

Meeting: Cabinet
Date: 29th July 2024
Classification: Part 1
Key Decision: Yes
Title of Report: Next Stage of the Housing Pipeline

Executive Director: Alan Richards- Executive Director for Environment and Place
Report Author: Tim Holland- Head of Housing Supply
Executive Councillor: Cllr Anne Jones- Deputy Leader and Portfolio Holder for Planning, Housing, and the Local Plan

1. Executive Summary

1.1 The Housing Pipeline is a programme of work to bring forward housing developments in Southend, which includes the development of a revolving fund. This report provides an overview of Housing Pipeline work to date and seeks approval on the next stage of the Pipeline, including site sales and appropriations, three housing development opportunities, and an external funding opportunity.

2. Recommendations

It is recommended that Cabinet:

2.1 **NOTES** the progress made on the housing pipeline to date. (Paragraphs 3.3-3.6)

2.2 **NOTES** the revised governance structure for the Housing Pipeline. (Paragraphs 3.9-3.12)

2.3 **APPROVES** the following next steps for the Housing Pipeline:

- The sale of 291-297 Victoria Avenue site to secure full capital receipt, with the capital receipt to be ringfenced to help fund future Housing Pipeline development opportunities. (Paragraph 3.14)
- That under S122(1) of the Local Government Act 1972 36 Satanita Road be appropriated from the General Fund to the Housing Revenue Account (HRA), with existing HRA budgets to be utilised to undertake the necessary void works to bring the home into use as affordable council housing. (Paragraphs 3.19-3.20)

- That under S122(1) of the Local Government Act 1972 The former Cattery site on Prince Avenue be appropriated from the General Fund to the HRA. (Paragraphs 3.21-3.22)
- The development of c.30 council homes on the Cattery (affordable rent capped at Local Housing Allowance). This is to be funded by the release of c.£12m (inclusive of appropriate contingency) of HRA funds. Of this, 40% (c.£4.8m) is to be funded from right-to-buy receipts, while 60% (c.£7.2m) is to be funded from HRA capital reserves. (Paragraphs 3.23-3.25)
- That authority be delegated to the Executive Director of Environment and Place and the Executive Director of Finance and Resource, in consultation with the Cabinet Member for Planning, Housing, and the Local Plan, and the Cabinet Member for Finance, Assets, and Investments, to authorise the completion of the Grant Funding Agreement for the council's Brownfield Land Release Fund bid, subject to successfully securing funding. Or, if the bid is unsuccessful, fund £0.467m of enabling works through 60% of HRA capital reserves (£0.28m) and 40% of Right-to-buy receipts (£0.187m). (Paragraphs 3.28-3.31)
- That authority is delegated to the Executive Director for Environment and Place, in consultation with the Executive Director for Finance and Resource, the Cabinet Member for Finance, Assets, and Investment, and the Cabinet Member for Planning, Housing, and the Local Plan, to progress the Futures development through the planning process to establish an indicative scheme and site density on the principle of residential use and to engage with the market and prospective development partners. (Paragraphs 3.32-3.34)
- The use of existing funds or funds received from site sales for detailed feasibility works, cost planning, and design works for the Hamlet Court Road Site. (Paragraphs 3.35-3.36)

3. Background

- 3.1 On [25th June 2019](#), Cabinet resolved to progress with developing a pipeline of housing and regeneration projects and proceed with the Acquisitions Programme for council housing. Cabinet received further reports on [5th November 2019](#), [16th January 2020](#), and [25th February 2020](#) providing further updates on the progress of the Acquisitions Programme and changes to PSP LLP.
- 3.2 On [21st February 2023](#), Cabinet received the most recent report on the pipeline, when it agreed to developing a revolving investment fund, the sale of Thorpedene Campus and Shorefield Gardens, and the commencement of detailed feasibility work on sites at Hamlet Court Road, the Cattery, and Civic 2. While Hamlet Court Road and the Cattery are included in this report, Civic 2 feasibility works are still ongoing.

Completed Housing Pipeline Projects

- 3.3 In 2023/24, the Council successfully delivered the aims of the Acquisition Programme and has made progress on a number of housing development projects.

