

Report of – Head of Housing Support

Report to – Director of Environments and Neighbourhoods

Date: November 2016

Subject: Kidacre Street redevelopment

Capital scheme number: 16807/ KID / 000

Are specific electoral wards affected? If relevant, name(s) of ward(s): City and Hunslet	<input checked="" type="checkbox"/> Yes	<input 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 type="checkbox"/> No

Summary of main issues

1. City Plans Panel at their meeting on 28th July 2016 approved a 10 year temporary planning permission to develop 8 traveller plots at Kidacre Street, Hunslet.
2. Executive Board in September 2016 approved the use of £742.3k Commuted Sums to help fund the development of Kidacre Street.
3. Additional funding is also proposed to be used utilising existing Homes and Community Agency grant funding £176.0k which was previously identified for a scheme within the council House growth programme which is no longer viable.

Recommendations

The Director of Environments and Housing is requested to :-

4. Note the existing authority to spend of £742.3k Commuted Sums approved at September 2016 Executive Board to develop 8 traveller plots at the Kidacre Street Site.
5. Authorise the transfer of £176,000 HCA grant from the Council House Growth Programme to the Kidacre Street Development scheme and grant additional authority to spend of £176.0k towards the development of 8 plots at the Kidacre Street site.

1 Purpose of this report

1.1 To seek approval to spend an additional £176,000 of HCA grant towards the development of 8 plots at the Kidacre Street Site.

2 Background information

2.1 City Plans Panel at their meeting on 28th July 2016 approved an application to utilise a council owned site at Kidacre Street, Beeston for temporary Gypsy and Traveller use on a 10 year basis.

2.2 Executive Board in September 2016 approved a recommendation to utilise £742,250 worth of Commuted Sums to help fund this development.

2.3 The Council in July 2014 received grant funding from the HCA to develop c300 new affordable housing units within the 2015-2020 Affordable Housing Programme.

2.4 One of the proposed developments is no longer financially viable to be developed and after discussions with the HCA an agreement was reached to utilise £176,000 worth of existing grant funding for 8 plots at the Kidacre Street site.

2.5 At City Plans Panel on 28th July 2016, support was given to a temporary planning permission for a period of 10 years for pitches at Kidacre Street, with a project team working up proposals for a development at the location.

2.6 There is currently a lack of provision of pitches across the city, which has been identified in the Core Strategy, and therefore the development constitutes as affordable housing in accordance with the definition provided.

2.7 A 10 year temporary permission has been granted due to the site being located along the proposed HS2 route.

2.8 The proposed scheme would provide eight modular units including a kitchen and bathroom. The rationale behind provision of modular rather than brick built units is to enable their relocation when required, thereby ensuring the benefit of the investment made in the affordable housing units after the 10 year temporary permission expires.

2.9 As per the criteria for utilisation of planning obligation funding, the money invested in the ground works at the site will be recovered through the sale of the land for HS2. This will ensure that the funding can be recovered and re-invested into other schemes which will provide Affordable Housing in perpetuity.

3 Main issues

3.1 The development of temporary and permanent Traveller provision is a requirement within the Councils Core Strategy

3.2 The Modular Units will include a kitchen and bathroom which will be the sole use of the family who rent the plot.

3.3 Funding for the scheme has been secured by utilising £742,250 Commuted Sums and £176,000 HCA Affordable Housing Grant. A more detailed breakdown of the costs can be seen at point 4.4.2

3.4 The scheme has been designed by a cross disciplined Protect Team utilising colleagues from Regeneration, Property and Contracts, Highways, Housing and the Gypsy Traveller Service.

3.5 The scheme will include the installation of main drainage for foul waste and surface water, main electric and water will also be supplied to each of the plots. The amenity buildings being of modular construction will be delivered and the utilities connected on site.

3.6 Given the condition of the site at present a large amount of materials will need to be graded and removed from site, however where possible we will ensure that materials are utilised on other parts of the site.

3.7 The Project Team described above along with the principle contractor will ensure that the scheme is developed on time, to budget and to a high standard.

