

LARGE SCALE VOLUNTARY HOUSING TRANSFER – TREATMENT OF POTENTIAL DEVELOPMENT SITES AND PLAY SPACES

1 SUMMARY

- 1.1 This report advises the Executive Board of the way in which it is proposed to deal with several small pieces of land which may have development potential, also the arrangements for the transfer of one building formerly used as temporary accommodation and several play spaces on housing estates.

2 POTENTIAL DEVELOPMENT SITES

- 2.1 Part of the work to prepare for the housing transfer has been the identification of all the land and buildings that will be transferred to Rochford Housing Association (RHA). During this work six small parcels of open land with potential for the future development of affordable housing have been identified.
- 2.2 The sites in question are listed below and plans showing their locations are attached at Appendix 1.
- (a) Stambridge Road, Rochford (2 sites)
 - (b) Hambro Close, Rayleigh
 - (c) Orchard Close, Great Wakering
 - (d) Cagefield Road, Stambridge
 - (e) Hartford Close, Rayleigh
- 2.3 To enable the Council to have control over the timing and nature of any future development of these sites it is proposed that they be retained by the Council and not transferred to RHA.

3 THE CHESTNUTS, 125 HIGH ROAD, RAYLEIGH

- 3.1 This detached property is subdivided into four small flats and was used for many years as temporary accommodation for people who had applied to the Council for help under the homelessness legislation. A site plan is appended.
- 3.2 The building requires modernisation to enable it to be used for housing in the longer term and it is currently not in use, in accordance with the resolution agreed at the Council meeting on 27 February 2007. (Minute 51/07)
- 3.3 The housing finance rules will reduce the value to the Council if it is transferred to the General Fund and the timetable for any disposal from the HRA could well delay the HRA's eventual closure post- Housing Transfer completion. Therefore, it is proposed to transfer the property to HRA with a

requirement that it be redeveloped for affordable housing or sold, if this offers better value and the receipt reinvested into affordable housing elsewhere in the District, within three years of the housing transfer completion. If this does not happen, then the building will revert to the Council at nil cost, at which time further consideration can be given by Members to redevelopment of the site.

4 PLAY SPACES

- 4.1 A number of play areas were provided as part of Council housing developments on land acquired for housing purposes and, as such, should be transferred to RHA, subject to requirements that they be retained as play spaces with proper levels of maintenance etc.
- 4.2 The play spaces in question are listed below and plans showing their locations are attached at Appendix 2.
- (a) Rowan Way, Canewdon
 - (b) Warwick Drive/Sutton Court Drive, Rochford
 - (c) Glebe Close, Great Wakering
 - (d) Fyfield Path, Rayleigh
 - (e) Elsenham Court/Sheering Court, Rayleigh
 - (f) Boston Avenue, Rayleigh
 - (g) Hartford Close, Rayleigh
- 4.3 Each of the Council's play spaces currently costs approximately £4000 p.a. for maintenance and inspections.
- 4.4 In the case of the Warwick Drive/ Sutton Court Drive playspace, Rochford Parish Council contributed grant they received from Essex County Council towards the provision of the ball park. The majority of the playspaces have also benefited from upgrading through the Council's capital programme.

5 TRANSFER AGREEMENT

- 5.1 Negotiations to conclude the transfer agreement are continuing and a report will be made to Full Council on 26 June 2007 setting out the terms, including the treatment of the issues detailed in this report, and seeking the Council's final agreement to transfer, which is still scheduled for 2 July 2007.

6 RISK IMPLICATIONS

- 6.1 If the identified development sites are transferred to RHA the Council will have less control over the timing and nature of any future development on them.

- 6.2 Transfer of the play spaces will result in control passing to RHA. This will be mitigated by a legal requirement in the transfer agreement to retain them for public use and to properly maintain them.

7 RESOURCE IMPLICATIONS

- 7.1 By retaining the potential development sites the Council will be able to determine how these assets are used to help meet local housing need in the future.
- 7.2 The cost of maintaining play spaces is set out in paragraph 4.3 above.

