

**Democratic Services**

Riverside, Temple Street, Keynsham, Bristol BS31 1LA

Telephone: (01225) 477000 *main switchboard*

Direct Lines - Tel: 01225 394458

Web-site - <http://www.bathnes.gov.uk>

Date: 19<sup>th</sup> May 2014

E-mail: [Democratic\\_Services@bathnes.gov.uk](mailto:Democratic_Services@bathnes.gov.uk)

**To: All Members of the Housing and Major Projects Policy Development and Scrutiny Panel**

Councillor Eleanor Jackson

Councillor Steve Hedges

Councillor Nathan Hartley

Councillor Brian Simmons

Councillor Gerry Curran

Councillor June Player

Councillor David Veale

**Cabinet Member for Sustainable Development:** Councillor Ben Stevens

**Cabinet Member for Homes & Planning:** Councillor Tim Ball

Chief Executive and other appropriate officers

Press and Public

Dear Member

**Housing and Major Projects Policy Development and Scrutiny Panel: Tuesday, 27th May, 2014**

You are invited to attend a meeting of the **Housing and Major Projects Policy Development and Scrutiny Panel**, to be held on **Tuesday, 27th May, 2014 at 5.30 pm** in the **Brunswick Room - Guildhall, Bath.**

The agenda is set out overleaf.

Yours sincerely



Mark Durnford  
for Chief Executive

**If you need to access this agenda or any of the supporting reports in an alternative accessible format please contact Democratic Services or the relevant report author whose details are listed at the end of each report.**

*This Agenda and all accompanying reports are printed on recycled paper*

## NOTES:

- 1. Inspection of Papers:** Any person wishing to inspect minutes, reports, or a list of the background papers relating to any item on this Agenda should contact Mark Durnford who is available by telephoning Bath 01225 394458 or by calling at The Guildhall, Bath (during normal office hours).
- 2. Public Speaking at Meetings:** The Council has a scheme to encourage the public to make their views known at meetings. They may make a statement relevant to what the meeting has power to do. They may also present a petition or a deputation on behalf of a group. Advance notice is required not less than two full working days before the meeting (this means that for meetings held on Wednesdays notice must be received in Democratic Services by 4.30pm the previous Friday)

The public may also ask a question to which a written answer will be given. Questions must be submitted in writing to Democratic Services at least two full working days in advance of the meeting (this means that for meetings held on Wednesdays, notice must be received in Democratic Services by 4.30pm the previous Friday). If an answer cannot be prepared in time for the meeting it will be sent out within five days afterwards. Further details of the scheme can be obtained by contacting Mark Durnford as above.

- 3. Details of Decisions taken at this meeting** can be found in the minutes which will be published as soon as possible after the meeting, and also circulated with the agenda for the next meeting. In the meantime details can be obtained by contacting Mark Durnford as above.

Appendices to reports are available for inspection as follows:-

**Public Access points** - Riverside - Keynsham, Guildhall - Bath, Hollies - Midsomer Norton, and Bath Central, Keynsham and Midsomer Norton public libraries.

**For Councillors and Officers** papers may be inspected via Political Group Research Assistants and Group Rooms/Members' Rooms.

- 4. Attendance Register:** Members should sign the Register which will be circulated at the meeting.
- 5. THE APPENDED SUPPORTING DOCUMENTS ARE IDENTIFIED BY AGENDA ITEM NUMBER.**
- 6. Emergency Evacuation Procedure**

When the continuous alarm sounds, you must evacuate the building by one of the designated exits and proceed to the named assembly point. The designated exits are sign-posted.

Arrangements are in place for the safe evacuation of disabled people.

**Housing and Major Projects Policy Development and Scrutiny Panel - Tuesday, 27th May, 2014**

**at 5.30 pm in the Brunswick Room - Guildhall, Bath**

**A G E N D A**

1. WELCOME AND INTRODUCTIONS

2. EMERGENCY EVACUATION PROCEDURE

The Chair will draw attention to the emergency evacuation procedure as set out under Note 6.

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

4. DECLARATIONS OF INTEREST

At this point in the meeting declarations of interest are received from Members in any of the agenda items under consideration at the meeting. Members are asked to indicate:

(a) The agenda item number in which they have an interest to declare.

(b) The nature of their interest.

(c) Whether their interest is **a disclosable pecuniary interest** or **an other interest**, (as defined in Part 2, A and B of the Code of Conduct and Rules for Registration of Interests)

Any Member who needs to clarify any matters relating to the declaration of interests is recommended to seek advice from the Council's Monitoring Officer or a member of his staff before the meeting to expedite dealing with the item during the meeting.

5. TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

6. ITEMS FROM THE PUBLIC OR COUNCILLORS - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS RELATING TO THE BUSINESS OF THIS MEETING

At the time of publication no notifications had been received.

