

Report of Asset Management & Regeneration (Council Housing Growth Team)

Report to The Director of City Development

Date: 20th September 2019

Subject: Seeks approval to allocate three sites: Ramshead Approach (Seacroft), Barncroft Close (Seacroft) and Scott Hall Drive (Chapelton) to the Council Housing Growth Programme.

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Killingbeck & Seacroft, Chapel Allerton	<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:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary

1. Main issues

- This Report seeks approval to utilise land at Ramshead Approach (Seacroft), Barncroft Close (Seacroft) and Scott Hall Drive (Chapelton) for the development of new Council Housing delivered through the Council Housing Growth Programme.

2. Best Council Plan Implications

- These sites are required to deliver new homes which will contribute to the target of delivering 1,500 homes in the next five years, in line with Best Council Plan targets to increase the number of new affordable homes and to support sustainable and inclusive growth.

3. Resource Implications

- The meeting of Full Council on the 27th February 2019 approved an injection of £90.9m into the Council Housing Growth Programme.
- A subsequent report to 26th June 2019 Executive Board obtained approval of the investment required to deliver c176 additional new build council houses, which included these three schemes.

Recommendations

It is recommended that the Director of City Development:

- a) Grants approval to utilise land at Ramshead Approach (Seacroft), Barncroft Close (Seacroft) and Scott Hall Drive (Chapelton) for the delivery of new Council Housing delivered through the Council Housing Growth Programme.

1. Purpose of this Report

- 1.1** This report seeks approval to utilise land at Ramshead Approach (Seacroft), Barncroft Close (Seacroft) and Scott hall Drive (Chapelton) as part of the Council Housing Growth Programme to deliver new council housing.

2. Background Information

- 2.1** The Council Housing Growth Programme aims to deliver 1,500 homes in the next five years in line with Best Council Plan targets to increase the number of new affordable homes and to support sustainable and inclusive growth.
- 2.2** The Sites at Ramshead Approach and Barncroft Close had Options Appraisals undertaken by Asset Management, which recommended their development for residential development with delivery through the Council Housing Growth Programme. In June 2019 Asset Management Board 'noted' the contents of these reports/appraisals, and no objections were raised.
- 2.3** In June 2019, Executive Board were informed of proposals for the delivery of housing at additional sites across the city, including Scott Hall Drive.
- 2.4** Initial capacity studies have been carried out to identify the potential number and mix of homes on the sites which reflects the housing need in the area. The capacity studies indicate that approx. 49 homes can be delivered on the three sites.

3 Main Issues

- 3.1** All three sites have development potential, but are not required for the delivery of additional school places. As such, residential development is the most appropriate future use for the sites. The Ramshead Approach site and land at Barncroft Close is allocated for Housing in the Leeds Site Allocations Plan. The Scott Hall Drive site is allocated as Greenspace in the Site Allocations Plan and this is noted as a risk. However, there is potential to

develop this site as it was previously developed for housing with the road access/turning area remaining. A pre-planning application process has been undertaken which concluded that the principle of a residential development is considered acceptable.

- 3.2** Other than the need to identify land for the Council Housing Growth Programme, there is also pressure to identify additional land and buildings for disposal to support the generation of capital receipts. However, based on the consultation undertaken with ward members and the likely market interest in each location, Asset Management Board supported the allocation of the sites to the Council Housing Growth Programme.

4 Corporate Considerations

4.1 Consultation and Engagement

4.1.1 Consultation has taken place with the local ward members representing Killingbeck and Seacroft and Chapel Allerton. The Council's Lead Member for Communities has been engaged and supportive of the proposals as is the Executive Member for Resources.

4.1.2 A communication strategy for the Council Housing Growth Programme has been developed which outlines the process for consulting and engaging with key stakeholders in relation to individual schemes and which will be applied to all the new build schemes delivered under the programme. People in neighbouring properties will be consulted appropriately as will other local residents/stakeholders through the life of the project.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1. An Equality, Diversity, Cohesion and Integration (EDCI) screening has been completed for the Council Housing Growth Programme. It is concluded that a full assessment is not required. The proposal in this report will contribute to delivering an increase in supply of high quality, genuinely affordable homes to meet current and predicted localised gaps in affordable housing provision across the city's neighbourhoods.

4.3 Council Policies and the Best Council Plan

4.3.1. The development of new council housing will address priorities within the Best Council Plan and Leeds Inclusive Growth Strategy to provide additional affordable housing and support housing growth.

Climate Emergency

4.3.2. The Council Housing Growth Programme update submitted to Executive Board in June 2019, set out the activity being taken through the programme to respond to the climate emergency. The proposed new housing will be built to the Leeds Standard which primarily focusses on cutting carbon, improving air quality and tackling fuel poverty, and central to this is the well-being of tenants.

