

Committee: Mead Court Task Group

Agenda Item

Date: 22nd November 2012

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Title: Mead Court update

Author: Sophie Robinson, Housing Enabling and Development Officer, Ext 633

Summary

1. This report is to update members on the outcomes of the tasks set at the last Task Group meeting.

Recommendations

2. That the Task Group review the information contained in this report and comment as necessary.

Financial Implications

3. None

Background Papers

4. None

Impact

- 5.

Communication/Consultation	Full consultation with residents will be needed as the scheme is currently part occupied. Consultation with neighbours would take place in the pre planning application phase, during consideration of a planning application and through any construction time
Community Safety	Appropriate precautions would be taken during works
Equalities	Tenants affected will be supported in the appropriate way
Health and Safety	Appropriate precautions would be taken during works
Human Rights/Legal Implications	None

Sustainability	Redevelopment offers the opportunity to provide accommodation to improved standards
Ward-specific impacts	Stansted South
Workforce/Workplace	Options appraisal by contractors can be resourced from revenue budgets

Situation

6. At the last meeting of the Task Group on 16th October 2012, Members were shown a draft sketch scheme for the redevelopment of Mead Court. The proposals included the comments that had been made previously by the Parish Council and Ward Member.
7. The Task Group resolved to recommend to Housing Board that a Local Authority New Build scheme was taken forward as the preferred option for the site, which was agreed at Housing Board on 23rd October. A report is being taken to Cabinet on 20th November with the same recommendation for a decision.
8. The Architect attended the meeting which enabled the Task Group to have a detailed discussion around the proposals and ask him questions directly. Members raised a number of queries which Officers were asked to review before the next meeting. The outcomes of these queries are set out below:
 - a) It has been established that the footpath on the west of the site is owned by the Council, but there is a right of way in place so this needs to be maintained.
 - b) The Architect has confirmed that the size of the proposed open space is 675m².
 - c) The land within Cannons Mead is owned by the Council and the Surveyor has been instructed to carry out a parking survey to establish where additional parking is needed and where this could be provided.
 - d) The Architect has been given details on the refuse vehicles and incorporated the road requirements into the scheme.
 - e) The proposed rear access for the one of the bungalows to the west of the site has been amended to come off of the footpath, although there may still be security and lighting issues.
 - f) It is only possible to provide two parking spaces adjacent to the units of temporary accommodation, however, a lay-by and additional spaces has been provided near the flats.

- g) The flats have been repositioned to allow for additional parking spaces and to make best use of the space. This has meant the access road has also been moved.
9. An initial meeting with the Council's Development Manager was arranged to informally discuss the redevelopment proposals. It was agreed that many potential planning issues had already been resolved but that there were a few design issues that would need careful attention at a later stage.
10. It was suggested at the last meeting that members of the Task Group, Parish Council and Ward Members could walk the site if appropriate. It would also now be an appropriate time to update both the Parish Council and residents of Mead Court the proposals. A suitable time for these meetings to take place will need to be arranged in the near future.

Risk Analysis

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Risk	Likelihood	Impact	Mitigating actions
Negative publicity resulting from moving tenants	2 – Until further discussions held with residents risk is difficult to quantify	2 – Negative publicity may slow down the scheme or provide an impediment to continuing.	Maintain high level of engagement and consultation with the Parish Council and existing residents to ensure they are fully informed of the process, timescale and options available to them.