

Committee:	Housing Board	Agenda Item
Date:	15th March 2022	
Title:	Development Programme	
Officer:	Judith Snares Housing Strategy and Operations Manager	Key decision: Yes

Summary

1. This report provides the Housing Board with an update on the proposed development by the HRA across the District.

Recommendations

2. That the Housing Board:
 - i. Notes the contents of this report

Financial Implications

3. Financial provision for the development of new council owned homes is included within the Housing Revenue Account. The development of these sites will also enable the use of Right to Buy capital receipts. Homes England grant will be sort on future developments where appropriate.
4. Re-development of Walden Place already has an agreed budget.

Background Papers

5. None
- 6.

Communication/Consultation	Existing tenants, local residents, Town Council and external agencies
Community Safety	Appropriate precautions would be taken during works
Equalities	Equality and diversity is a key issue for the Council with regards to housing provision
Health and Safety	During the management of the project all risks will be constantly reviewed, revised and managed

Human Rights/Legal Implications	Legal team have been consulted
Sustainability	An opportunity to construct new thermally efficient homes for people in housing need.
Ward-specific impacts	Various as detailed in report
Workforce/Workplace	There are sufficient resources in the housing team to manage the project

Situation

7. **The Moors, Little Dunmow**

Work is completed on this site which has delivered 8 affordable rented 2 bed houses and 8 social rented 1 bed flats. Final handover occurred in January 2022, and all dwellings are fully let.

8. **Thaxted Road, Saffron Walden**

Work is progressing well on site with handover anticipated September 2022. This site will deliver 14 homes.

9. **Batholomew Close, Great Chesterford**

Work is progressing well on site with handover anticipated July 2022. The site will deliver 13 new homes including a 3 bed bungalow specifically adapted to meet an identified family's needs.

10. **Parkside, Saffron Walden**

The site is now empty. Plans are progressing well towards submitting a planning application in April 2022. Survey work is currently being carried out which will form part of that application. Consultation with the Town Council and nearby residents will be undertaken prior to submission. The Architects for this project have developed a scheme of 24 flats for the over 60s with a mixture of 1 and 2 bedrooms, and also including 2 wheelchair standard flats. The current budget estimate is £3.7 million, and this will be continually reviewed as our proposal for the site is firmed up. If planning permission is obtained, a report will be taken to Cabinet to agree funding for this project. We will look to obtain some grant funding from Homes England for this scheme with the remainder borrowed through the HRA

11. **Gold Close, Elsenham**

This site is a small parking area at the above location where we have constructed a 3 bedroom fully wheelchair compliant bungalow for an identified family in housing need. The project is completed and the family moved in their new home in December 2021.

12. Auton Croft, Saffron Walden

A planning application for 14 dwellings, consisting of 1, 2 and 3 bedroom houses, and a 2 bedroom wheelchair compliant bungalow was taken to Planning Committee with a recommendation for approval earlier in 2021. This application received considerable objection from neighbours and Members of the Committee were concerned about the reduction of amenity space. The Committee deferred the application for a site visit. Following the site visit the report was withdrawn to enable officers to consult further with Housing Board Members as to the way forward with this site. Upon instruction from Housing Board Members, the application by the Planning Committee in April 2022, where it will be finally determined.

13. Alexia House, Great Dunmow

The proposal here is to demolish the existing building to provide new self-contained apartments for the over 60s. There are currently only 2 residents left within the building. Our architects and officers have met with planning for a pre-app meeting and it is anticipated that a full planning application will be submitted in May 2022. The scheme is for 24 apartments, a mixture of 1 and 2 bed including some fully wheelchair accessible units. Surveys are currently being carried out in support of the planning application. If planning permission is obtained a report will be taken to Cabinet to agree funding for this project. We will look to obtain some grant funding from Homes England for this scheme with the remainder borrowed through the HRA.

14. Walden Place

Planning approval has been granted for this scheme and the contractor procurement process is underway. A start on site is anticipated in May/June 2022. The scheme will see the detaching of the listed building from the rest of the sheltered scheme and a build of 2 new flats and new communal facilities. The estimated cost for the building works is £2.3 million and funding has already approved for this through the HRA. A report will be brought to Members on the disposal of the listed building in due course.

15. Takeley Day Centre/Garage Site

Architects have been appointed for this scheme which is looking to deliver up to 8 properties. Officers are exploring with our architects the potential to deliver this scheme using Modern Methods of Construction. This would be with the intention of delivering low carbon homes. A pre planning application has been submitted to the Planning Department.

16. Garden Reduction Sites

Officers have identified a possible 4 garden reduction sites which have potential as single building plots. Three outline planning applications have

been submitted with two of these approved to date. One is undergoing further consultation. A further site is having plans drawn up by architects. At the

previous Housing Board meeting it was agreed that these sites will be developed by the council to deliver new affordable homes using up RTB receipts and HRA borrowing.

17. Section 106 Opportunities

The council has made an offer to Barratts Homes for 18 one bedroom apartments on their site in Great Dunmow. This offer has been accepted subject to Board approval by Barratts and Member approval by the Council. Once we hear from Barratts that they wish to proceed with our offer Cabinet approval will be sought to fund this purchase from HRA borrowing. There is no timetable for delivery of these properties at this time.

We have had an offer accepted for one affordable rented 3 bedroom house on a S106 site in Saffron Walden. We are awaiting a delivery time table for this dwelling from the developer.

Risk Analysis

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Risk	Likelihood	Impact	Mitigating actions
Not achieving planning permission on re-development sites	1 Planners supportive	4 Development not possible	Pre-planning discussions with planners
Underground services identified	2 Investigations to be carried out	3 Diversions possible but cost implications	Investigations to be undertaken at the earliest stage
Further "abnormal costs" identified.	2. Surveys being undertaken	3 Potential cost implications	Contingency already included with cost estimate
Not meeting RTB receipts expenditure as per government agreement	3 Failure to achieve planning approval	3 RTB proceeds would have to be returned to government with interest	Investment strategy agreed by council to enable purchase of market sites. Single plot sites held back for council redevelopment

- 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.