



Epping Forest District Council

DECISIONS

Committee:	COUNCIL HOUSEBUILDING CABINET COMMITTEE
Date of Meeting:	Thursday, 4 June 2015
Date of Publication:	16 June 2015
Call-In Expiry:	22 June 2015

This document lists the decisions that have been taken by the Council Housebuilding Cabinet Committee at its meeting held on Thursday, 4 June 2015, which require publication in accordance with the Local Government Act 2000. The list specifies those decisions, which are eligible for call-in and the date by which they must be called-in.

Those decisions that are listed as being “recommended to the Council...”, or request the Chairman of the Council to waive the call-in, are not eligible for call-in.

The wording used might not necessarily reflect the actual wording that will appear in the minutes, which will take precedence as the minutes are the official record of the meeting.

If you have any queries about the matters referred to in this decision sheet then please contact:

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Call-In Procedure

If you wish to call-in any of the eligible decisions taken at this meeting you should complete the call-in form and return it to Democratic Services before the expiry of five working days following the publication date. You should include reference to the item title. Further background to decisions can be found by viewing the agenda document for this meeting at: www.eppingforestdc.gov.uk/local_democracy

Decision No:

6. FEASIBILITY STUDIES

Decisions:

- (1) That following the Cabinet Committee considering the viability of each of the 9 (nine) individual feasibility studies taken from the Cabinet approved list of Primary Sites, or have since been agreed to be added to the list as

below, for consideration for inclusion in a future phase of the Council House-building Programme, the following decisions be made;

(a) Pound Close, Nazeing

That the Cabinet Committee agreed that this was a viable site to progress to a detailed planning stage.

(b) Palmers Grove, Nazeing

That the Cabinet Committee agreed that this was a viable site to progress to a detailed planning stage. However, Members requested that the design should accommodate a vehicular turning circle on the site.

(c) Millfield, High Ongar

That the Cabinet Committee agreed that this was a viable site to progress to a detailed planning stage.

(d) St. Peters Avenue, Ongar

That the Cabinet Committee agreed the St. Peters Avenue, Ongar site be deferred to a future meeting of the Cabinet Committee for more information on the access to the site, Members felt that the site access was too narrow and asked for it to be looked with regard to widening the access road.

The Cabinet Committee agreed that in the mean-time, the garages would continue to be marketed and let to local residents.

(e) Queensway, Ongar

That the Cabinet Committee agreed that this was a viable site to progress to a detailed planning stage.

(f) Graylands, Theydon Bois

That the Cabinet Committee agreed that this was a viable site to progress to a detailed planning stage.

(g) Green Glade, Theydon Bois

That the Cabinet Committee agreed that this site should remain as a garage site until such time as the vacancy percentage of the garage site reaches 20% as agreed by the Cabinet in 2012.

Members proposed and agreed to continue to market and rent garages to local residents.

(h) Colvers, Matching Green

That the Cabinet Committee agreed that Option B, 2 x 3 bedroom 2-storey houses with 5 parking spaces, was a viable site to progress to a detailed planning stage.

(i) Parkfields (Site A), Roydon

That the Cabinet Committee proposed that this site would be included in a future phase of the Council House-building Programme as the access to the site would need to be looked at due to being narrow and no turning point on the site.

(2) That for any sites not considered viable for Council house-building, alternative uses be agreed based on the following options:

- (a) To sell the site for social housing to a Housing Association in return for a capital receipt to fund future Council house-building and to gain nomination rights for Council housing applicants;
- (b) To sell the site for private development, either for residential or other use in return for a capital receipt to fund future Council house-building;
- (c) To divide up the site and sell the land to local residents to extend their private gardens in return for a capital receipt to fund future Council house-building;
- (d) To demolish the garages, re-surface and mark out the land and to leave the site as open car parking for local residents;
- (e) To sell the site to a Town or Parish Council for their own purposes (eg. public amenity space) in return for a capital receipt to fund future Council house-building; or
- (f) To continue to market and rent the garages to local residents.

(3) That the Cabinet Committee further recommended that where there was difficulty with a narrow or restricted access and no turning point, consideration should be given to installing a sprinkler system into the units or making arrangements for other appropriate fire prevention measures acceptable to the Fire and Rescue Service and that the costs and general approach to fire prevention at such developments be considered at a future meeting of the Cabinet Committee.

Recommendations to the Cabinet:

(1) That, as a result of the proposed development at the following locations, the Cabinet considers increasing the priority for the proposed off street parking schemes at:

- (a) Millfield, High Ongar;
- (b) Queensway, Chipping Ongar;
- (c) Graylands, Theydon Bois; and
- (d) Colvers, Matching Green.

(2) That following the decision to progress to the detailed planning stage, the priority of the following schemes also be increased:

- (a) Green Glade, Theydon Bois; and
- (b) Parkfields (Site A), Roydon.