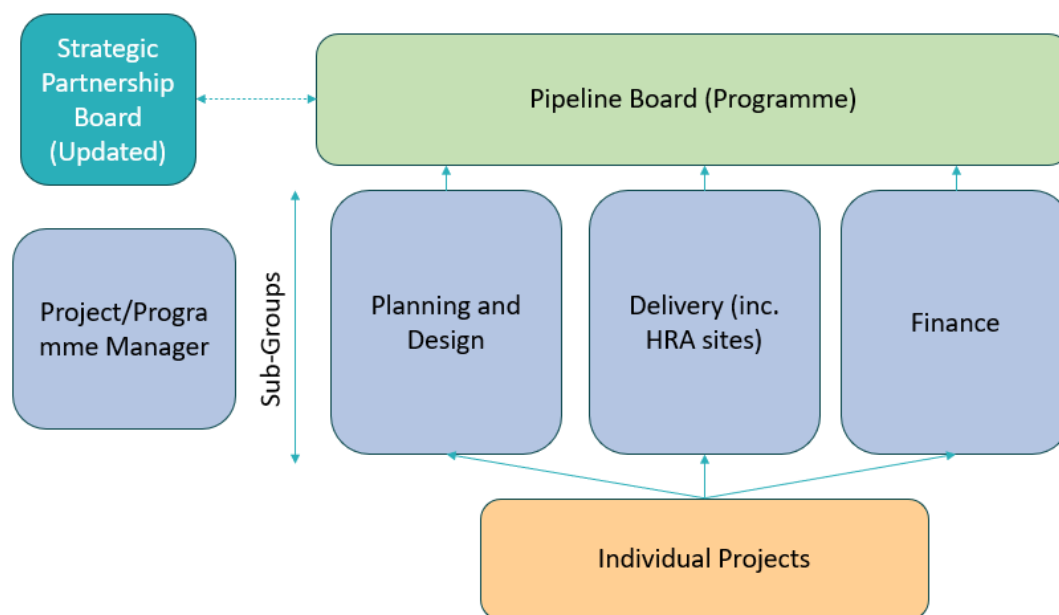
Project Name	Outcomes	Benefits
Acquisitions Programme 23-24	24 homes purchased from the private market to be converted to Council Housing. (11 acquisitions programme, 13 Local Authority Housing Fund)	c.£216k in yearly rent into the HRA c.£35k council tax per year Associated savings to the temporary accommodation and homelessness budgets

Current Projects

- 3.4 **Housing Revenue Account Phases 3 & 4** – Development of Phase 3a in Eagle Way (Shoeburyness ward) is now underway with start on site being achieved in December 2023. The main contractor, Marfleet & Blyth, is making good progress to deliver the homes by winter 2024. The project will see the delivery of 7 X 3 bedroom and 5 X 2 bedroom council homes built to the Future Homes Standard, which sees homes constructed with high levels of insulation, solar photovoltaic panels and low-carbon heating systems. Work is also underway to prepare the tender documentation for Phase 3b also in Eagle Way (Shoeburyness ward), which will see a further 12 X 2 bed and 4 X 1 bed council homes constructed in Shoeburyness. Start on site for Phase 3b is anticipated to follow the completion of Phase 3a, subject to a successful tender exercise. Work is also progressing on Phase 4 in Lundy Close (St Laurence ward) where 4 X 2 bed and 1 X 4 bed council homes and 2 X 1 bed and 2 X 2 bed council flats will be developed. Tender documentation is being prepared with a start on site anticipated for early 2025.
- 3.5 **Passivhaus Pilot Projects** - Passivhaus homes are highly insulated, energy efficient homes with high levels of airtightness and minimal thermal bridging. Design work has been undertaken and planning applications submitted for both sites within the Passivhaus Pilot. The Bradfordbury garage site (Belfairs ward) will see the delivery of two 2-bedroom homes which will be built to Passivhaus certified standards. Denton Avenue (St Laurence ward) will deliver a 2 bedroom home utilising Passivhaus principles. Construction is expected to begin in winter 2024, with the units completed in summer 2025 (subject to planning).
- 3.6 **Acquisitions Programme** - The 2024/25 Acquisitions programme is expected to deliver 6 properties. 5 Properties are currently in solicitors' hands and are expected to complete in summer 2024. The remaining budget is expected to deliver one further property in this financial year. All of the homes will be brought up to EPC C and let at Affordable Rents (capped by Local Housing Allowance) to households on the Council's housing register.

