

Committee: COMMUNITY & HOUSING COMMITTEE

Agenda Item

Date: 18 June 2009

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Title: **POTENTIAL REDEVELOPMENT OF
HOLLOWAY CRESCENT AND HOLLOWAY
CLOSE, LEADEN RODING**

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Item for decision

Summary

- 1 This report advises Members of the progress made on the potential re-development of Holloway Crescent and Holloway Close. The provision of affordable housing is a key corporate priority for the Council, and the re-development of the Holloway Crescent and Holloway Close sites are an important part of the delivery of affordable houses over the next two years.

Recommendations

- 2 That the Committee authorise officers to pursue the provision of affordable housing at Holloway Crescent and Holloway Close.
- 3 That the Committee agree that an application for planning consent to re-develop the sites is submitted to the Planning Department.
- 4 That the Committee agree in principle to gift the land to Swan Housing Association at nil value subject to full financial details being provided to Members in a future report which will detail the actual terms of the sale.

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
 - Community Committee minutes
 - Responses from Community consultation
 - Responses from residents living in Holloway Crescent sheltered housing and Holloway Close

Impact

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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. Vacant property can attract criminal activity.
Equalities	Equality and diversity is a key issue for the Council with regards to housing provision
Finance	<p>There will be a loss of rent from the Council properties and garage site.</p> <p>Could bring in a capital receipt to the Council.</p> <p>Sale at less than best consideration for affordable housing would mean foregoing a capital receipt.</p> <p>Funding will be required from the Homes and Communities Agency.</p> <p>Cost to the Council of providing additional off street parking to replace loss of garage site.</p>
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
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Situation

- 7 Reports were brought before Members in June 2008, September 2008 and January 2009 to update them on progress made on the potential redevelopment of the sheltered accommodation at Holloway Crescent and properties at Holloway Close.
- 8 In September 2008 the re-development of the sheltered housing block and associated parking area at Holloway Crescent, Phase 1, was approved by Members for implementation.
- 9 Members also agreed in principle that the development of Holloway Close proceed, as phase 2 of the scheme, after a further period of consultation.
- 10 Consultation has taken place over the last six months and suggestions and recommendations from individuals have been included in revised plans which are ready for submission.
- 11 As a result of the time consuming process already outlined, it essential that decisions are now taken quickly as there is a real danger that the allocation of grant will be lost.

Finance

- 12 There will be a loss of rental income to the HRA (partially offset by reduction in expenditure) which will need to be managed.
- 13 Sale at less than best consideration for affordable housing would mean foregoing a capital receipt. Full financial details will be provided to Members in a future report which will detail the actual terms of the sale.

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.

Funding from the Homes and Communities Agency is not forthcoming	1	4	Investigate new PFI opportunities
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- 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.