

CABINET MEETING – 17 JULY 2013
EXECUTIVE SUMMARY SHEET – PART 1

Title of Report:

Hetton Downs Housing Delivery Plan

Author(s):

Report of the Deputy Chief Executive

Purpose of Report:

This report seeks approval to the adoption of the Hetton Downs Housing Delivery Plan which sets out a strategy and timetable for the implementation of new housing development in the Hetton Downs Renewal Area

Description of Decision:

Cabinet is recommended to:

- I. Approve the proposed Hetton Downs Housing Delivery Plan;
- II. Authorise the Deputy Chief Executive to acquire property as appropriate within the Delivery Plan area upon terms to be agreed by the Deputy Chief Executive in consultation with the Leader and Cabinet Secretary
- III. Authorise the Deputy Chief Executive to dispose of development land within the Delivery Plan area on a best consideration basis upon terms to be agreed by the Deputy Chief Executive in consultation with the Leader and Cabinet Secretary;
- IV. Authorise the Deputy Chief Executive to take all other necessary actions required for the procurement and delivery of the Delivery Plan in consultation with the Leader and Cabinet Secretary.

Is the decision consistent with the Budget/Policy Framework?

Yes

If not, Council approval is required to change the Budget/Policy Framework

Suggested reason(s) for Decision:

The adoption of the principles of the Hetton Downs Housing Delivery Plan will allow the Council to release further funding from the Homes and Community Agency (HCA) budget and facilitate the Council's aims for the renewal of the Hetton Downs area.

Alternative options to be considered and recommended to be rejected:

Not to implement the Delivery Plan is likely to result in the Council failing to fulfil its aims in the Hetton Downs Renewal Area. It would also result in the loss of HCA funding which has been granted to the Council to assemble sites in the area and loss of reputation of the Council in its ability to deliver housing renewal projects. This option has been considered and rejected.

Impacts analysed;

Equality

N/A

Privacy

N/A

Sustainability

Y

Crime and Disorder

N/A

Is this a “Key Decision” as defined in the Constitution?

Yes

Is it included in the 28 day notice of decisions?

Yes

Scrutiny Committee

HETTON DOWNS HOUSING DELIVERY PLAN

REPORT OF THE DEPUTY CHIEF EXECUTIVE

1.0 Purpose of the Report

1.1 This report seeks approval to the adoption of the Hetton Downs Housing Delivery Plan which sets out a strategy and timetable for the implementation of new housing development in the Hetton Downs Renewal Area.

2.0 Description of Decision

2.1 Cabinet is recommended to:

- I. Approve the proposed Hetton Downs Housing Delivery Plan;
- II. Authorise the Deputy Chief Executive to acquire property as appropriate within the Delivery Plan area upon terms to be agreed by the Deputy Chief Executive in consultation with the Leader and Cabinet Secretary;
- III. Authorise the Deputy Chief Executive to dispose of development land within the Delivery Plan area on a Best Consideration basis upon terms to be agreed by the Deputy Chief Executive in consultation with the Leader and Cabinet Secretary;
- IV. Authorise the Deputy Chief Executive to take all other necessary actions required for the procurement and delivery of the Delivery Plan in consultation with the Leader and Cabinet Secretary.

3.0 Background

3.1 Hetton Downs is designated as a Housing Renewal Area following a Private Sector Housing Condition Survey which highlighted it as being in an advanced stage of housing decline.

3.2 The Council's aims for the Renewal Area are to:

- Tackle housing decline,
- Improve the quality, choice and range of housing in the area,
- Develop long term plans for local regeneration and housing that meets the community's needs, now and in the future,
- Work closely with residents and key partners,

- Develop plans and actions in the best way possible.

3.3 A further Neighbourhood Renewal Assessment on 2 streets concluded that the properties studied within the Renewal Area were among the poorest quality housing and living environments in Sunderland. The study found that widening the study area with a view to area regeneration was the best course of action to deliver housing renewal in the area.

3.4 Following the conclusions of the Neighbourhood Renewal Assessment, and after extensive consultation with Ward Members, partners and the community, the Preferred Option Hetton Downs Area Action Plan was approved by the Council.

The intention of the Hetton Downs Preferred Option Area Action Plan was to provide an area based framework to promote neighbourhood stability and strengthen the local Hetton community, underpinning its viability and future sustainability.

3.5 The Preferred Option Area Action Plan is clear that:

- The regeneration of Hetton Downs will primarily be housing led, and,
- Development will be targeted towards family housing with particular focus on the northern part of Hetton Downs.