7. MINUTES - 11TH MARCH 2014 (Pages 7 - 12)

8. CABINET MEMBER UPDATE

The Cabinet Member(s) will update the Panel on any relevant issues. Panel members may ask questions.

9. COMMUTED SUMS

The Head of Housing will give the Panel a verbal update on this matter.

10. BATH WESTERN RIVERSIDE / SOMERDALE : NEXT PHASE (Pages 13 - 14)

11. PANEL WORKPLAN (Pages 15 - 18)

This report presents the latest workplan for the Panel.

The Committee Administrator for this meeting is Mark Durnford who can be contacted on 01225 394458.

**BATH AND NORTH EAST SOMERSET COUNCIL**

**HOUSING AND MAJOR PROJECTS POLICY DEVELOPMENT AND SCRUTINY PANEL**

Tuesday, 11th March, 2014

**Present:-** Councillors Rob Appleyard (Chair), Steve Hedges (Vice-Chair), June Player and David Veale

**Also in attendance:** Graham Sabourn (Head of Housing), Andrea Frow (Senior Valuation Surveyor) and Simon Martin (Operations Manager - Project Management)

**50 WELCOME AND INTRODUCTIONS**

The Chairman welcomed everyone to the meeting.

**51 EMERGENCY EVACUATION PROCEDURE**

The Chairman drew attention to the emergency evacuation procedure.

**52 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Councillors Hartley, Simmons, Ball & Stevens had all sent their apologies to the Panel.

**53 DECLARATIONS OF INTEREST**

The Chair, Councillor Rob Appleyard declared an other interest in agenda item 8 'Cabinet Member Update' as he is a non-executive director of Curo and they are mentioned within the report.

Councillor Steve Hedges declared an other interest in agenda item 8 'Cabinet Member Update' as his son works for Curo and they are mentioned within the report.

**54 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN**

There was none.

**55 ITEMS FROM THE PUBLIC OR COUNCILLORS - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS RELATING TO THE BUSINESS OF THIS MEETING**

Mr David Redgewell, South West Transport Network addressed the Panel.

He said that he had been informed that the management team at Bath Bus Station would appreciate a meeting with officers from Project Delivery soon to discuss some matters.

He called for adequate public transport to be put in place to serve the new homes on the former MoD sites and that the Council should be seeking Section 106 agreements with the developers to provide public transport infrastructure.

He said that he believed that the Council does have a shortage of housing and that a further 13,000 homes should be the minimum that it looks to create in its current plans.

He added that he felt the decisions of the Development Control Committee to vote against officer recommendations for new homes were disgraceful.

Councillor David Veale commented that the Council had a policy to adhere to and Councils such as South Gloucestershire had a much bigger area to work within.

Mr Redgewell replied that South Gloucestershire has to consider the matter of the Cotswolds as an Area of Outstanding Natural Beauty in many of its applications, but it was still housing people.

Councillor June Player commented that the needs of residents must also be considered in applications and that green spaces do need to be protected.

Mr Redgewell suggested that the Panel receives an update on the Core Strategy following the decision of the Inspector which was due within the next month.

The Chairman thanked him for his statement and his suggestion and said he would discuss it with officers at his next agenda planning meeting.

## **56 MINUTES - 21ST JANUARY 2014**

The Panel confirmed the minutes of the previous meeting as a true record and they were duly signed by the Chairman.

## **57 CABINET MEMBER UPDATE**

The Head of Housing was present for this item in relation to the Housing Services Update.

The Chairman asked a question relating to the recent Boat Dwellers review carried out by the Panel. He said that it was his understanding that £40,000 had been set aside for further work in this area and wanted to know how the money would be spent.

The Head of Housing replied that he would have to seek a response from Councillor Ball.

The Chairman asked for that response to be given to the Panel prior to their next meeting.

The Operations Manager was present for this item in relation to the Development, Regeneration & Project Delivery Update.

The Chairman asked if the planning permission for the Norton Radstock Regeneration was under review.

The Operations Manager replied that highways works for the scheme had been approved and that permission had been granted by the Development Control Committee subject to the signing of a satisfactory Section 106 agreement, which was currently being finalised. He added that the matter had been referred to the Secretary of State's office to be reviewed and that they were currently considering the matter.

*Post Meeting Correction: The Operations Manager advised the Panel that the referral to the Secretary of State was for the whole permission including the highway works. The highway works form part of a single application and are therefore also the subject of the referral. Until this is resolved, neither the highway or development works can proceed*

Councillor June Player commented that she had been notified of work taking place on the Bath Western Riverside on Sundays which she believed was not allowed.

The Chairman advised her to contact the Planning Enforcement Team so that they could make enquiries.