Governance & Ongoing Site Feasibility

- 3.7 As agreed in the Cabinet report from February 2023, the pipeline team continue to use existing funds for detailed feasibility works, cost planning, and design works, for all sites within the pipeline.
- 3.8 The housing pipeline team has representation from across the council including commercial property and assets, housing, finance, and strategic planning. Since the February 2023 cabinet paper, this team has been progressing work to select sites for the first phase of pipeline development and develop an action plan to ensure this is deliverable.
- 3.9 In order to facilitate the pipeline moving from project feasibility and planning to project delivery, a new governance structure has been designed and implemented. Strategic aims and programme management functions are provided to the pipeline through a programme board. This board's officers set the strategic objectives and direction of the housing pipeline. They also actively manage risks and issues arising within the programme of work, including escalating as required. This board will update and be updated by the SCC/SEH Strategic Partnership Board.



- 3.10 The programme has three sub-groups which report into the programme board. The first is the Planning and Design sub-group, which leads on housing pipeline projects throughout the feasibility and planning stages. Officers within this sub-group will be responsible for providing options appraisals on sites and will ensure consistency in design team meetings.
- 3.11 The Delivery and Construction sub-group provides oversight for pipeline projects during the construction period. Officers within this sub-group will make recommendations on the best delivery vehicle for each project and will provide oversight of contract management arrangements on development projects.

3.12 The Finance sub-group will serve several purposes within the pipeline programme. Firstly, it will provide oversight for project finances to ensure projects remain in budget and will proactively manage any financial risks arising within projects. The sub-group will also provide oversight of the management of programme finances, including establishing and proactively managing the pipeline's revolving investment fund.

Site Sales

3.13 **Thorpedene Campus (West Shoebury Ward) and Shorefield Gardens (Milton Ward)**- As was agreed in the February 2023 cabinet paper, the Thorpedene Campus and Shorefield Gardens sites are being sold, which will provide capital receipts for the pipeline's revolving investment fund. The planning pre-application submission for Thorpedene was for residential development on the site.

3.14 **291-297 Victoria Avenue (Prittlewell Ward)** - the site is located centrally along Victoria Avenue, close to the entrance of Roots Hall. The site is vacant land which was previously developed. The site is approximately 0.09 hectares and was previously included in the redevelopment plans for Roots Hall. In order to fund future housing pipeline development opportunities and due to the nature of the site and the opportunity it presents, the pipeline team is recommending that the site is sold (subject to financial due diligence). The sale of this site will provide a capital receipt for the pipeline's revolving investment fund.



Site Appropriations

3.15 Section 122(1) of the Local Government Act 1972 provides that a council "...may appropriate for any purpose for which the council are authorised... to acquire land by agreement any land which belongs to the council and is no longer required for the purpose for which it is held immediately before the appropriation...". This should be read subject to section 19(2) of the Housing Act 1985.

- 3.16 Section 19(2) of the Housing Act 1985 states that where a local authority have acquired or appropriated land for the purposes of Part II of the Housing Act 1985 “...they shall not, without the consent of the Secretary of State, appropriate any part of the land consisting of a house or part of a house for any other purpose. The Government’s policy is that the HRA remains a ring-fenced account and should primarily be a landlord account, containing income and expenditure arising from a housing authority’s landlord functions; and that the appropriations are equitable and fair to both tenants and council tax-payers in the long run and provide a transparent apportionment of costs and income between the HRA and General Fund.
- 3.17 Ownership of the assets does not change; the Council itself owns all the assets regardless of the power under which they are held. It is only the designation of these assets for a particular purpose that will change.
- 3.18 For accounting purposes, the appropriation of assets affects the General Fund and HRA Capital Financing Requirements (CFRs). In this case, the General Fund CFR will decrease, while the HRA Capital CFR will increase by the same amount. There will be no change to the Council's overall CFR. Final valuations will be commissioned on the two properties and the accounting completed following member approval of the appropriations. This change in CFR between the two funds will marginally alter the split of revenue interest between them. In addition, the HRA will receive rental income on both sites once properties are let.