8 RECOMMENDATION

- 8.1 It is proposed that the Executive Board **RESOLVES**
- (1) That the potential development sites detailed in the report be retained by the Council and transferred to the General Fund.
 - (2) To note the proposals in relation to The Chestnuts, High Road, Rayleigh.
 - (3) To agree the transfer of the play spaces detailed in the report to Rochford Housing Association subject to legal requirements to ensure their retention for public use and proper maintenance.

Graham Woolhouse

Corporate Director (External Services)

Background Papers:-

None

For further information please contact Graham Woolhouse on:-

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E-Mail:- graham.woolhouse@rochford.gov.uk

If you would like this report in large print, braille or another language please contact 01702 546366.



Seal

Address: Stambridge RoadPotential Development Site A

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|------------|---------------------------|
| Authority | Rochford District Council |
| Department | Legal Services |
| Date | 24 May 2007 |

10.4

(Head of Legal Services)


Rochford
District Council



Seal

Address: Hambro ClosePotential Development Site B

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|------------|---------------------------|
| Authority | Rochford District Council |
| Department | Legal Services |
| Date | 24 May 2007 |


Rochford
District Council

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(Head of Legal Services)



Seal

Address: Orchard ClosePotential Development Site C

10.6

(Head of Legal Services)

| | |
|------------|---------------------------|
| Authority | Rochford District Council |
| Department | Legal Services |
| Date | 24 May 2007 |


Rochford
District Council



Seal

Address: Cagefield RoadPotential Development Site D

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(Head of Legal Services)

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|------------|---------------------------|
| Authority | Rochford District Council |
| Department | Legal Services |
| Date | 24 May 2007 |


