

Report of Director City Development

Report to Scrutiny Board (Housing and Regeneration)

Date: 24th March 2015

Subject: Delivering Housing on Council Brownfield Land – Quarterly Update

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

1. This report and accompanying schedule provides the Scrutiny Board with its requested quarterly update on activity to bring forward new housing development on previously developed land within Council ownership.
2. This work is being managed through the Housing Investment Land Strategy which co-ordinates activities of 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.
3. The last report was presented to Scrutiny Board in December 2014. The latest position as of late February is below:
 - 4 properties were sold in Q3 of the 2014/15 financial year (2 since the last report to Scrutiny Board);
 - 31 sites are currently under offer with solicitors appointed;
 - offers have been received by the Council for 9 sites which are currently being considered;
 - 3 sites with potential for residential development are currently on the market;
 - a further 31 sites are being prepared for marketing; and

- 8 sites form part of the Council Housing Growth Programme.

4. As reported previously to Scrutiny Board, a number of the sites that are currently under offer are with Registered Providers who have secured funding through the Homes and Communities Agency's 2015-18 Affordable Homes Programme. Before finalising the acquisition of sites, these organisations will secure planning consent and are in the process of working up and submitting planning applications. The Council also continues to bring sites forward as part of the Council House Growth Programme which is also supported by £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.
5. Work is ongoing to bring 14 sites to the market included within the Brownfield Land Programme. On 19th November, Executive Board agreed to the use of the Homes and Communities Agency's Development Partner Panel as a means of procuring a development partner for delivery across multiple sites. Given that this framework is pre-procured using OJEU procedures, this is substantially quicker route than if the Council undertook a more bespoke exercise. The procurement process which will formally commence in April will see a preferred development partner secured in late summer.
6. Since the Executive Board decision, work has been undertaken to determine the packaging approach and structure of legal agreement, to take on board comments from Executive Board that lessons should be learned from the EASEL programme and the protracted delivery timescales associated with it.
7. Alongside this work Local Growth Funding has been secured for 9 sites included within the Brownfield Land Programme to undertake ground remediation works as a means of making the sites more attractive to developers, who will be made aware of the works during the procurement exercise. Ground investigation surveys have been undertaken on these sites to inform the works required which will commence later in the year.
8. To support the Brownfield Land Programme, work continues to prepare a Neighbourhood Framework for Killingbeck and Seacroft which will set out development and wider investment opportunities for the area in a similar way to those documents prepared for Belle Isle and Middleton and the Beckhills. Discussions are also taking place with ward members around the potential for redevelopment of a number of sites in Halton Moor, including a number within the Brownfield Land Programme.
9. As previously reported to Scrutiny Board, two sites in Seacroft capable of delivering up to 140 new homes are under offer to Strata Homes who in February submitted a planning application for their redevelopment.
10. As new potential housing sites emerge as a result of service rationalisation, a rigorous process has been established to ensure that these sites are proactively reviewed and included within the Housing Investment Land Strategy. This aims to improve the pace at which development solutions are identified or sites are brought to the market once they are vacant and deliver a continuous programme of future activity.

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.