4.4 Resources, procurement and value for money

- 4.4.1 The total funding injected and available for the Council Housing Growth Programme is £221m.
- 4.4.2 In June 2019, Executive Board approved proposed investment of £33.6m for c176 homes to be provided across 5 sites including the three sites in this report.

4.5 Legal implications, access to information, and call-in

- 4.5.1 This report details a subsequent decision of a previous Key Decision and is therefore a Significant Operational Decision which is not subject to call in.

4.6 Risk management

- 4.6.1 Risks will be managed by the project team through project control documentation, project risks identified will be reported and, where appropriate, escalated to senior officers.

5. Conclusions

- 5.1 Subject to approval it is anticipated that a planning application will be submitted for each of the sites by March 2020 and that construction will commence by December 2020.

6. Recommendations

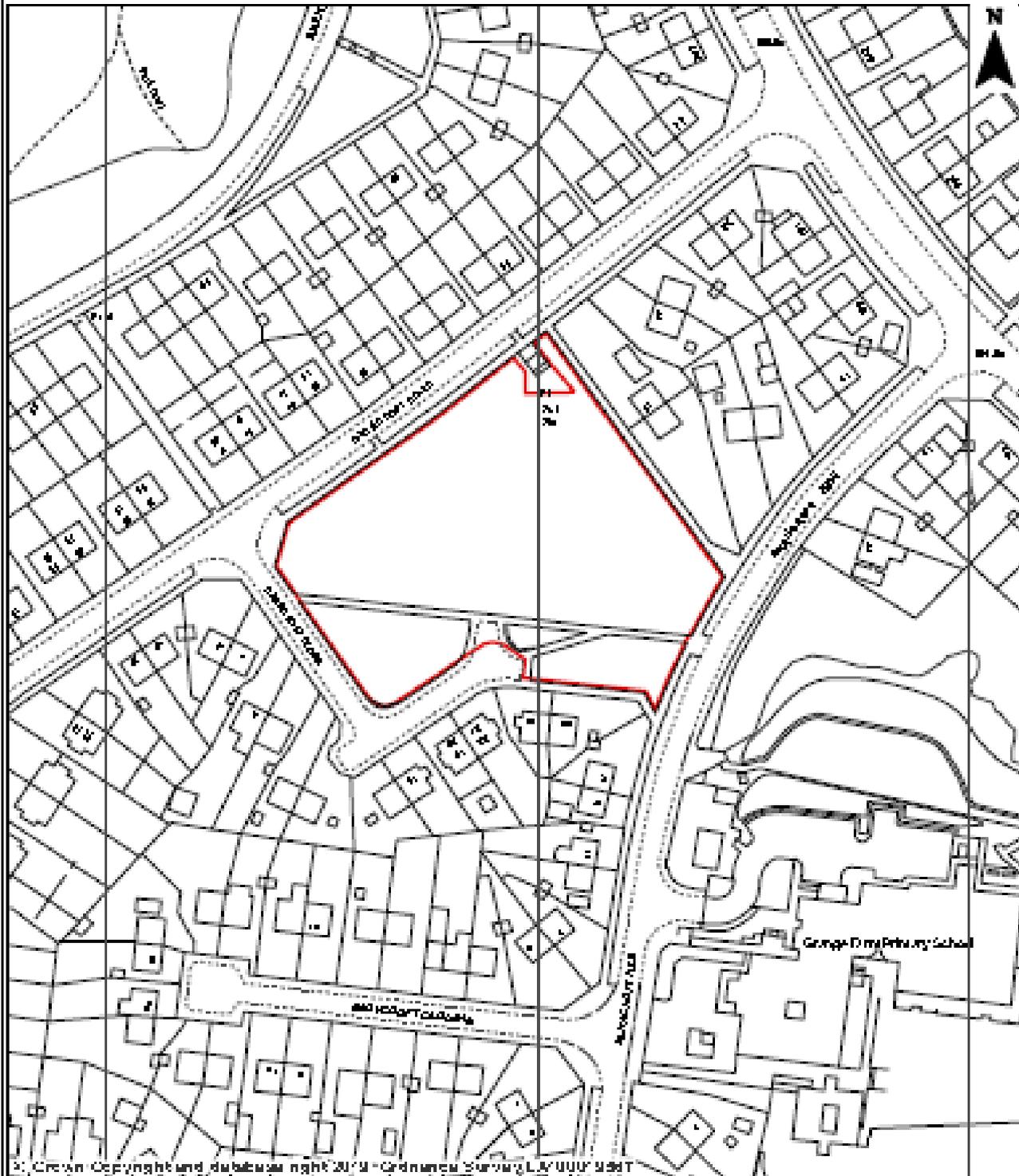
- 6.1 It is recommended that the Director of City Development:
 - a) Grants approval to utilise land at Ramshead Approach (Seacroft), Barncroft Close (Seacroft) and Scott Hall Drive (Chapelton) for the delivery of new Council Housing delivered through the Council Housing Growth Programme.

