

Meeting of the Executive Member for Housing and Advisory Panel 10 September 2007

Report of the Director of Housing and Adult Social Services

Affordable Housing at Morritt Close, York – Petition update

Summary

1. This report provides the Executive Member with details of a petition that was presented to the meeting of full Council on 28 June regarding the proposed affordable housing development at Morritt Close, York. The report gives an update on progress on bringing forward the site for a small development of family housing and recommends that the Executive Member notes and considers the receipt of the petition.

Background

2. At the March 13th meeting of the Executive, Members considered and approved the sale of three Housing Revenue Account owned sites – including land at Morritt Close - for the development of affordable housing. The approval was confirmed at the 24th April meeting of the Executive following the placement of statutory notices advertising the intention to sell the sites. Approval of the disposal of the sites remains subject to planning permission.

Consultation

3. Following the 24th April meeting of the Executive officers worked with Yorkshire Housing (our housing association partner on this scheme) to agree a consultation programme with local residents at Morritt Close on the design of the proposed development including provision of a communal garden area.
4. Yorkshire Housing held an on-site consultation at Morritt Close on 16th July with indicative plans of how 6 family houses can be developed on the site and made notes of comments and suggestions made by local residents. On 17th July Yorkshire Housing attended the meeting of Muncaster Residents Association and on 19th July attended and spoke at the Heworth Ward Committee. At all three consultations members of the HASS Housing Development Team also attended. Resident feedback from the consultations was helpful and Yorkshire Housing are currently revising their proposals to accommodate as many of the suggestions as possible. They will be holding a further consultation in August/September with revised drawings prior to submitting the scheme for planning permission.

Options

5. This report is for information only.

Analysis

6. The petition received is signed by 40 residents (no addresses are given but it is assumed most of the signatories live in the vicinity of Morritt Close) and is headed:

'A submission of residents who propose the following as a more acceptable alternative to the housing development being considered. An equal or smaller number of bungalows for the same area' .

7. In considering the type of affordable homes proposed for this site officers took into account the following information:
 - The findings of the interim Strategic Housing Market Assessment in June 2006 (since confirmed by the final published Strategic Housing Market Assessment in June 2007). The study is an important evidence base for determining affordable housing priorities and it recommends that 72% of new affordable housing should be houses and 28% flats to meet the current and projected needs of households in York.
 - The Council's Commissioning Strategy for Older People 2006-2021 which concludes that changes in the balance of tenures expected in York over the next 10 years will mean "there may be some over capacity within the (social) rented sector".
 - The Council's housing needs register (excluding transfers) show that of 1900 households registered only 5% are headed by someone aged 65 or over. The vast majority of the waiting list comprises younger single people, childless couples or households with dependent children.
 - The current range of choices of accommodation for older people particularly in the social rented sector. This includes 570 council owned bungalows and approximately 420 housing association bungalows, 33 sheltered housing schemes including 6 extra care or 'very sheltered' developments plus a range of general needs houses and flats.
 - The planned demolition of 100 bungalows at the three Discus bungalow sites in York and their replacement with 60 new bungalows and at least 40 two bedroom homes specifically for older people including an extra care scheme. This redevelopment will also include options for low cost home ownership for older people.

8. Based on this evidence, it was considered that Morritt Close and also the other sites at Dane Avenue and Chapelfields Road are best placed to make a much needed contribution towards meeting the need for affordable family housing in York.

Corporate Priorities

9. Enabling the building of 200 affordable homes in York each year is an agreed action in the Council Plan 2006 - 2007 and is highlighted as a priority in the council's 2006-2009 Housing Strategy. The proposed development will also contribute to the council's 2006 – 2009 Corporate Priorities including:
 - Improve the actual and perceived condition and appearance of the city's streets, housing estates and publicly accessible spaces.
 - Improve the life chances of the most disadvantaged and disaffected children, young people and families in the city
 - Improve the quality and availability of decent affordable homes in the city.

Implications

10. The implications arising from this report are:
 - **Financial** - There are no financial implications
 - **Human Resources (HR)** - There are no human resources implications
 - **Equalities** - There are no equalities implications
 - **Legal** - There are no legal implications
 - **Crime and Disorder** - There are no crime and disorder implications
 - **Information Technology (IT)** - There are no information technology implications
 - **Property** - There are no property implications
 - **Other** – there are no other known implications

Risk Management

11. There are no risks associated directly with this report.

Recommendations

12. That the Advisory Panel advise the Executive Member to note and consider the petition requesting that bungalows rather than houses are built at Morritt Close.

Reason: This report is for information only.

Contact Details

Author:**Paul Stamp**

Housing Strategy Manager
Housing and Adult Social
Services
Tel No.554098

Chief Officer Responsible for the report:**Steve Waddington**

Head of Housing Services

Report Approved **Date** 24th August 2007**Specialist Implications Officer(s)** None.**Wards Affected:** Heworth**All** **For further information please contact the author of the report****Background Papers:**

Petition received from residents – referred to Housing and Adult Social Services EMAP following presentation to full Council on 28 June 2007. Available from the Report author.

Proposed sale of Housing Revenue Account land for the development of affordable housing at Dane Avenue, Morritt Close and Chapelfields Road. Report to the Executive, 13 March 2007.

Responses to statutory notices placed proposing the development of land for affordable housing at Dane Avenue, Morritt Close and Chapelfields Road. Report to the Executive, 24 April 2007.

Strategic Housing Market Assessment, City of York Local Development Framework (Evidence base), June 2007. Available at:
http://www.york.gov.uk/environment/Planning/Local_development_framework/LDF_Evidence_base/2007housingmarketassessment/

City of York Commissioning Strategy for Older People 2006-2021. January 2007. Available at:
http://www.york.gov.uk/content/45005/31562/Older_person_comm_strat