## **58 MOD SITES - CONCEPT PLANS**

The Chairman referred Panel members to a report they had initially received at their January 2014 meeting as he wanted to assure himself they were aware of the information that it contained.

Councillor Patrick Anketell-Jones commented that he was concerned about the number houses to be built upon the former Ensleigh site. He said that the original statement had proposed a figure of 350 homes and that the latest figures from the developers were that 285 homes would be built to allow for open spaces, allotments etc. He asked whether the original statement should be reconsidered.

The Chairman replied that he would need to seek advice on that matter. He added that he believed a planning application for the site was due in very soon.

The Head of Housing advised that the Divisional Director for Community Regeneration could assist with responding to the question raised by Councillor Patrick Anketell-Jones.

Councillor Steve Hedges stated that he felt the real housing figures for each site should be declared as soon as possible.

The Head of Housing replied that the Council was awaiting the Inspector's decision on the proposed Core Strategy and that the Concept Statements were the Planning Dept.'s best estimate on each site. He added that the applications will ultimately depend on the will of the developer.

The Operations Manager commented that the National Planning Policy Framework sets out a target density and that the Inspector will need to be satisfied by the figures

proposed. He added that developers would have to justify any reductions to the original figures.

The Chairman said that it was a desire of the Panel to invite the respective developers to a meeting of the Panel at some stage in the future.

The Panel **RESOLVED** to note the report.

## **59 COUNCIL LAND AVAILABILITY & LEASED HOUSING STOCK**

The Head of Housing and the Senior Valuation Surveyor gave a presentation to the Panel regarding this item. A copy of which will be available online as an appendix to these minutes or on the Panel's Minute Book, a summary is set out below.

The Head of Housing explained that the presentation would update the Panel on the work currently being progressed covering the two related issues of:

- Most effective use of Council land; &
- How we are going to deal with leasehold properties going forward

He gave Members a brief overview of the challenge our community faces around accessing the housing market, particularly in Bath city centre where the leasehold flats are.

He informed them that last week the National Housing Federation launched their Home Truths document which stated that B&NES has the least affordable housing in the South West. On average house prices across the district are over 14x average incomes. This is a combination of high house prices & relatively low wages. Salaries in the South West are amongst the lowest in the Country.

He stated that that house prices & rents have exceeded their 2008/2009 peak and are clearly on the rise and that the Home Truths document is predicting that rents will rise by 40% over the 6 years. He added that there is significant demand for social rent where the Council can receive on average around 140-150 bids, but this has reached up to 300 bids on occasions.

He said that the question for all concerned was how do we try to encourage a balanced & sustainable market in this environment. How can we provide an area where our local communities (local workers, families, the elderly etc.) can afford to live and indeed want to live.

He said that a great deal of effort was required to prevent a dysfunctional housing market – a place where local communities are displaced, local workers have extremely long & arduous commutes and new developments are marketed abroad to wealthy individuals who simply use it as base rather than a home.

Councillor June Player commented that if families are displaced then further amenities such as Doctors and Schools should be built.

The Head of Housing explained that there are two principal ways that we can influence the housing market:

- Use of policy levers, encouraging, enabling, effective regulation etc.
  - Clear planning policies which are effectively enforced, particularly around social housing & Section 106 agreements.
  - Article 4 direction & additional licensing to tackle the market imbalance around Oldfield Park / Westmoreland area.
- The second way we can influence the city centre housing market is through the strategic use of our existing assets including Council land & the existing leasehold properties.

The Senior Valuation Surveyor stated that the Council was a significant land owner. She explained that surplus land was generally offered to the open market, however, the Council does have the option to dispose of it at less than market price in specific cases, e.g. for social housing.

She added that there were a number of leasehold flats within the City Centre, comprising of 8 “Living Over the Shops Scheme” (LOTS) units developed in partnership with Knightstone Housing and 62 other residential units of which 56 are in partnership with Curo.

She said that both schemes had hand-back options;

- LOTS – break clauses over the next few years
- Curo – when a property becomes vacant

The Head of Housing explained how the Council were proposing to take these important issues forward. He said they were proposing to work with the Homes & Community Agency (HCA) on their SIGNET project. He stated that the HCA have been tasked with taking forward the land belonging to government agencies and departments, such as MOD, NHS, Environment agency etc. To help them do this they are mapping all such land on a GIS mapping database. The benefit of using a GIS mapping database is that it visually presents development opportunities, particularly around land assembly. He said that working with this project may also present some further opportunities for this Council.

Secondly, he informed the Panel that Property Services had recently undertaken an exercise to update their property holding records & identify / clarify land ownership. He added that it is proposed that the Council corporately reviews this list & identifies any potential housing options for each site.

