

Crawley Borough Council

Report to Overview and Scrutiny Commission
3 October 2016

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Report to Cabinet
5 October 2016

Affordable Housing Delivery Programme: Re-Development of 257/259 Ifield Road, West Green, Crawley & Budget Approval for development of Woolborough Road (Northgate Surgery) Northgate, Crawley

Report of the Head of Crawley Homes, CH168

1. Purpose

- 1.1 To seek approval for the budget and delegated authority to build residential units on an existing residential site, 257/259 Ifield Road, West Green, Crawley as part of the Council's own build housing programme.
- 1.2 To seek approval to increase the previously agreed budget for the development of Woolborough Road (Northgate Surgery), Northgate, Crawley.

2. Recommendations

- 2.1 To the Overview and Scrutiny Commission:

That the Commission consider the report and decide what comments, if any, it wishes to submit to the Cabinet.

- 2.2 To the Cabinet:

The Cabinet is asked to recommend to Full Council:

- a. The approval of a budget of £1.27m from the Housing Revenue Account and Right to Buy one-for-one receipts for 257/259 Ifield Road West Green, Crawley for the construction of 6 No 2 Bed Houses, as outlined in Option 3 in paragraph 6.4 of the report.
- b. To agree an increase in the allocated budget from the Housing Revenue Account and Right to Buy one-for-one receipts for the Woolborough Road, Northgate scheme from £1.4m to £1.8m
- c. That officers be authorised to enter into the procurement of a contractor in accordance with the Council's Procurement Code to assist with the feasibility and delivery of 257/259 Ifield Road, West Green, Crawley and the Woolborough Road site and that authority be delegated to the Head of Crawley Homes to approve the appointment of a contractor in consultation with the Head of Strategic Housing and Planning Services, Head of Finance, Revenues and Benefits, and the Cabinet Member for Housing.

3. Reasons for the Recommendations

- 3.1 The scheme will provide social rented housing for the residents on the register in need of Social Housing within Crawley
- 3.2 257/259 Ifield Road, West Green requires redevelopment due to the structural problems of the two houses on the site and the site offers the opportunity for increased density.
- 3.3 The previous budget estimate for Woolborough Road was based on an old redevelopment design and it is now considered that more housing units can be achieved for this scheme.

4. Background

4.1 257-259 Ifield Road, West Green

- 4.1.1 257 and 259 are semi-detached houses located at the end of Ifield Road nearest Crawley Avenue, West Green. See appendix 1 for a location plan. Following a routine property inspection of 257 Ifield Road it was noted that there were numerous cracks throughout the building, and this was found to be a similar condition for 259 Ifield Road.
- 4.1.2 Further investigation and advice was sought from a local chartered surveyor & structural engineer regarding the building defects. Their report highlighted that there was no lateral restraint at the first floor and ceiling level causing the building to spread.
- 4.1.3 The spreading of the properties had become so severe that it was recommended that both properties were demolished. The condition of the properties was considered to be relatively dangerous and the tenants were therefore moved quickly to alternative properties. Similar adjacent properties in Ifield Road have been inspected and no structural defects identified.
- 4.1.4 The site is very large and offers the opportunity for increasing the density of housing on the site.
- 4.1.5 QWP Architects have already been appointed to help design the scheme using delegated authority from the resolution of the Council on 16th December 2015 on the Affordable Housing Delivery Programme Budget Approvals Minute 78.
- 4.1.6 A number of options for the scheme were considered as the site backs on to a council owned garage compound and the council has additional land available as the four adjacent properties all have garden licences. Demolishing garages and reclaiming the land held on garden licences would give the potential for providing up to 11 units of accommodation, whereas developing within the existing boundary of 257/259 Ifield Road would provide for 6 units.
- 4.1.7 The recommended scheme is to retain the development within the boundary of 257/259 Ifield Road for the following reasons:
 - 4.1.7.1 The garage compound is fully let and residents have concerns regarding the level of parking in the adjacent roads
 - 4.1.7.2 There is concern of over development of the area
 - 4.1.7.3 To get the maximum amount of properties would require separate blocks which would increase the cost of the build
- 4.1.8 The estimated scheme budget for 257/259 Ifield Road, option 3, is £1.27m including demolition costs, consultancy fees, and construction.

4.2 Woolborough Road (Northgate Surgery), Northgate

- 4.2.1 This scheme was included within the Report of the Head of Crawley Homes to Cabinet 2 December 2015 – Affordable Housing Delivery Programme: Budget Approvals, and Council on 16th December 2015 approving a budget of £1,400,000. This had been based on the provision of 8 units estimated from an older plan to redevelop the site.
- 4.2.2 Further work to develop the scheme has shown that 10 units can be achieved on the site and it is therefore required to increase the budget to £1.8m

5. Consultation

- 5.1 On 257/259 Ifield Road, early sketch proposals were drawn up to allow some initial consultation with local neighbours and Ward Councillor (at the time), and a site visit attended. Officers also attended the West Green Forum meeting on the 8 June 2016 where various options for the site were discussed and the local community were given the opportunity to comment of the concept of developing the site.
- 5.2 Further consultation will take place with the local community when detailed designs are available.
- 5.3 Formal consultation will then take place on both schemes through the development control planning application process.

