

5 March 2018

Community, Health & Housing Committee

Housing Garage Sites

Report of: *Angela Abbott, Interim Head of Housing*

Wards Affected: *All*

This report is: *Public*

1. Executive Summary

- 1.1 At the 5th December 2017 Community, Health & Housing Committee it was resolved unanimously that the Committee authorises Officers to investigate in more detail the following:
- i. Options in relation to the development of the Council's Housing Garage sites including modular housing.
 - ii. Options in relation to developing a local assembly plant within the Borough to provide modular housing.
- 1.2 This report provides an update on the options available for the future provision of the Council's Housing Garage Sites following the previous committee.

2. Recommendation(s)

- 2.1 That the Committee authorises Officers to investigate the options in relation to the development of the Council's Housing Garage sites including the recent progress of a Joint Venture Partnership.**
- 2.2 That a further report on the options be provided to the next appropriate Community, Health & Housing Committee.**

3. Introduction and Background

- 3.1 The Council has a total of 83 Garage sites which have been reviewed as part of the Pilot Housing Scheme. The sites supplied for the study were identified by the Housing Department as garage buildings together with a limited number of parking spaces, these were understood to be a true reflection of the current ownership by the Council.

- 3.2 At the 5th December 2017 Community, Health & Housing Committee it was resolved unanimously that the Committee authorises Officers to investigate in more detail the options in relation to the development of the Council's Housing Garage sites including modular housing.

4 Issues and Options

- 4.1 At the Policy, Projects & Resources Committee in 1st February 2018, Min 272 refers, an update was provided as part of the Asset Development Programme an update was provided on the Market Soundings exercise that had recently taken place.
- 4.2 These Market Soundings would inform how the Council might engage with partners or indeed procure a Joint Venture development partner or investment partner. It would also inform how the Council make take forward self-development projects which could include development of some of the Council's Garage sites.
- 4.3 An all member briefing has taken place as well as a separate ward member briefing and these sessions reviewed and summarised the key findings of the market soundings and discussions took place on how best to take the procurement of a joint venture partner forward, including initial thoughts on governance, procurement process, key decisions to be taken, crucial milestones etc. These were still being developed and a further report will be made at the March 2018 Policy, Projects & Resources Committee meeting highlighting activity in relation to key sites incorporated into the joint venture procurement.
- 4.4 In addition, at the 1st February 2018, Policy, Projects & Resources Committee, Min 273 refers, it was agreed that a report recommending the creation of a Wholly Owned Company be made to the March Policy, Projects & Resources Committee finalising the governance arrangements. Such a company would be able to engage in commercial activity and facilitate future opportunities including development of some of the garage sites directly or via a joint venture partnership.
- 4.5 Due to the progress of these matters it would be appropriate to review any opportunities for the Council's Garage Sites that would arise as a result of such a venture.

5 Reasons for Recommendation

- 5.1 To enable BBC to maintain its responsibilities and fulfil its obligations as a landlord.

5.2 A review of all the Council's garage sites will be required to ensure asset management decisions are based on sound information.

5.3 It is vital that the Council has up to date information about condition of the HRA stock in order to support its investment decisions each year. The risks in not having this information include the failure to provide adequate resources to tackle repairs and maintenance that subsequently leads to the need for replacement at a much higher cost.

6 Consultation

6.1 None at this stage.

7 References to Corporate Plan

7.1 This project directly supports delivery of the Councils Corporate Strategy - Vision for Brentwood 2016-2019 and the following sections:

"We are exploring ways of generating income by maximising returns from our property assets" - paragraph 2 of the introduction.

"Our Borough is a great place to live, work and visit; with strong, healthy and vibrant communities along with a beautiful green environment to enjoy. We want to keep it that way and are working hard to produce a new Local Plan which both protects the essential qualities of the Borough, while at the same time delivering the right mix of housing, jobs, open space and other infrastructure that will be required in the future" - paragraph 3 of the introduction.

"Broaden the range of housing in the Borough to meet the needs of our population now and in the future" – Planning & Licensing

"Consider how Council assets can be utilised to promote sustainable development in the Borough" – Economic Development

8 Implications

Financial Implications

Name & Title: Jacqueline Van Mellaerts, Deputy 151 Officer

Tel & Email: 01277 312829/jacqueline.vanmallaerts@brentwood.gov.uk

- 8.1 There are no direct financial implications arising from this report at this stage.

Legal Implications

Name & Title: Daniel Toohey, Monitoring Officer & Head of Legal Services

Tel & Email: 01277 312500/daniel.toohey@brentwood.gov.uk

- 8.2 There are no direct legal implications arising directly from this report at this stage.

9 Background Papers

- 9.1 None

10 Appendices to this report

None

Report Author Contact Details:

Name: Angela Abbott, Interim Head of Housing

Telephone: 01277 312568

E-mail: angela.abbott@brentwood.gov.uk