
DEVELOPMENT OF COUNCIL OWNED LAND

1 SUMMARY

- 1.1 Members to consider the outcomes of the public consultation meetings held regarding four potential sites, and to determine a recommended course of action on each site.

2 BACKGROUND

- 2.1 The terms of reference of the Sub Committee were extended:-

“To examine the proposed housing developments referred from the Community Services Committee on 2 September 2003.

To conduct consultations with residents in the locality of each proposed development to report back”

- 2.2 Members of the Sub Committee have now visited all the sites, examined the scheme proposals in detail and public meetings have been held for four sites:

- Hardwick House, Rayleigh
- Warwick Drive, Rochford
- Tylney Avenue, Rochford
- Hambro Close, Rayleigh

- 2.3 Public meetings in respect of the sites at Bardfield Way and Tendring Avenue, Rayleigh were temporarily postponed pending the outcome of a review recently announced by the Office of the Deputy Prime Minister into Supporting People funding for so called “pipeline” schemes.

3 CONSULTATION RESPONSES

- 3.1 Many residents have made comments about the various proposals, either by letter/telephone call, or at one of the public meetings held by the sub-committee with the express purpose of eliciting views.
- 3.2 Letters received have been placed in the Members’ Library and notes from the public meetings have been circulated to Members of the sub-committee.

4 THE WAY FORWARD

- 4.1 The Sub-Committee now needs to consider each site, the representations made and any proposals by Swan Housing to amend the schemes in response to the public comments, in order that a final recommendation can be made in respect of each site. Subject to the agreement of Community Overview and Security Committee on 10 December 2003, the recommendations will be referred direct to Full Council on 18 December 2003.

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 presented schemes would be required to meet.

6 PARISH IMPLICATIONS

- 6.1 The Hardwick House and Hambro Close sites are in the Rayleigh Town Council area. The sites at Warwick Drive and Tylney Avenue are in Rochford Parish.

7 RISK MANAGEMENT

7.1 Strategic Risk

It is important that the developments meet the District's strategic housing needs. The housing needs study and the draft housing strategy identify a range of client groups where there is a shortfall of properties suitable for their needs. The schemes under consideration meet these strategic priorities in accordance with the Council's Asset Management Plan.

7.2 Resource Risk

The land which will be transferred if the schemes proceed is a valuable asset, and will be used to help meet high priority needs.

7.3 Third Party Risks

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

8 RECOMMENDATION

8.1 It is proposed that the Sub-Committee

- (1) Determines its view on each of the proposed housing schemes, namely Hardwick House, Rayleigh; Warwick Drive, Rochford; Tylney Avenue, Rochford and Hambro Close, Rayleigh for recommendation to Full Council on 18 December 2003.
- (2) In respect of any site where the Sub-Committee recommends that development should proceed, it also recommends to Council that the designated land be transferred to Swan Housing Group at nil cost, subject to planning permission and, for the Hardwick House scheme, Supporting People revenue funding, 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 scheme. (HHHCC/HLS)

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Background Papers:

None

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