6. Information & Analysis Supporting Recommendation

- 6.1 The following 4 sketch proposals (appendix 2) set out the various options for the site together with a brief explanation of the site constraints and scale of the proposal.

6.2 Option 1

See attached Option 1 sketch.

This Scheme looks at the areas of land surrounding the properties to maximise the development of properties

The scheme provides 5No houses and 6No flats

This involves the removal of the garages and having to locate the parking elsewhere

The removal of 4No garden licences

6.3 Option 2

See attached Option 2 sketch.

This Scheme looks at the areas of land surrounding the properties to maximise the development of properties

The scheme provides 8No 2 Bedroomed houses

This involves the provision of additional parking accessed through the garage block. The existing garage block to be retained with minimal adaptation

The removal of 4No garden licences

6.4 **Option 3**

See attached Option 3 sketch.

This Scheme looks at utilising the plots of 257/259 Ifield Road only

The scheme provides 6No 2 Bedroomed houses

Parking is provided within the site confines and retaining the root protection zones of the trees, Access drives will use a 'No Dig' solution to protect the tree roots

No removal of garden licences

Existing garages are not affected

6.5 **Option 4**

See attached Option 4 sketch.

This Scheme looks at the areas of land surrounding the properties to maximise the development of properties

The scheme provides 9No Properties of Flats and Houses

This involves the provision of additional parking accessed through the garage block. The existing garage block to be retained with minimal adaptation

The removal of 2No garden licences

7. Implications

- 7.1 The budget for both 257/259 Ifield Road & Woolborough Road will be met from existing capital programme development budgets within the HRA and from Right to Buy one-for-one receipts.

8. Background Papers

None

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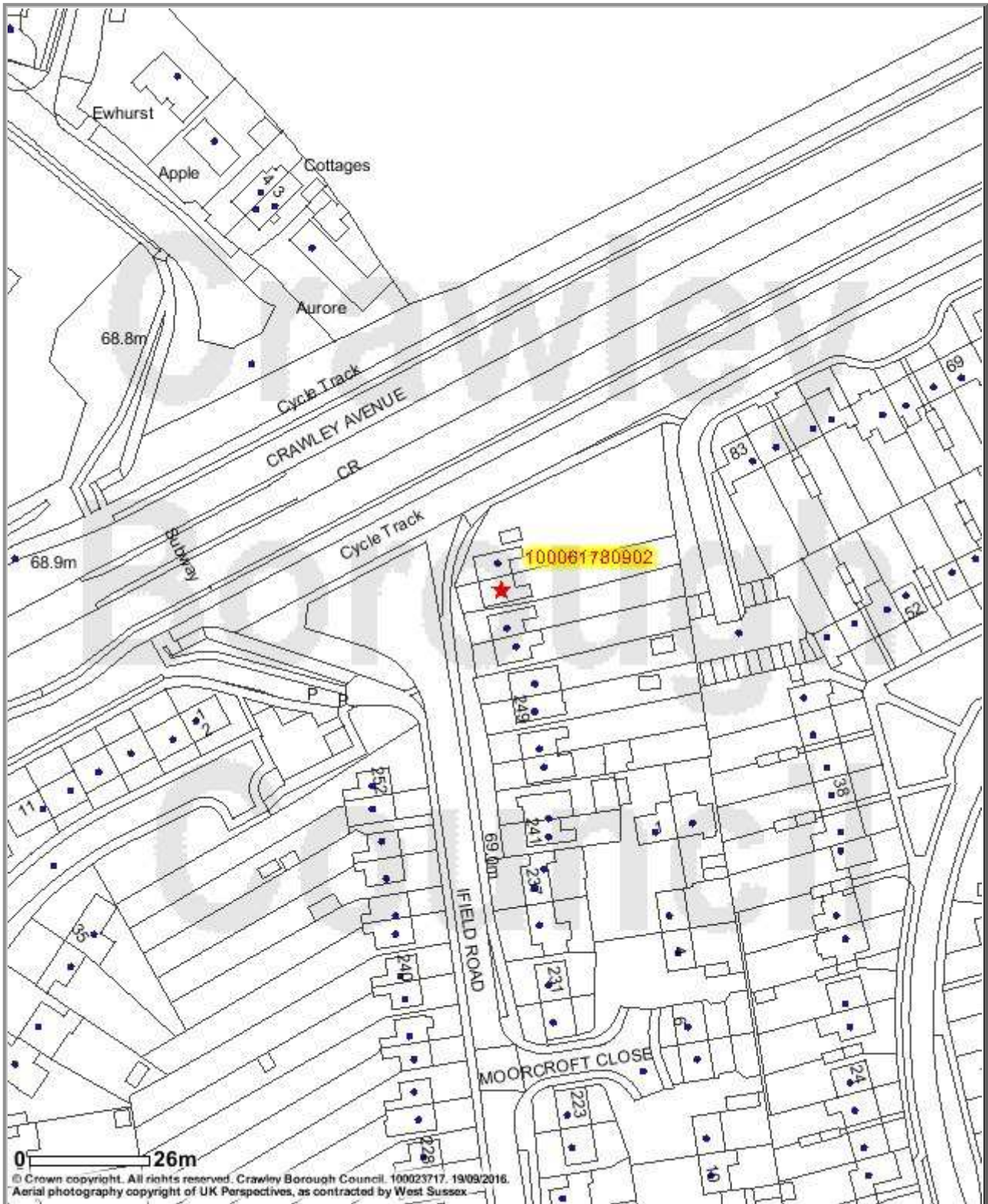
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Plan showing 257/259 Ifield Road, West Green