36 Satanita Road (Chalkwell Ward)

- 3.19 This property is large semi-detached home located in Chalkwell and has historically been accounted for within the General Fund as a result of the forming of Southend-on-Sea City Council as a unitary authority in 1998. However, this property has been void for a number of years and requires significant works to return it to a habitable state. There is a significant need for larger family homes for families on the Homeseeker’s Register and therefore it should be better accounted for within the HRA landlord account to be used for general needs, council housing.



3.20 It is proposed therefore that 36 Satanita Road is appropriated from the General Fund to the HRA and that, in partnership with South Essex Homes, existing HRA budgets are used to undertake the necessary refurbishment works to the home, after which the home will be rented out as affordable council housing.

The Cattery (Prittlewell Ward)

3.21 The Cattery site has historically been accounted for within the General Fund, due to the division of assets between Essex County Council and Southend-on-Sea City Council in 1998, when Southend-on-Sea City Council became a unitary authority. The property has been leased for a variety of uses, including most recently as a Cattery. The property is no longer required for a General Fund purpose and has been (as is expanded upon in a later section) identified as a site to include in the first phase of development within the Housing Pipeline. All houses on this site will be council houses, meaning the development will need to be funded from the HRA, and means that the site itself will need to sit within the HRA.



3.22 Given that the Cattery is vacant land, there is an option to dispose of the site. However, it is of far greater value to the council if it is developed for council housing, as this will help in alleviating some of the council's housing need pressures and will provide ongoing rental income into the HRA.

Development Opportunities

3.23 **The Cattery-** This site is located to the south of the Prince Avenue (A127) and was previously used as a cattery which has now closed. Following initial feasibility work undertaken with the council's in-house architects, the pipeline team are recommending that c.30 houses be developed on the site in line with Passivhaus principles (subject to planning application). The initial unit mix indication being 14 x 2 bed, 8 x 3 bed, and 8 x 4 bed houses, in order to best meet the needs of those on our waiting list.

- 3.24 The Cattery will deliver 100% affordable housing and will be used to deliver the affordable homes from the Futures site. All houses on the Cattery site will be rented out at affordable rent levels (80% of market rent), with this being capped by Local Housing Allowance rates.¹ This will help with securing a development partner for the Futures site, and will allow the HRA to develop the Cattery, as this is a fully council housing scheme. Further, this will result in more council housing being built than if both sites delivered a policy compliant level of affordable housing. The Cattery would be required to provide 20% affordable (6 homes), while Futures would have to provide 30% (17 homes). Therefore, by delivering the Cattery as an all council housing scheme and offsetting the Futures affordable housing contribution, the Council will deliver 7 (30%) more council homes. This is subject to planning permission being received.
- 3.25 The viability appraisal for this site suggests that development costs will total £12m (inclusive of appropriate contingency), with this estimate being provided by an external source. The yearly rental income from the Cattery site will be circa £380,000 into the HRA, meaning the project will be repaid within 32 years (subject to right to buy).
- 3.26 The proposal is that c.£7.2m of HRA capital reserves are released to finance the development of this project, in addition to c.£4.8m of right-to-buy capital receipts. As of 2023 government extended the duration of the ability of registered providers to cover 40% of development costs with RTB receipts, rather than the usual 30%. Using reserves means that there is no borrowing requirement for this project, and so there will be no interest payments, however this will lead to some loss in investment income into the HRA which could have been generated from the £7.2m reserve monies being proposed for this project.
- 3.27 In order to manage the Cattery development project and to assist with the coordination of the pipeline, resource is requested to create a level 8 post within the HRA. This three year post, with on-costs, **will total £51k** each year, however it will not have any revenue implications on the General Fund as it will be fully capitalised against the Cattery project and the associated HRA budget.
- 3.28 **Brownfield Land Release Fund** - In January 2024 the pipeline team submitted a bid into the Brownfield Land Release Fund (BLRF) for the Cattery site, where we are due to hear the outcome of the bid in July 2024 (subject to changes resulting from the general election). The BLRF is administered by One Public Estate, which is part of the LGA. It provides funding to address viability issues on brownfield sites which are intended to be released for housing.
- 3.29 The pipeline team submitted a bid for £467,000 for enabling work on the Cattery site, with no match funding required. There will be demands on officer time for