Rochford
District Council



Seal

Address: Hartford Close

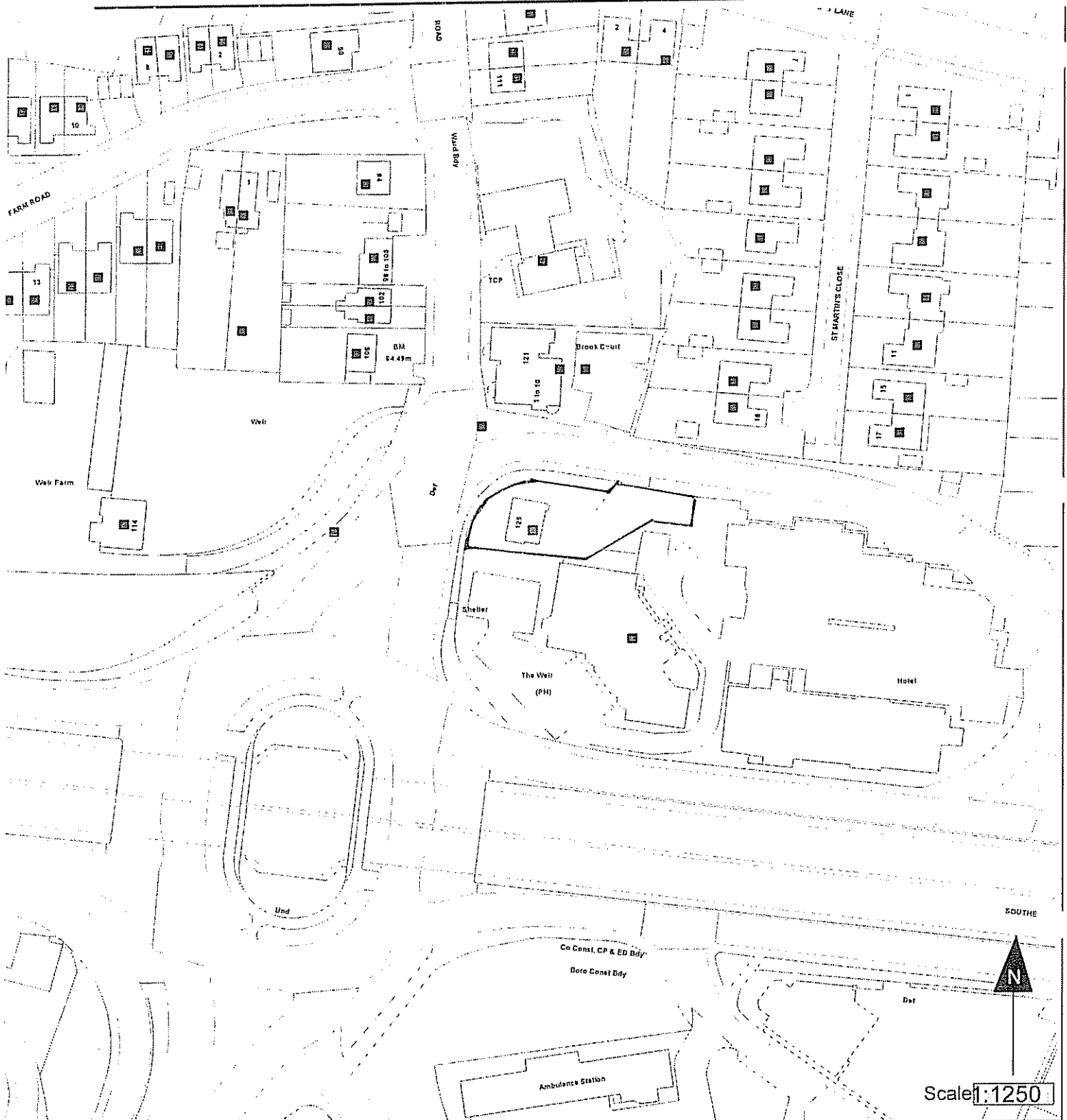
Potential Development Site E

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|------------|---------------------------|
| Authority | Rochford District Council |
| Department | Legal Services |
| Date | 24 May 2007 |

10.8

(Head of Legal Services)


Rochford
District Council



Seal

Address: The Chestnuts

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|------------|---------------------------|
| Authority | Rochford District Council |
| Department | Legal Services |
| Date | 24 May 2007 |


Rochford
District Council

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(Head of Legal Services)



Seal

Address: Rowan WayPlay Space Site A

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|------------|---------------------------|
| Authority | Rochford District Council |
| Department | Legal Services |
| Date | 24 May 2007 |


Rochford
District Council

(Head of Legal Services)



Seal

Address: Warwick Drive/Sutton Court
Drive
Play Space Site B

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|------------|---------------------------|
| Authority | Rochford District Council |
| Department | Legal Services |
| Date | 24 May 2007 |

 **Rochford**
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(Head of Legal Services)



Seal

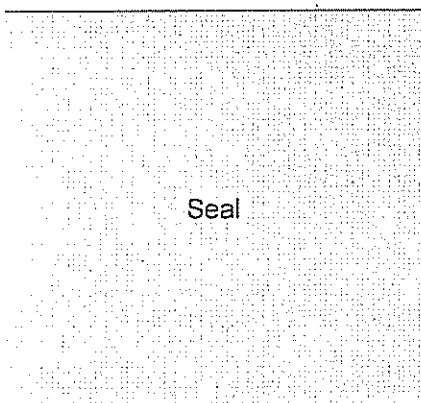
Address: Glebe ClosePlay Space Site C

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|------------|---------------------------|
| Authority | Rochford District Council |
| Department | Legal Services |
| Date | 24 May 2007 |

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(Head of Legal Services)


Rochford
District Council



Play Space Site D

10-13

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| Authority | Rochford District Council |
| Department | Legal Services |
| Date | 24 May 2007 |





Seal

Address: Elsenham CourtPlay Space Site E

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|------------|---------------------------|
| Authority | Rochford District Council |
| Department | Legal Services |
| Date | 24 May 2007 |


Rochford
District Council

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(Head of Legal Services)



Seal

Address: Hartford Close/Boston AvePlay Space Site F & G

| | |
|------------|---------------------------|
| Authority | Rochford District Council |
| Department | Legal Services |
| Date | 24 May 2007 |


Rochford
District Council

(Head of Legal Services)