

DEVELOPMENT OF COUNCIL OWNED LAND

1 SUMMARY

- 1.1 This report seeks Members' approval of revised plans for the development of housing on the former play space at Tylney Avenue, Rochford and for the development of a small plot in Great Wakering.

2 BACKGROUND – TYLNEY AVENUE

- 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 the 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 with 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. In total, six units out of 14 to be built on the site would have been for social renting.
- 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 – TYLNEY AVENUE

- 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 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, beyond those that have already been agreed.

- 3.3 The Housing Best Value Sub-Committee considered revised proposals from Swan Housing Group at its meeting held on 21 July 2005 and supported a scheme which will provide 10 units, all of which will be for social renting and which will include two, 2 bedroomed bungalows which are wheelchair accessible.
- 3.4 The revised scheme will enable 21 parking spaces to be provided on the site and a further six neighbourhood parking spaces will be created. This represents a small increase on the ratio of units/parking spaces compared to the original proposal and exceeds the Council's planning policy requirements. The revised scheme also has the advantage of delivering more rented units to which the Council will have nomination rights. If approved, it is anticipated that practical completion on site will take approximately 19 months.
- 3.5 A public information "drop-in" exhibition has been held for local residents, with the plans on display and staff available to answer questions.

4 GREAT WAKERING DEVELOPMENT

- 4.1 Swan Housing Group has suggested that they could develop two one-bedroom bungalows for social renting on a small corner plot of land at the junction of Mercer Avenue/Twyford Avenue, Great Wakering. The Council would receive nomination rights. These would be designed to be suitable for wheelchair users if required.
- 4.2 Developing the site in tandem with Tylney Avenue would enable reduced site management costs and during informal discussions, the Housing Corporation have indicated that they would be interested in considering an application for funding such a proposal.
- 4.3 A site location plan is appended. Members of the Housing Best Value Sub-Committee supported the proposal and have made a visit to this site. A consultation event for local residents is being held.

5 LEGAL IMPLICATIONS

- 5.1 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 schemes would be required to meet.

6 PARISH IMPLICATIONS

- 6.1 The Tylney Avenue site is in Rochford Parish and the Twyford Avenue/Mercer Avenue site in Great Wakering Parish.

7 RESOURCE IMPLICATIONS

- 7.1 The transfer of the land at Tylney Avenue to Swan Housing Group at nil cost has already been agreed. The other site would also need to be transferred at nil cost if Members are minded to agree the proposal.
- 7.2 The Council will not be required to make any other contribution to the development or management costs.

8 RISK IMPLICATIONS

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

9 RECOMMENDATION

- 9.1 It is proposed that the Committee **RESOLVES**
- (1) That the revised proposal for 10 units of social rented housing, at Tylney Avenue, Rochford including two bungalows suitable for wheelchair users, 21 on site parking spaces and six further neighbourhood parking spaces, be approved.
 - (2) That the land at Twyford Avenue/Mercer Avenue, Great Wakering be transferred to Swan Housing Group at nil cost subject to the necessary planning permission being obtained and such terms as the Head of Legal Services considers appropriate to secure the provision of the approved housing scheme. (HHHCC)(HLS)

Graham Woolhouse

Head of Housing, Health and Community Care

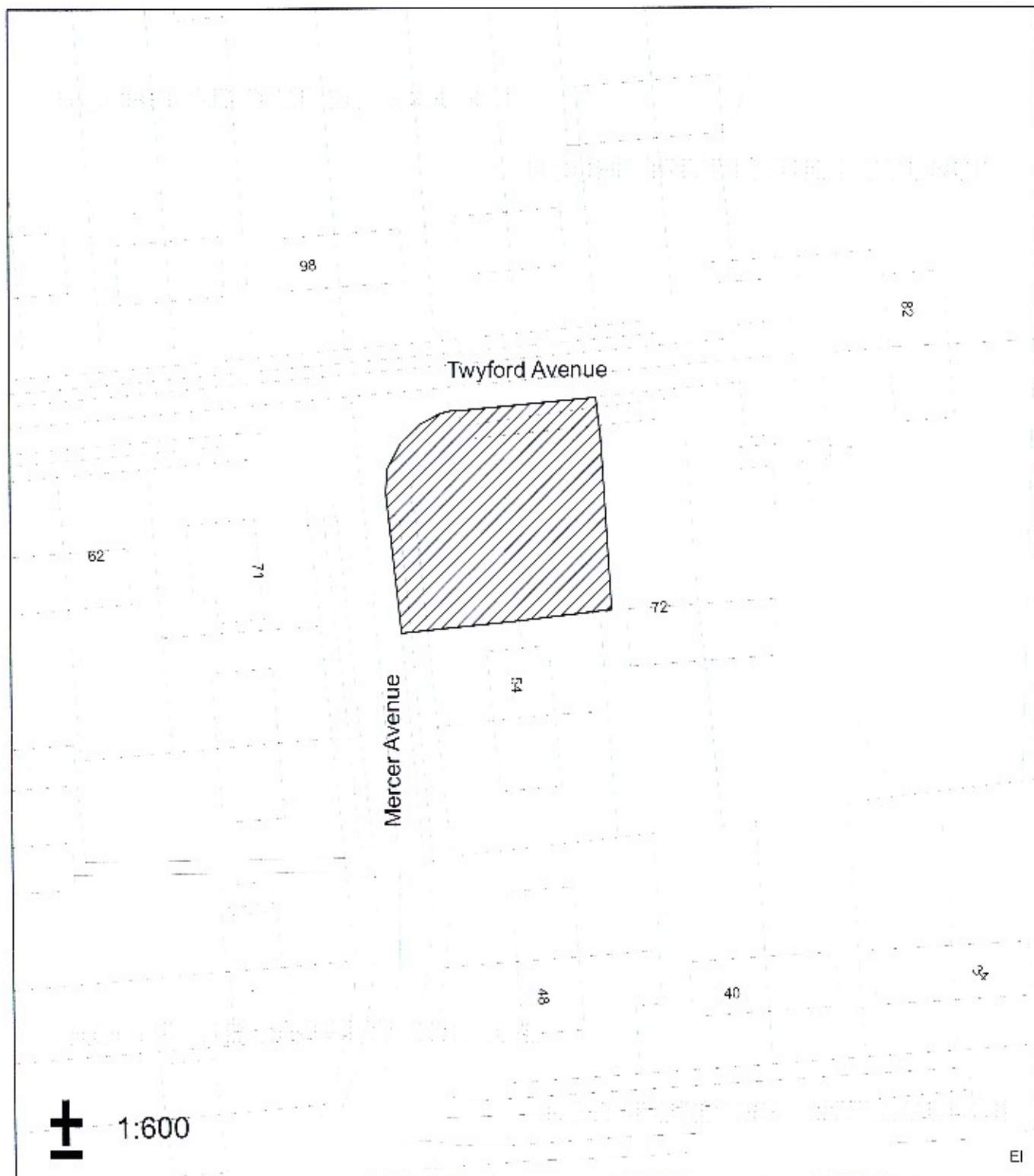
Background Papers:-

None

For further information please contact Graham Woolhouse on:-

Tel:-

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



Reproduced from the Ordnance Survey mapping with the permission of
the Controller of Her Majesty's Stationery Office (Crown Copyright).
Unauthorized reproduction is illegal. Crown copyright and may lead to
prosecution or civil proceedings. This copy is believed to be correct.
Nevertheless Ordnance Survey cannot accept responsibility for
any errors or omissions, changes in the data or for any expense or
loss thereby incurred.
SIA No. 1001/079/05
Date: 10/10/05
Rw