3.8 It is envisaged that the development will commence in early January 2017 and take approximately 6 to 9 months to be completed

3.9 Once completed the Gypsy & Traveller Team will allocate the plots and manage the scheme.

4 Corporate considerations

4.1 Consultation and engagement

4.1.1 Executive and Ward Members have been consulted on the scheme during the planning process and are supportive.

4.1.2 Gypsy and Traveller Exchange (GATE) and the current residents of Kidacre Street have also been consulted and are supportive of the development

4.1.3 City Plans Panel approved the scheme at their meeting on 28th July 2016.

4.2 Equality and diversity / cohesion and integration

4.2.1 An Equality, Diversity, Cohesion and Integration Screening document has been considered and completed.

4.2.2 As the units will be built to meet good practise guides set out in the Department of Communities and Local Governments Designing Gypsy and Traveller site it is envisaged that the scheme will not have any negative implications for equality groups.

4.3 Council policies and the best council plan

4.3.1 The proposals outlined within the report supports the delivery of the 2016/17 Best Council Plan priority of providing enough homes of a high standard in all sectors and contributes towards the delivery of the Best Council Plan outcome of everyone in Leeds to live in good quality, affordable homes within clean and well

cared for places.

4.3.2 Delivery of new affordable housing is an integral part of the Housing Growth and High Standards in all Sectors breakthrough project.

4.3.3 The delivery of affordable and specialist housing across Leeds underpins the Council ambition for Leeds of a Strong Economy and a Compassionate City.

4.4 Resources and value for money

4.4.1 Once developed the new residents will sign a council tenancy agreement which will incur a weekly charge similar to the current council managed traveller scheme at Cottingley Springs.

4.4.2 Capital funding and cash flow.

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2015 £000's	FORECAST			
			2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 on £000's
LAND (1)	0.0					
CONSTRUCTION (3)	424.0			424.0		
FURN & EQPT (5)	0.0					
DESIGN FEES (6)	250.0			250.0		
OTHER COSTS (7)	68.3			68.3		
TOTALS	742.3	0.0	0.0	742.3	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2015 £000's	FORECAST			
			2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 on £000's
LAND (1)	0.0					
CONSTRUCTION (3)	176.0			176.0		
FURN & EQPT (5)	0.0					
DESIGN FEES (6)	0.0			0.0		
OTHER COSTS (7)	0.0			0.0		
TOTALS	176.0	0.0	0.0	176.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2015 £000's	FORECAST			
			2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 on £000's
Section 106	742.3			742.3		
HCA Government Grant	176.0			176.0		
Total Funding	918.3	0.0	0.0	918.3	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0

4.5 Legal implications, access to information and call-in

4.5.1 The use of planning obligation funding monies will be in accordance with the National Planning Policy Framework and can only be used for affordable housing purpose, and in line with the requirements set out in the section 106 agreements.

4.5.2 There is no exempt or confidential information contained within this report.

4.6 Risk management

4.6.1 A Project Team made up of officers from City Development, Regeneration, Property and Contracts, Highways, Housing, Gypsy Traveller Service and the principle contractor will ensure that the scheme is developed on time, to budget and to a high standard.

4.6.2 It is envisaged that the scheme will commence development in early January 2017 and draw down the associated HCA funding in Quarter 4 of 2016/2017. If this deadline is missed there is the possibility that the grant could be clawed back by the HCA.

5 Conclusions

5.1 Planning and funding are in place to deliver the development at Kidacre Street.

5.2 The development of traveller plots is a key requirement in the Core Strategy.

5.3 It is envisaged that the scheme will commence in early January 2017 and be completed in 6 – 9 months thereafter.

6 Recommendations

The Director of Environments and Housing is requested to :-

6.1 Note the existing authority to spend of £742.3k section 106 affordable housing approved at September 2016 Executive Board.

6.2 Authorise the transfer of £176,000 HCA grant from the Council House Growth Programme to the Kidacre Street Development scheme and authorise additional spend of £176.0k towards this development.

7 Background documents¹

7.1 None

¹ The background documents listed in this section are available for download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.