development of Holloway Crescent and Holloway Close in Leaden Roding

Recommendations

2. Members note the consultation work carried out by officers to date.
3. Members determine whether to proceed with proposed re-development of the sheltered block and associated parking area at Holloway Crescent
4. Members determine whether officers continue to consult on and develop proposals for Holloway Close

Background Papers

5. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.
 - Housing Initiative Task Group minutes
 - Responses from Community consultation
 - Responses from residents living in Holloway Crescent sheltered housing and Holloway Close

Impact

6.

Communication/Consultation	Consultation has been carried out with local residents in Holloway Crescent, Holloway Close and the area surrounding it
Community Safety	Safety needs to be considered if building work goes ahead
Equalities	Equality and diversity is a key issue for the Council with regards to housing provision

Finance	Funding may be required from the Housing Corporation. Could bring in a capital receipt to the Council
Human Rights	None
Legal implications	Conveyance of land to Swan.
Sustainability	The scheme will be built to Code for Sustainable Homes level 3.
Ward-specific impacts	Leaden Roding
Workforce/Workplace	Staff time in moving forward with the potential redevelopment.

Situation

7. A report was brought before members in June to update them on progress made on the potential redevelopment of the sheltered accommodation at Holloway Crescent and properties at Holloway Close. It was agreed that Swan Housing Association would be the preferred partner for the whole scheme and that consultation meetings would be held with residents and the Housing Association, and that the matter be returned to the Community Committee for a final decision at its meeting in September.
8. Meetings have been held with tenants living in the Holloway Crescent sheltered bungalows to discuss the future of the scheme and their requirements in a new property. They looked at initial plans drawn by Swan's architect for the redevelopment of the sheltered block and its parking area and made comments and changes to the proposals. Following this meeting the architect was instructed to re-design the scheme taking on board residents' comments. New plans were presented to the tenants and further feedback sought. Tenants confirmed that they were pleased with the new proposals.
9. Meetings have also been held with all the residents of Holloway Close. These have highlighted reservations from some of the residents. Residents can see the benefits of having a new home with vehicular access but they have individual specific requirements and if they are going to support any redevelopment they will need additional consultation.
10. Over the last 3 months Officers have visited residents of Holloway Crescent and Holloway Close on a regular basis to ensure that everyone is kept updated and that any concerns they may have can be discussed in the privacy of their own homes. These visits have been valuable in determining peoples' thoughts and aspirations for the future.

11. A consultation drop in event was also held with the wider community. This was well attended with over 150 people visiting the event over a 6 hour period. Plans were displayed and views sought. Feelings were strong, particularly against the redevelopment of Holloway Close, and officers encouraged people to give honest feedback for the proposals on the forms provided. 25 response forms were received from this event of which 4 indicated that they were against the redevelopment of Holloway Close and 2 indicated that they were unhappy with the proposed redevelopment of Holloway Crescent.
12. Another main concern was the increase in traffic, availability of parking for the new properties and lack of parking for existing residents. Relevant traffic concerns will be pursued with the Highway Agency and the provision of additional off street parking will be explored.

Risk Analysis

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Risk	Likelihood	Impact	Mitigating actions
Residents of the sheltered bungalows at Holloway Crescent and residents of Holloway Close do not feel that they have been listened to or their views taken on board	1	4	If scheme progresses high levels of consultation to continue to be carried out to ensure that residents are part of the process and can continue to offer suggestions.
Available parking reduced for existing residents	2	3	Carry out feasibility study to assess whether additional parking spaces can be provided
Increase in traffic	2	3	Consult with Highways
Funding from the Housing Corporation is not forthcoming	1	4	Investigate new PFI opportunities

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.

**Summary of responses left by visitors to the open day (20 August, 2008),
Leaden Roding Village Hall.**

There were over 150 visitors on the day
25 comments were left.

Summary of Point or Concern raised	Number of responses
Do you think that Holloway Crescent needs to be redeveloped	13
Holloway Crescent does not need to be redeveloped	2
Do not agree that Holloway Close should be redeveloped	4
Do agree that Holloway Close should be redeveloped	2
A concern that the green will be redeveloped	5
Feel that the scheme will look nice and fit in well	7
A concern over the type of people that will be living there	2
A concern over the loss of parking for existing residents and inadequate provision for new properties	9
A concern that there are no additional facilities for the new residents By way of School places, recreational activities, Bus service, or doctors surgery	8
A concern that Local House prices will be down valued and Lead Roding will not remain as a small village	3
More houses are needed for people in their 20's that wish to live in the village, not just the elderly.	1
Would like you to purchase my property and include it in the redevelopment	1
The density being proposed is too high	1
As part of the Holloway Crescent and Close sheltered housing development concern group I will be emailing regarding this	2
A concern that the village will become a small town	2
A concern that trees will be cut down	1
Concerned about noise and privacy during building works	1
A concern that there will be more traffic	2

A grave concern that the graphics are inaccurate and that the quality of life will be compromised – concerned about not being allowed to park on their front garden	1
There will be a loss of light to the green	1
I do not want a compost bin in my garden	1