

Report of Director City Development

Report to Scrutiny Board (Housing and Regeneration)

Date: 9th December 2014

Subject: Delivering Housing on Council Brownfield Land – Quarterly Update

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| Are specific electoral Wards affected? If relevant, name(s) of Ward(s): | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Are there implications for equality and diversity and cohesion and integration? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Is the decision eligible for Call-In? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

This report provides an update on activity to bring forward new housing development on previously developed land within Council ownership. This work is being managed through the Housing Investment Land Strategy which co-ordinates activities through the Brownfield Land Programme, Affordable Homes Programme, Council House Growth Programme and Capital Receipts Programme, whilst also supporting work to deliver older peoples housing and self-build sites across the city.

The last report was presented to Scrutiny Board in September 2014. The latest position as of mid-November is below:

- 3 properties have been sold;
- 29 sites are currently under offer with solicitors appointed;
- offers have been received by the Council for 11 sites which are currently being considered;
- 4 sites with potential for residential development are currently on the market, in addition to 275 Broad Lane where the Council is working with its leaseholder to market the site;
- a further 17 sites are being prepared for marketing; and
- 6 sites form part of the Council Housing Growth Programme.

Of the 29 sites currently under offer, 11 are with Housing Associations who have secured funding through the Homes and Communities Agency's 2015-18 Affordable Homes Programme. These organisations are currently in the process of preparing detailed proposals for these sites. The Council has also been successful in securing £8.6m of funding through the Homes and Communities Agencies Affordable Homes Programme 2015-18. This will support the delivery of 408 Council Houses, 308 being new build with the remainder achieved through bringing empty properties back into use.

Through the Brownfield Land Programme two sites in Seacroft capable of delivering up to 140 new homes are now under offer to Strata Homes who are in the process of preparing a planning application. Offers have also been received on four sites in Middleton which have a capacity of c96 units. These offers are currently being assessed and proposals will be discussed with Ward Members before a purchaser is selected.

On 19th November, Executive Board considered a report about the Council's Brownfield Land Programme and the potential to procure a development partner for delivery across multiple sites. Executive Board granted approval for the programme to utilise the Homes and Communities Agency's (HCA) Development Partner Panel (DPP) as a means of securing one or more development partners to bring forward housing on at least 14 sites included within the programme. The DPP is a framework arrangement which the HCA established through a European Procurement exercise in 2012 and is available for use by a range of public sector organisations.

The primary benefit of utilising the DPP is its streamlined procurement process, which is substantially shorter than if the Council was to undertake its own procurement. As such, it is anticipated that a developer partner or partners will be selected by the end of 2015 with construction underway on a number of sites in early 2016. To support the Brownfield Land Programme, work continues with ward members to ensure that development proposals are consistent with local aspirations and come forward in a way which fits with local regeneration plans. In Seacroft, work is currently underway on the preparation of a Neighbourhood Framework, following on from the preparation of similar documents for Belle Isle and Middleton, and the Beckhills.

A Planning Statement has been prepared for Holt Park to guide the future development of the area. This is due to be the subject of a report to Executive Board and it is anticipated that some of the sites identified will be brought forward for marketing in early 2015.

Recommendation

Members are asked to note the contents of this report, comment on the approach outlined and progress made and make suggestions about other ways in which housing growth can be achieved on the Councils brownfield land.