

## **DEVELOPMENT OF COUNCIL OWNED LAND AT TYLNEY AVENUE, ROCHFORD**

### **1 SUMMARY**

- 1.1 Members are invited to consider revised proposals for the development of the former playspace at Tylney Avenue, Rochford.

### **2 BACKGROUND**

- 2.1 Several years ago, the Council invited a number of Housing Associations to put forward proposals for housing developments on five parcels of Council-owned land, including this former playspace.
- 2.2 The original proposals by the Swan Housing Group, the Council's selected Housing Association partner for these developments, included one and two bedroomed bungalows and a mix of general needs housing, some of which would be for market-level rent for key workers and some for sale. The income from the sales was intended to cross-subsidise the rented properties within the scheme since, at that time, the indications were that no Government funding was likely to be available. Some of the bungalows would be suitable for people with physical disabilities, which was a requirement of the Council's brief.
- 2.3 A Public Consultation meeting was held in late 2003 and the decision to proceed was taken at Full Council on 18 December 2003 (Minute 600/03). This decision included an additional proviso arising from the public consultation and requiring:

"The introduction of 28 parking spaces within the site curtilage and six spaces for neighbourhood parking. If possible, the acquisition of a nearby grass verge to facilitate the creation of a further four to five parking spaces".

### **3 DEVELOPMENTS**

- 3.1 The other developments that received planning permission have either been completed or construction is well under way. Progress on the Tylney Avenue site was held up because of the discovery of a covenant with the National Playing Fields Association. That matter has now been resolved and development may proceed once the land transfer has been completed, which is imminent.
- 3.2 During the intervening period, the arrangements for allocation of Housing Corporation funding have changed and the overall funding for the East of

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England has increased. This offers the opportunity to attract inward investment to the District and for this and for other reasons Swan have taken the opportunity to revise the proposals for this site in order to maximise the benefits in terms of affordable housing and to ensure that the scheme is deliverable. Similarly, the Council's experience and policy decisions in respect of key worker housing mean it is no longer appropriate to develop further properties for that Group.

- 3.3 A representative from Swan Housing Group will be attending the meeting to explain the revised scheme and answer Members' questions.
- 3.4 The revised proposals provide 13 general needs rented units comprising one and two bedroom bungalows and one and two bedroom flats. As in the original scheme, some of the units will be suitable for residents with physical disabilities.
- 3.5 Although the scheme is similar to that which was originally consulted on, Swan have suggested that an informal process be undertaken with local residents with the revised scheme plans available for viewing and staff on hand to provide explanation and answer questions.
- 3.6 The revised proposals will help deliver against the Council's strategic housing priorities, as set out in the approved Housing Strategy.

#### **4 RISK IMPLICATIONS**

- 4.1 Swan Housing Group will carry the risks associated with the development and management of the scheme.

#### **5 RESOURCE IMPLICATIONS**

- 5.1 The Council's contribution is freeland. There will be no other financial contribution from the Council.

#### **6 CRIME AND DISORDER IMPLICATIONS**

- 6.1 Since the former playspace was taken out of use the site has been subject to complaints about youth nuisance. Development of the site will deal with this problem.

#### **7 RECOMMENDATION**

- 7.1 It is proposed that the Sub-Committee

Determines its view on the revised housing scheme proposals for Tylney Avenue, Rochford.

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**Background Papers:-**

None

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