¹ Please note that social rent is circa 50-55% of market rent, whereas affordable rent is circa 80% of market rent. The SCC Tenancy Strategy stipulates that all affordable rents should be capped at Local Housing Allowance levels to ensure it is affordable to those on Universal Credit. The LHA is circa 70-75% of market rents. HRA newbuild properties and all council acquisitions properties are set at LHA levels. Therefore, having the Cattery at LHA levels ensures consistency across all Council new build programmes.

project management and reporting, however this will be managed by the additional pipeline resource mentioned above.

- 3.30 The bid included provision for demolition, site levelling, and site clearance work, in addition to expanding the existing site entrance, creating new site entrances, and installing an acoustic barrier. The need for an acoustic barrier was identified due to the proximity of the site both to the A127 and London Southend Airport. Subject to member approval and receiving planning permission, the funded works (i.e. the enabling works listed above) are required to be completed within 2025, while housing development on the site is required to begin in 2026 and conclude in 2027, with units being rented out to council tenants thereafter.
- 3.31 This report is requesting that authority be delegated to the Executive Director of Environment and Place and the Executive Director of Finance and Resource, in consultation with the portfolio holder for Planning, Housing, and the Local Plan, and the portfolio holder for Finance, Assets, and Investments, to sign the Grant Funding Agreement for the BLRF bid explained above, subject to successfully securing funding. Subject to planning and member approval for the Cattery development project, this funding will be used for enabling works on the site prior to development. Should the BLRF bid prove unsuccessful, the £0.467m for enabling works will come from a combination of 60% HRA reserves (£0.276m) and 40% RTB receipts (£0.184m).
- 3.32 **Former Futures College (Southchurch Ward)**- This 1.65ha site is located south of Southchurch Boulevard and is the former site of Futures College. Following feasibility work, the pipeline team are recommending that c56 units be developed on the site, with an indicative housing mix of 6 X 1 bed, 13 X 2 bed, 25 X 3 bed, and 12 X 4 bed, subject to planning.



- 3.33 Given that it is intended that the affordable housing will be delivered through the Cattery (see paragraph 3.24 above), the pipeline team recommend that Futures is developed with all units for private sale. It is calculated that this route will maximise the financial return to the council, better enabling future housing development through the housing pipeline, including the development of more affordable council homes.

3.34 The pipeline team is requesting that authority is delegated to the Executive Director for Environment and Place, in consultation with the Executive Director for Finance and Resource, the Cabinet Member for Finance, Assets, and Investment, and the Cabinet Member for Planning, Housing, and the Local Plan, to allow for progression through the planning process and to engage with the market and prospective development partners. As a key decision, final agreement on the selection of a development partner will return to cabinet.

3.35 **Hamlet Court Road Car Park (Victoria Ward)**- This site is located to the north of London Road in Westcliff. The proposed development site is the northern section of the car park and is approximately 0.14ha.

3.36 Initial feasibility works indicate that the proposal options for the site could include 6 traditional homes (4 X 2 bed and 2 X 3 bed) or 8 single occupancy modern methods of construction pods. Both proposals would include the provision of a pocket park at the northern corner of the site (dependent on consultation). Initial data gathering suggests that the car park is underutilised and so development on the northern section of the car park would not be detrimental for residents. Across a 12-month period (March 2022- February 2023, 8am-10pm) the average occupancy of the car park was 15%. Subject to further work with the Traffic and Highways team to confirm current car park demand and capacity utilisation, the pipeline team is recommending that existing pipeline funds be utilised for detailed feasibility works including traffic and parking data, cost planning, and design works for the in-house development of the site. It is further proposed that 100% of homes developed would be council housing.



4. Reasons for Decisions

4.1 The [South Essex 2022 Housing Needs Assessment](#) details the increasing need for housing of all sizes and tenures throughout Southend. At the time of writing, the council's housing waiting list stands at 1,213. The work of the housing pipeline will help to alleviate some of this housing pressure through the delivery of new housing, including affordable housing. Further, the Cattery project will

meet 2% of the overall need on the housing waiting list, including meeting 3% of the 2 bed need, 2% of the 3 bed need, and 14% of the 4 bed need.