3.6 The sites identified for development in the Preferred Option Area Action Plan are shown shaded grey in Appendix 1.

3.7 To date the Council, supported by Homes and Community Agency (HCA) funding, has acquired and demolished 161 properties within the Hetton Downs Renewal Area with the purpose of providing cleared sites for new housing development.

The sites now assembled, or that were historically owned by the Council, are shown hatched in Appendix 2.

4.0 Current Position

4.1 As the acquisition and demolition programme reaches a conclusion the next step is to approve the Hetton Downs Housing Delivery Plan which sets out a strategy and timetable for the implementation of new housing development.

4.2 The aim of the Delivery Plan is to translate the Preferred Option approach of delivering new housing by following a strategy that sets out a range of timetabled activities.

Ward Members have been consulted throughout the process and their views and comments incorporated where possible.

The key activities identified in the Delivery Plan are set out below:

4.2.1 **Further key site acquisition and land assembly;**

The Delivery Plan is clear that delivery of new housing will be dependent on a partnership between the public and private sector.

The Council will require public and private sector landowners to work together in terms of site assembly, phasing, site proposals and development.

Where development can be brought forward on sites in private ownership, which accords with the Council's aims for the area, such proposals will be supported.

There is however the potential for the Council to make a number of further site acquisitions which will compliment the Council's existing land ownership and provide comprehensive development sites.

From the original funding provided by the HCA for the Renewal Area there is sufficient remaining in the budget for such site acquisitions.

The sites identified for potential acquisition are shown cross-hatched in Appendix 2.

It is to be noted that informal discussions have taken place with the owners of these sites and all are willing sellers subject to terms to be agreed.

It is envisaged that the potential acquisitions will be completed on a phased basis during the period 2013 – 2015.

4.2.2 **Releasing development opportunities and procuring a development partner;**

The identified sites will be released for sale on a phased basis during the period 2013 – 2018 and, potentially, delivered by a number of different developers. This phased release will be accelerated where feasible.

The proposed phasing allows for comprehensive development proposals to be brought forward independently of each other and by different developers without compromising the overarching vision of the Preferred Option Area Action Plan.

The proposed timetable for the release of the phases is as follows:

Phase 1 – 2013. Approximately 3 hectares suitable for the development of approximately 120 new houses.

Phase 2 – 2016. Approximately 3.6 hectares suitable for the development of approximately 145 new houses.

Phase 3 – 2017. Approximately 2.1 hectares suitable for the development of approximately 60 new houses.

A regional housebuilder has confirmed an interest in developing all of phase 1, consisting of Council and private land, for family homes.

The delivery of Phase 3 is subject to the development of the Broomhill sites indicated in Appendix 2. These sites are privately owned and are currently the subject of full planning applications for the development of 237 houses.

It is envisaged that Phase 3 will also see the completion of the Northern Access Route, an additional strategic link road from the A192, intended to improve access to the Hetton Downs area. The indicative route of the road is shown in Appendix 2.

The capital receipt received from the disposal of Phase 3 will be used to secure any agreements with adjoining land owners that are required to provide access and facilitate the development of the proposed road.

4.2.3

Developing the sites in accordance with the Council's aims.

Sites will be sold in accordance with the Council's adopted Disposal Strategy and subject to a development brief specifying the Council's requirements including affordable housing provision.

5.0 Reasons for Decision

The adoption of the principles of the Hetton Downs Housing Delivery Plan will allow the Council to release further funding from the Homes and Community Agency (HCA) budget and facilitate the Council's aims for the renewal of the Hetton Downs area.

6.0 Alternative Options

Not to implement the Delivery Plan is likely to result in the Council failing to fulfil its aims in the Hetton Downs Renewal Area. It would also result in the loss of HCA funding which has been granted to the Council to assemble sites in the area and loss of reputation of the Council in its ability to deliver housing renewal projects. This option has been considered and rejected.

7.0 Impact Analysis

7(a) Equalities – N/A

7(b) Privacy Impact Assessment (PIA) – N/A

7(c) Sustainability

Sustainability Impact Appraisal

Sunderland Strategy Objectives cross check with decisions outcomes:

- **Prosperous City**

No impact

- **Healthy City / Safe City**

No impact

- **Learning City**

No impact

- **Attractive and Inclusive City**

No impact

7(d) Reduction of Crime and Disorder – Community Cohesion / Social Inclusion – N/A

8. Other Relevant Considerations / Consultations

The Head of Financial Resources and the Head of Law and Governance both on behalf of the Executive Director of Commercial and Corporate Services have been consulted and their comments are contained in this report

Ward Members

The Head of Strategic Housing

9. List of Appendices

Appendix 1 – Sites identified for development

Appendix 2 – Sites owned by the Council/identified for acquisition/proposed phasing and Broomhill sites.