

Report to Communities Scrutiny Committee

Date of meeting: 24th September 2024

Portfolio: Property & Housing (Cllr Nigel Bedford)

Subject: EFDC Development Pipeline

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Recommendations/Decisions Required:

1. To note and comment on the report.

Report:

1. Background

Development and housebuilding are currently the topic of much discussion with the government's new focus on increasing housing supply across the country. This report sets out the current housebuilding and development pipeline for EFDC.

Running alongside the development pipeline are considerations and appraisals of garage sites and council owned plots of land, with a view to considering these as potential development opportunities.

Furthermore, through the work of the 5-year Housing Asset Management Strategy approved earlier this year, we will be able to better understand the overall performance of key housing assets/stock, enabling data led options appraisals to be considered for poorly performing stock.

2. Development Pipeline

Table 1 provides a high-level summary of ten key sites totalling 150 units either in construction, planning or design stage. The sites are spread out across the district with two sites at Pentlow Way and Woolard Street expected for handover in coming weeks. The sites contain a mixture of flats and houses which are due for completion over coming years.

Table 1 – Summary of key sites & stages

Name	Location	Stage	Number of Units	Est. Completion Date
Pentlow Way	Buckhurst Hill	In Construction	<u>7 units</u> 6 x 1b flats 1 x 2b flat	October 24
Woollard Street	Waltham Abbey	In Construction	<u>8 units</u> 7 x 1b flats 1 x 2b flat	September 24
Roundhills	Waltham Abbey	In Construction Via Qualis	<u>28 units</u> 6 x 3b 5p houses 22 x 2b 4p flats	October 2025
Chequers B	Loughton	Full Planning - ready for tender	<u>8 units</u> 4 x 1B 2P flats 4 x 2B 4P flats	2027
St Johns	Epping	Via Qualis	<u>32 units</u> 20 x 1b 2p flats 12 x 2b 4p flats	tbc
Pyrles Lane	Nazeing	Via Qualis	<u>6 units</u> 2 x 2b 3p flats 4 x 2b 4p flats	tbc
Castell Road	Loughton	In Planning	<u>4 units</u> 2 x 1b 2p 2 x 2b 4p	tbc
Ladyfields	Loughton	In Planning	<u>16 units</u> 2 x 2b 4p houses 2 x 3b 4p houses 12 x 1b 2p flats	tbc
Princess of Wales pub / 41 Westall Road	Loughton	Design stage	<u>15 units</u> 10 x 1b 2p flats 2 x 2b 4p flats 3 x 3b 6p flats	tbc
St Peters Avenue/Shelley Close	Ongar	Design stage	<u>26 units</u> 14 x 1b 2p flats 4 x 2b 3p flats 5 x 2b 4p flats 3 x 3b 5p flats	tbc

3. Registered Providers (RP) developing in the District

The EFDC Development team are strengthening our partnerships with other providers developing properties in the District. Examples of some of these RP's include B3 Living, Habinteg, Hastoe, Moat, L&Q and Sovereign Network.

Our development team are aware of a number of development sites and applications made by RP's and comments are made in relation to planning applications by the development team. At present, there is approximately 370 units in planning across ten sites in the district, of which over 200 are of affordable rent. EFDC do not unfortunately have details of the exact intentions of other providers in relation to firm plans for construction and completion however, we will continue to work closely with organisations planning to build new homes in the district.

4. Local Authority Housing Fund (LAHF)

The government made available funding through the LAHF scheme. This is a capital fund to support local authorities in England to obtain settled housing for people on resettlement schemes.

Through access to the first round of the LAHF, EFDC has been able to bring back into occupation three homes that would have otherwise been too costly to bring back to a lettable standard, this being due to the poor stand of the property. And a further three further properties are currently undergoing improvement works and should be available for occupation over coming weeks/months. The properties are a mixture of two and three bedrooms along with one four bed. The properties are located across the district.

5. Tenant & Leaseholder Panel

This report has not been considered at the Tenant & Leaseholder Panel. This is an update on the current pipeline. Consultation with residents and key affected people takes place according to the location of the proposed development.

6. Resource implications:

There are no additional resource requirements within the scope of this report.

7. Legal and Governance Implications, Relevant Statutory Powers: None

8. Corporate Plan Implications:

Development of new homes meets the requirements of the Corporate Plan and the Housing Strategy.

9. Background Papers: None

10. Risk Management: N/A

11. Equality: N/A

12. Key Decision: (if required): None.