- 4.2 The development of new housing will assist the council financially with increased council tax income and additional rental income for the HRA. Further, where the council sells sites for development (either commercial or residential) which would otherwise have sat empty in Council ownership, the council will be assisted financially through receiving council tax or business rate income.
- 4.3 The proposed development on the Cattery of c.30 houses along Passivhaus principles (the largest Passivhaus development in the city) will be an opportunity for the council to lead on the delivery of sustainable housing in the city. Through developing new sustainable housing, which uses significantly less energy and encourages sustainable and healthy lifestyles, the Pipeline will contribute to the ambitions of the council's climate emergency pledge and will help make progress towards reaching net zero carbon by 2030.
- 4.4 The revolving investment fund, the position of which will be bolstered following site sales and the Futures development, will enable a sustainable supply of housing for the city through the pipeline. The investment fund will enable the council to ensure that any financial benefit from new housing development is reinvested into further housing for the residents of Southend.

5. Other Options

- 5.1 Alternative options, open to the council regarding the development of the Cattery and Futures, and the sale of Victoria Avenue, have been evaluated and detailed below.
- 5.2 Selling all sites within the Housing Pipeline - while it makes sense from a financial and development perspective to strategically sell some sites within the Pipeline, there are other sites it makes more strategic sense to retain and develop. Cattery and Futures are two sites which are suitable for the council to develop and which will collectively deliver many high-quality homes for the city, while also improving the financial picture for the revolving investment fund. Further, selling all sites means that we would relinquish all control of sites to third parties, which may result in no housing being built, or housing being built which does not meet the aspirations of the council.
- 5.3 Council to develop all sites - due to the constraints identified on 291-297 Victoria Avenue, sale would be a better option, with the funds ringfenced within the revolving investment fund in order to assist the financing of future development opportunities.
- 5.4 Registered Provider Partner/Joint Venture partner- Partnering in a Joint Venture will be explored for the Futures site, however due to the size of the Cattery it has been determined that the Council has a sufficient experience and the required skills within its development team in order that it can progress this development in-house. A JV approach is therefore unnecessary, and in-house development provides the council with full control over the site plan of the Cattery site in order

to meet our council housing needs, with only project administration and without the burdens of additional company administration considerations.

- 5.5 Do Nothing- this option would result in no new housing including affordable housing being developed and would therefore not assist the council in reducing its housing pressures and would not improve the financial position of the council. It would also leave the council with residual liabilities and costs for sites it currently owns.

6 Financial Implications

- 6.1 Finance colleagues have, and will continue to, form part of the housing pipeline team. There will be regular consultation with the finance team as projects progress.
- 6.2 The refurbishment of 36 Satanita Road will be funded by the HRA and the ensuing income will go to the HRA.
- 6.3 The proposed capital budget for the Cattery development, at £12m will be funded by a combination of retained RTB capital receipts (40%) and HRA Capital Reserves (60%). The enabling works of £0.467m are to be either funded by the BLRF or, if that grant bid is unsuccessful, 60% HRA reserves (£0.28m) and 40% right-to-buy receipts (£0.187m).
- 6.4 By using existing HRA capital reserves and RTB capital receipts for the Cattery development, the project will avoid incurring borrowing costs but the use of capital reserves and RTB receipts will lead to a loss of investment income for the HRA. By not borrowing for this scheme this will lead to cost avoidance of c.£0.85m for the full project cost of £12m. This would need to be offset by any loss in investment income that could have been generated with those relevant balances in reserves and RTB receipts. The Cattery development will result in c.£380k gross yearly rental income into the HRA from this project (subject to right-to-buy).
- 6.5 The proposed Cattery and Futures developments will generate c£180k in additional yearly council tax receipts.
- 6.6 The sale of 291-297 Victoria Avenue will provide capital receipts which will be ringfenced within the Pipeline revolving investment fund for the development of future sites.
- 6.7 Site sales will free up the sites for development of either commercial or residential nature. This will either result in either additional council tax or business rate income for the council from each site.

