

**Executive**

**15 November 2017**

Report of the Assistant Director of Housing and Community Safety

**Portfolio of the Executive Member for Housing and Safer Neighbourhoods**

**New Council Homes – Newbury Avenue and Chaloners Road**

**Summary**

1. This report provides an update on the proposal to develop new council housing for rent on two council-owned garage courts at Newbury Avenue and Chaloners Road.
2. The report seeks the approval of the Executive for a development of bungalows at Newbury Avenue and houses at Chaloners Road that will be owned and managed through the Housing Revenue Account

**Recommendations**

3. Executive are asked to approve the proposal to build new bungalows at Newbury Avenue and new houses at Chaloners Road, as detailed in this report.
4. Reason: To bring forward two new developments of much needed affordable housing for rent as part of the Council's housebuilding programme

**Background**

5. In May 2015, the Council's Cabinet approved proposals for 9 apartments to be built on Council-owned garage court land off Newbury Avenue in York. The scheme received planning consent but, in response to local resident concerns about the height and massing of a building of nine apartments, and concerns about car parking and access to the site, the Executive requested Officers to bring forward alternative schemes.

6. Planning approval for 6 apartments and 2 houses was granted on Council-owned garage court land on Chaloners Road in August 2014, following earlier Cabinet approval to include the site in the wider new council housing build programme. However, in June 2016, the contractor appointed to deliver the scheme advised that they no longer wished to undertake the development. This was prior to work starting on site and has led to a re-appraisal of the development proposals.

## **Analysis**

### Newbury Avenue

7. Through work with the architect and then in detailed consultation with Development Management colleagues the original proposal was revised to 5 bungalows but built to larger space/ accessibility standards which, it was agreed, would be better suited to this site.
8. Discussion with housing colleagues has confirmed too that opportunities to provide bungalows in York which are built to wheelchair accessible and future adaptability standards are quite rare, and so development of 5 such bungalows in this location is very much welcomed.
9. Development of bungalows for older people fits in well with the CYC Older Persons Accommodation Programme. Discussion with CYC Housing Management concludes that bungalows are in very short supply in this area, especially to meet adaptable needs, and a new supply would be very advantageous.
10. The Housing Waiting List informs us that 70 people need a 1 bed bungalow and 19 require a 2 bed bungalow. There is an assessed need for adaptations within a bungalow for 21 people on the Housing Waiting List. 14 of those are for 1 bed, 6 for 2 beds and 1 for 3 beds. 1 beds are therefore favoured over 2 beds, and the preferred scheme at Newbury Avenue is for 5 x 1 bed bungalows, built to accessible standards.
11. Following the appointment of new framework architects in June 2017 the original proposals were amended during detailed design discussions in order to deliver 5 x 1 bedroom bungalows. These are designed to be accessible to older people and people with disabilities, and also to wheelchair accessible standards. They will also allow adaptation of the dwellings to meet the changing needs of the occupants over time.

12. The proposals have been drawn up in detail, together with a Feasibility Report and required survey findings, in order to submit to CYC for planning approval. It is proposed that the planning application for 5 bungalows will be submitted as soon as possible, but approval is sought in this report for a 'development of bungalows' in order to allow some flexibility on the final design/ numbers in the unlikely event that the proposals need further revision as they go through the planning and consultation process.

### Chaloners Road

13. The building contractor appointed to deliver the previously approved scheme of 6 apartments and 2 houses withdrew from the development in June 2016 prior to any work starting on the site.
14. Since then Officers have reviewed the scheme proposals and have also been negotiating with Northern Power Grid for the relocation of an electricity sub-station on the site. This is necessary before any redevelopment can take place. A new sub-station has now been built and the de-commissioning of the original one is expected to begin in the autumn, date still to be confirmed by Northern Power Grid.
15. With the building contractor withdrawing from the project, the opportunity arose to look again at local housing priorities and the site suitability for a small development of houses. New build council housing schemes at Lindsey Avenue, Hewley Avenue and Fenwick Street have been completed and have provided much needed 1 and 2 bedroom apartment housing, but there is also a significant need for 2 bed family housing, and the Chaloners Road site lends itself well to this.
16. Using the same 2017 Framework Agreement a proposed development of 6 x 2 bed semi detached houses has been designed and, with Executive Member approval, this will be submitted as a planning application. However, in the unlikely event that the proposals need further revision, approval is sought in this report for a 'development of houses' in order to allow some flexibility in the final design should this be necessary.

## Options

17. Option One – To approve the proposals in this paper for the bungalow development scheme at Newbury Avenue, and the development of houses at Chaloners Road as detailed above.
18. Option Two – To amend or reject one or both of the proposals presented in this paper for the development of new homes at Newbury Avenue and Chaloners Road.

## Council Plan

19. The proposals link and support the key priorities within the Council Plan, as follows :-
  - **a prosperous city for all** - where local businesses can thrive and residents have good quality jobs, housing and opportunities
  - **a focus on frontline services** - to ensure all residents, particularly the least advantaged, can access reliable services and community facilities
  - **a council that listens to residents** - to ensure it delivers the services they want and works in partnership with local communities.

## Implications

20. The implications arising from this report are as follows :-

**Financial** – The revised scheme costs at Chaloners Road and Newbury Avenue can be contained within the budgets agreed by Executive of £1,409k and £1,125k respectively. The schemes are funded from a combination of HRA investment reserve and eligible right to buy receipts and other housing capital receipts.

**Human Resources (HR)** – None

**Equalities/ One Planet Council** – Both development proposals embrace the One Planet principles of renewable energy and sustainable design. If approved and built they will provide much needed affordable housing for York people currently living in unsuitable accommodation. They will be available to young families (Chaloners) and older people (Newbury), and will be built with accessibility and lifetime adaptability in mind. There is easy access to local services, public transport, cycling and walking.

**Legal** – None

**Crime and Disorder** – None

**Information Technology (IT)** – None

**Property** – None

**Risk Management** - Both development sites have previously been granted planning permission at Planning Committee and, therefore, the principle of residential development has been accepted in principle. The risk of refusal at Planning Committee is therefore low.

Previous design and planning fees have now been superseded. It is not expected that original scheme budget costs will be exceeded.

### Contact Details

**Author:**

Derek Gauld  
Housing Development  
Manager  
Tel No. 01904 551470

**Chief Officers Responsible for the report:**

Tom Brittain, Asst Director for Housing &  
Community Safety  
Tel No. 01904 551262

**Report  
Approved**



**Date 3/11/2017**

**Wards Affected:** Westfield, Dringhouses and  
Woodthorpe

**All**



**For further information please contact the author of the report**

### Annex

Annex A - One Planet York Better Decision Making Tool

### Background Papers

- 25<sup>th</sup> June 2015 Executive Report – New Council Housing and approval for development at Ordnance Lane
- 29<sup>th</sup> September 2016 Executive Report – New Council Homes – Newbury Avenue