8. ACCELERATION OF THE HOUSEBUILDING PROGRAMME

Decisions:

- (1) That the Council Housebuilding Programme be accelerated further, and that the construction periods of Phases 3 onwards be brought forward to overlap, as set out in Appendix 1;
- (2) That the potential of not being able to spend all of the 1-4-1 receipts, despite overlapping construction phases be noted;
- (3) That, should it be identified that individual vacant market properties need to be purchased to avoid one-for-one capital receipts being passed to the Government:
 - (a) The Director of Communities be authorised to source such properties for sale, make verbal offers to purchase and make recommendations to the Housing Portfolio Holder to agree their purchase; and
 - (b) Approval be given to the Director of Communities to appoint, on appropriate terms, a suitable consultant / organisation to act on the Council's behalf to negotiate the purchase of such properties - including to identify properties, assess their condition, undertake financial viability assessments, make recommendations and, if approved, make offers on behalf of the Director of Communities;
- (4) That, where the Council agrees to purchase affordable rented housing from developers, the Director of Communities be authorised to employ a suitable organisation as the Council's Employers Agent to act on the Council's behalf during the construction period or, alternatively, to employ a Clerk of Works (or similar) to undertake this role as appropriate; and
- (5) That, subject to the Housing Portfolio Holder being satisfied that it is the most cost-effective approach, the Council appoints a legal executive for 12 months renewable for a further 12 months as a cost of around £45,000 per annum.

Recommendations to the Cabinet:

- (1) That, subject to the costs being able to be met from the Council Housebuilding Capital Budget:
 - (a) Should it be identified by the Director of Communities that there is a risk of one-for-one replacement capital receipts having to be passed to the Government, delegated authority be granted to the Housing Portfolio Holder to authorise the purchase of individual vacant properties for sale on the open market (either existing properties or new build);
 - (b) Delegated authority be granted by the Cabinet Committee to authorise the Director of Communities to enter into Development Agreements with private developers, and agree terms for the purchase, for affordable rented housing required to be provided by developers in accordance with Section 106 Agreements, where an opportunity is presented that is considered suitable and appropriate; and

(c) If outline planning application is granted for development on Council-owned land held by the General Fund at Pyrles Lane, Loughton and the Cabinet subsequently decides to sell the site on the open market, the sale be subject to a requirement that the required affordable housing element (expected to be between 40-50% of the total number of properties) be sold to the Council on practical completion, on agreed terms (to be set out in a separate Development Agreement) to be approved by the Cabinet when considering the sale of the site.

9. FUTURE SITES - PHASES 4 & 5

Decisions:

(1) That subject to the Cabinet Committee subsequently approving the further feasibility studies at St. Peters Avenue and Queensway, Ongar and Millfield, High Ongar, taking account of the priority order agreed by the Cabinet Committee in March 2015, Phase 4 be made up of 31 new homes on the following 9 sites in Buckhurst Hill and Ongar agreed as viable by the Cabinet Committee, based on a total scheme cost of £5,836,520, with a subsidy requirement of £2,053,000:

- (a) St. Peters Avenue, Ongar – (Deferred)
- (b) Queensway, Ongar
- (c) Millfield, High Ongar
- (d) Bourne House, Buckhurst Hill
- (e) Hornbeam Close (Site A), Buckhurst Hill
- (f) Hornbeam Close (Site B), Buckhurst Hill
- (g) Hornbeam House, Buckhurst Hill
- (h) Loughton Way, Buckhurst Hill
- (i) Pentlow Way, Buckhurst Hill

(2) That, Phase 5 be made up of 49 new homes on the following 15 sites in Loughton already agreed as viable by the Cabinet Committee, based on a total scheme cost of £8,335,700, with a subsidy requirement of £2,444,000:

- (a) Bushfields, Loughton
- (b) Chester Road, Loughton
- (c) Chequers Road (Site A), Loughton
- (d) Chequers Road (site B), Loughton
- (e) Etheridge Road, Loughton
- (f) Hillyfields, Loughton
- (g) Kirby Close, Loughton
- (h) Ladyfields, Loughton
- (i) Langley Meadow, Loughton
- (j) Lower Alderton Hall Lane, Loughton
- (k) Pyrles Lane (Site A), Loughton
- (l) Pyrles Lane (Site B), Loughton
- (m) Thatchers Close, Loughton
- (n) Vere Road, Loughton
- (o) Whitehills Road, Loughton

(3) That, the former garage sites and associated amenity land listed above as making up Phases 4 and 5, together with all sites previously considered and agreed to form Phase 3 by the Cabinet Committee at its meeting in March 2015 as viable for the development of Council House Building, be appropriated for planning purposes under provisions laid out in

the Local Government Act 1972 and Town and Country Planning Act 1990 on the grounds that the land is no longer required for the purposes for which it is currently held in the Housing Revenue Account; and

(4) That, subject to the sites and phasing listed in Decisions (1) and (2) above being agreed, each site be progressed to detailed design stage, with planning applications being submitted and, subject to planning approval, tenders to be sought in accordance with the Procurement Strategy for House-building.

(5) That the proposed developments in Phase 5 now become Phase 4 and the proposed developments in Phase 4 become Phase 5 due to St. Peters Avenue, Ongar being deferred for further investigations regarding the site access.

14. MARDEN CLOSE AND PHASE 1 & 2 PROGRESS REPORT

Decisions:

(1) That the current progress with regard to Marden Close and Faversham Hall, Chigwell Row, as well as Phases 1 and Phase 2 of the Council house-building programme be noted; and

(2) That a special meeting of the Council Housebuilding Cabinet Committee be held to further consider issues relating to Phase 1 of the House-building Programme.