7. Legal Implications

- 7.1 The council's legal team will be engaged on all sites as they progress, including on the necessary checks as part of site investigation works.

7.2 Discussions are underway with Essex County Council (ECC) and their advisers about a covenant placed on the land as part of the Local Government Reorganisation in 1998. Colleagues at ECC are supportive of the principle of development and are engaging positively on the covenant and we hope to be able to resolve this pragmatically however until detailed terms are settled, some risk remains around this. That risk is mitigated by the level of affordable council housing proposed and that the intention is that its developed not-for-profit within the HRA.

8. Policy Context

8.1 The 2023-27 SCC corporate plan, within the 'Safe City with a Good Quality of Life for All' priority sets out 'Quality, affordable safe homes' as a key outcome. We state that we will 'make sure all council housing stock continues to meet the Decent Homes Standard', 'invest all right to buy receipts into new council housing', 'continue to build more council housing and affordable homes in appropriate areas'.

8.2 The pipeline projects will help to deliver on all of these commitments. Through building to Passivhaus standard on the Cattery project, the development will exceed the Decent Homes Standard. The Cattery project will utilise right to buy receipts, delivering on the second commitment. Further, the Cattery will deliver more council housing in the city.

8.3 The 2018-2028 Housing, Homelessness, and Rough Sleeping strategy states our ambition to 'unlock new sites for house building and regeneration'. Through bringing forwards the Cattery and Futures, the Housing Pipeline will certainly deliver on this aim. Further, SCC is unable to develop all sites in its ownership; therefore, by selling the sites included in this report, the council will be unlocking sites for residential and/or commercial development through the private sector. Through our planning policy, this will deliver affordable housing.

8.4 The 2023-26 Tackling Poverty Strategy includes the objective of 'supporting more people who experience fuel poverty'. RICS estimates that residents living in Passivhaus standard homes can expect savings on their energy bills of 90% compared to standard homes, and 75% compared to other newbuilds. Therefore, the Cattery development will deliver on this objective by significantly reducing the fuel bills of 30 households currently on the council waiting list.

8.5 In addition, through delivering 30 new affordable council houses, the Housing Pipeline will deliver on the Tackling Poverty Strategy objective that 'people with low incomes have access to affordable homes'.

9. Carbon Impact

9.1 The development of properties on the Cattery land will be to Passivhaus standards, thus reducing the environmental impact of the proposed housing development. We will also, aim to minimise the embedded carbon emissions produced through construction.

9.2 While officers will negotiate with a future Joint Venture partner on the build standard of Futures, the aim would be for all houses to be built at least to the Future Homes Standard, which will reduce the carbon emissions of all homes on the site.

10. Equalities

10.1 Equality and diversity implications are a consideration of all decisions made in the housing pipeline and full equality analysis documents will be worked up for each individual project where necessary and the accessibility requirements will be thoroughly considered as part of the planning process. There are no service implications which would give rise to the need for a specific equalities assessment at this time.

11. Consultation

11.1 Local resident and ward member consultation will be ongoing throughout all the development opportunities of the housing pipeline, including on Cattery and Futures for the next phase of the programme.

12. Policy and Resources Scrutiny Committee Recommendations

12.1 The Policy and Resources Scrutiny Committee made five recommendations for the consideration of Cabinet.

12.2 The second recommendation is to add to the report that the planning pre-application submission was for housing on the Thorpedene site.

12.3 The third recommendation is to include data from the early viability work on Hamlet Court Road Car Park.

12.4 The first recommendation is to review the inclusion of the 30 homes figure for the Cattery.

12.5 The fourth recommendation is to review possible funding options for the Cattery development in order to exempt the resulting homes from right-to-buy.

12.6 The final recommendation is to review whether the recommendation to authorise the sale of 291-297 Victoria Avenue is required in this paper due to the fact that the site was referenced in a November cabinet paper.

Appendices

There are no appendices to this report.

Report Authorisation

This report has been approved for publication by:		
	Name:	Date:

S151 Officer	Joe Chesterton	13/06/24
Monitoring Officer	Susan Zeiss	11/06/24
Executive Director(s)	Alan Richards	13/06/24
Relevant Cabinet Member(s)	Cllr Anne Jones	30/05/24