Date 19/9/2016

Approx. Scale 1:1,250



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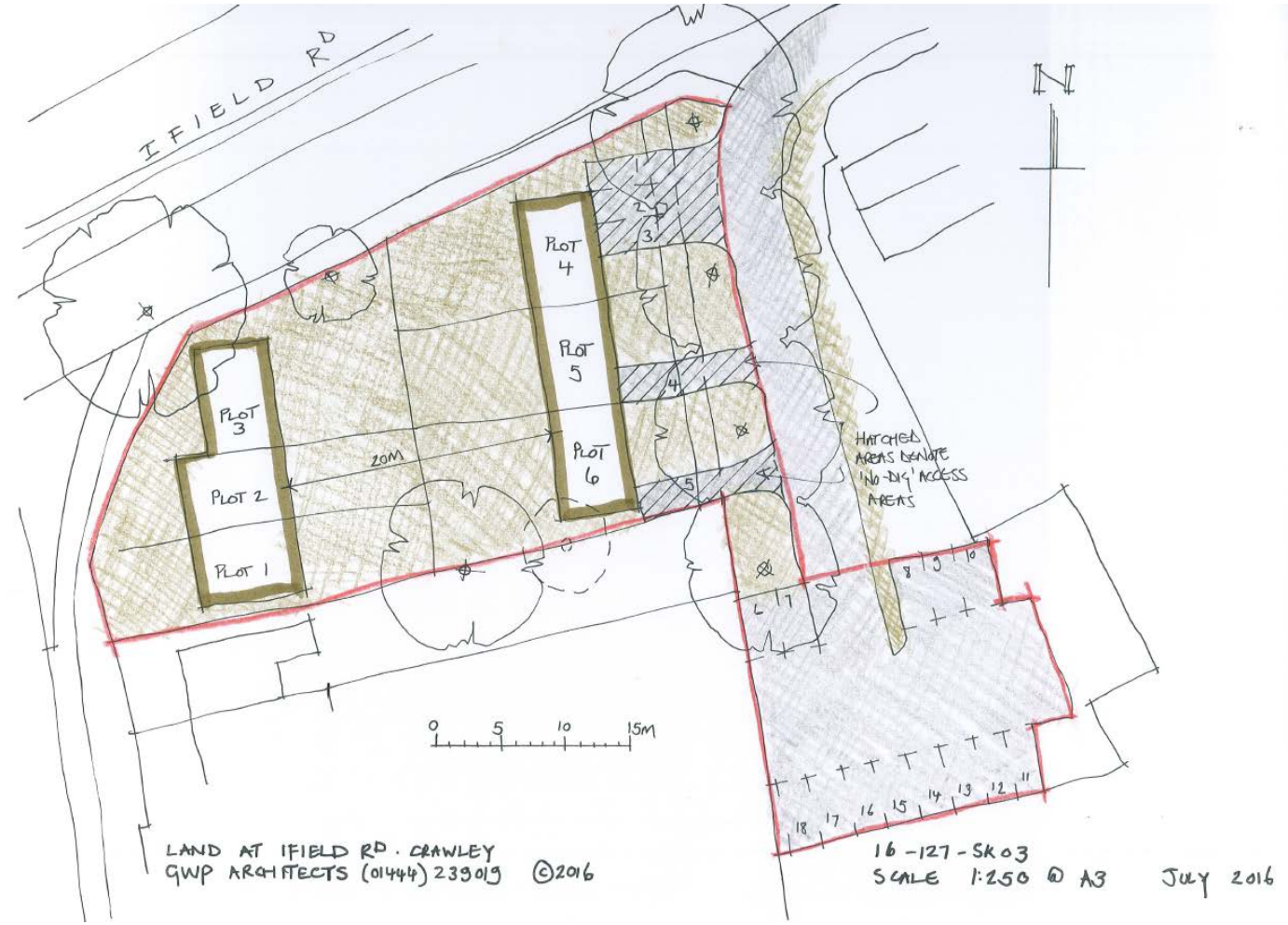
6.2. Option 1



6.3. Option 2



6.4. Option 3



6.5. Option 4