7. Background documents¹

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

Appendix 1 – Barncroft Close

LAND AT BARNCROFT CLOSE
SEACROFT
LEEDS LS14



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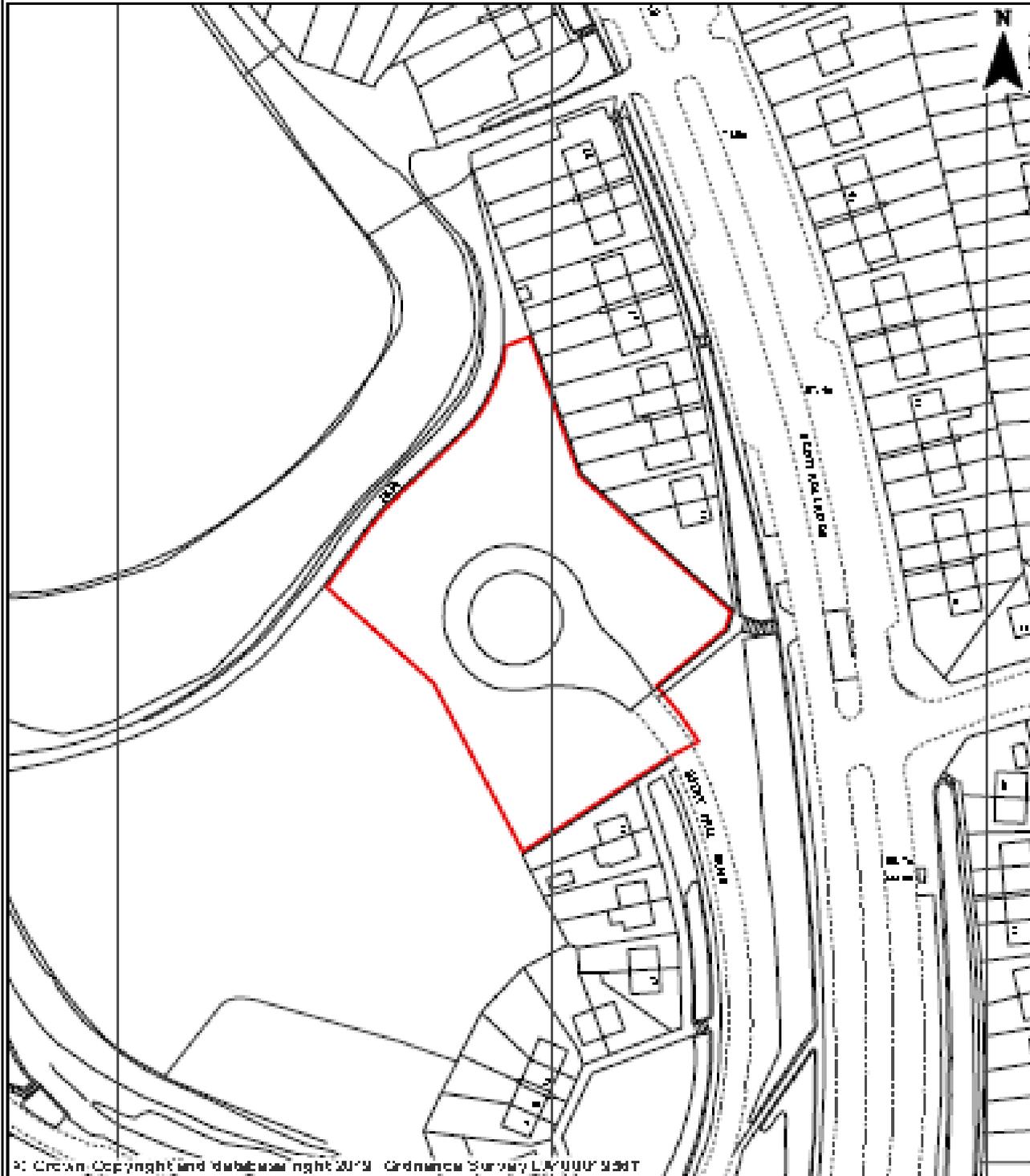
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 PLAN No: 16585/IC

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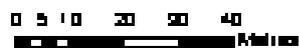
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Appendix 3 – Scott Hall Drive

LAND AT
SCOTT HALL DRIVE
CHAPELTOWN
LEEDS LS7



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PREP BY: J. Chapman
DATE SAVED: 26/06/2019
DRAWN: S.F.1613
SCALE: 1:1,250

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