

DEVELOPMENT OF COUNCIL OWNED LAND AT BARDFIELD WAY, RAYLEIGH AND TENDRING AVENUE, RAYLEIGH

1 SUMMARY

- 1.1 To consider the outcome of the public consultation meeting about the proposed housing developments at Bardfield Way, Rayleigh and Tendring Avenue, Rayleigh.

2 PROPOSED DEVELOPMENTS

Bardfield Way

- 2.1 The proposal is to construct six units of accommodation on this Council-owned site for people with learning disabilities. There will be support provided on site, tailored to residents' needs.
- 2.2 A public consultation meeting has been arranged for 28 January 2004, and this Sub-Committee is being called to consider the results of that consultation.
- 2.3 A file containing letters received from local residents about the proposed development has been placed in the Members' Library.
- 2.4 The scheme requires ongoing revenue funding of £88,000 p.a. which, under the new arrangements, would normally be part of the Supporting People funding regime. As this is a new scheme (termed a "pipeline" scheme) a decision on whether it will receive funding has been delayed because of a Government review of the value for money being provided nationally by Supporting People funding. At the time of writing this report, an announcement of the outcome of this review is still awaited.
- 2.5 Because of the urgent need to provide supported housing locally for people with learning disabilities, Essex County Council has advised the Council's development partner, Swan Housing Group, that it will underwrite the revenue support service costs for three years if Supporting People funding is not forthcoming. Supporting People funding itself is only certain for three years as all schemes are subject to three yearly value for money reviews.
- 2.6 Capital funding of £246,000 for the building has been agreed in principle by the Housing Corporation, for the current financial year. This means that there must be a start on site before 31 March 2004 to secure the capital funding. Swan Housing Group has, therefore, had to submit a planning application in advance of the Council's decision as landowner whether to proceed or not.

Tendring Avenue

- 2.7 The proposal is to construct five, one bedroom (2 person) flats with some communal facilities for the residents who will be women and children who have previously fled domestic violence. The accommodation will be “second stage” as residents will have previously spent some time in a refuge. It is a cross-border scheme with Castle Point Borough Council.
- 2.8 The aims of the scheme are to provide temporary, safe and secure supported accommodation closer to residents’ own family, friends, schools etc, until suitable permanent housing can be secured in the district. Support will be provided from Basildon Women’s Refuge.
- 2.9 The scheme requires ongoing Supporting People funding of £69,000 p.a. A decision on this ‘pipeline’ scheme funding is also still awaited, but it is important that the Council’s policy on this proposal is determined. Housing Corporation capital funding of £310,000 has been secured for the current financial year.

3 THE WAY FORWARD

- 3.1 The Sub-Committee now needs to consider the developments and any proposals by Swan Housing Group to amend the schemes in response to public comment, in order that a final recommendation can be made to Full Council on 24 February 2004.

4 LEGAL IMPLICATIONS

- 4.1 The disposal of land to a registered social landlord to facilitate housing development has the benefit of general Ministerial consent subject to prescribed stipulations as to the nature of the accommodation, tenure, nomination rights and the monetary value of the assistance, which the scheme would be required to meet.

5 PARISH IMPLICATIONS

- 5.1 The sites are within the Rayleigh Town Council area.

6 RISK MANAGEMENT

6.1 Strategic Risk

It is important that the developments meet the District’s strategic housing needs. The need for additional supported housing for people with learning disabilities and accommodation for women fleeing violence are identified in the current and draft future housing strategy.

6.2 Resource Risk

The land which will be transferred if the schemes go ahead is a valuable asset and will be used to help meet high priority needs. The future of the learning disabilities scheme is not guaranteed beyond the three years currently underwritten by Essex County Council and will be subject to review.

6.3 Third party Risk

Swan Housing Group will carry the risks associated with the development and management of the schemes.

7 RECOMMENDATION

7.1 It is proposed that the Sub-Committee :-

- (1) Determines its view on these schemes, for recommendation to Full Council on 24 February 2004.
- (2) That if the Sub-Committee recommends that the schemes proceed, it also recommends that the designated land be transferred to Swan Housing Group at nil cost, subject to planning permission, on such terms and conditions as the Head of Legal Services considers appropriate in accordance with the general consent and to secure the provision of the approved housing schemes. (HHHCC /HLS)

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Background Papers:

None

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