Thirdly, he said that in partnership with Curo & Knightstone we are looking at the various options for the leasehold properties. This will include the relative merits of taking the properties back & disposing of them on the open market, selling the properties or providing long leases to the Registered Providers (RPs), or continuing to allow the current arrangements to run.

The Chairman asked what role the Panel could play in this area of work.

The Head of Housing replied that if guided by the Council's Senior Management Team (SMT) the Panel could comment on a draft report prior to a Cabinet decision. He stated that the demand for social housing still exists and that Curo work within all three models;

- Social Rent – 50-60% of market rents
- Affordable Rent Tenancies (ART) – 80% of market rents
- Private Rents

He said that if they develop the land however they will be required to use the ART model.

Councillor Steve Hedges commented that he believed the sites of Plymouth House and the old Job Centre on James Street West, Bath should be used for housing.

The Head of Housing replied that office accommodation was also vital within the City. He added that some of the office units opposite the Lower Bristol Road Gypsy & Traveller site would be developed into housing.

Councillor David Veale commented that he very much welcomed the work of officers on this matter.

Councillor Patrick Anketell-Jones asked if it was going to be difficult to continue social rent within the centre of the city.

The Head of Housing replied yes and said that the majority of units in Bath Western Riverside would be ART.

Councillor June Player commented that student accommodation built by UNITE always appears to be developed quicker than other housing sites.

The Head of Housing replied that this was probably because UNITE have a very clear business model and rely on rental income which is required quickly. He added that other developers have to be sure that they are in a position to market their land appropriately.

The Chairman thanked the officers for their presentation and said that he hoped the Panel could be involved further in this work as it progresses.

## **60 PANEL WORKPLAN**

The Panel approved the workplan as written.

The meeting ended at 7.20 pm

Chair(person) .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

## **Housing & Major Project PDS Panel**

### **Update Report May 2014**

#### **Somerdale, Keynesham**

A hybrid (part detail, part outline) planning application for the site was granted planning permission, subject to completion of a satisfactory s106 agreement on 25<sup>th</sup> September 2013.

The detailed part of the application is for 157 dwellings, change of use of Block A for up to 113 apartments. It also covers highway works, social and sports pavilion (new Fry Club), new sports pitches, alterations to factory buildings B and C for employment use (B1) leisure (D2 uses) and retail (A3, A4 and A5 uses).

The Section 106 agreement was signed on February 19<sup>th</sup> 2014.

An application to discharge conditions 7, 11, 12, 18, 19, 20, 21, 22, 26, 39, 40, 41, 43 and 46 is currently under consideration. These include a schedule of works for drainage works, and reprovision of the Fry Club. A contract for the Fry Club work has been let with Pollards of Bridgewater and work commenced at the end of April.

Various meetings with residents groups have taken place, as well as an update for the Keynesham Development Advisory Group (KDAG) in April.

The employment space is being marketed. A full page advert has been placed in Estates Gazette (w/c 12<sup>th</sup> May). Taylor Wimpey and their representatives are preparing a marketing strategy which is required by the S106 Agreement for the Council's approval within six months of signing the agreement. Regular meetings with the Council's Economic Development Team and Invest in Bristol & Bath form part of the strategy, and these are already under way.

Matthew Clark have withdrawn their interest, but a number of other requirements are being actively pursued.

#### **Bath Riverside**

##### **Current Delivery Phase (up to 813 dwellings)**

Phase 1 of Bath Riverside commenced on site in early 2011 and is currently delivering up to 813 residential units, contracted under a Corporate Agreement (Dec 2010) working within the context of the Outline Planning Consent and accompanying S106 agreement.

The project is delivering affordable homes (101 to date with a further 55 under construction) early in the development. The project has established a good market for the product with strong sales.

Significant outputs have already been achieved;

- 300 homes constructed – 101 affordable 1, 2 and 3 bed flats and houses
- Biomass Energy Centre completed and operational
- Riverside and public open spaces complete and open for public use
- £750k in S106 contribution to B&NES
- £260k PA received in New Homes Bonus
- Major infrastructure investment to benefit wider area and river corridor
- Demonstrated Crest/B&NES/HCA and Curo have formed a good partnership

An agreed position with Canals & River Trust (CRT) has been reached to grant an Easement for the replacement Destructor Bridge and documents are being completed to allow construction to commence in the autumn.

Phase 1 is now accelerating to complete in 18/19 on the basis of strong demand (compared to a planned completion in 2022).

### **Future Phase Delivery (up to 2281 dwellings)**

With the support of the Council to use LEP Revolving Infrastructure funding (RIF), Crest entered into an Agreement with Wales and West (WWU) under which the gas towers have been decommissioned and the demolition and remediation processes commenced. The first phase of decommissioning is complete and WWU has now surrendered the Hazardous Storage Licence. In parallel, Crest (and by contracting RIF, the Council) has been granted an option to acquire the Wales and West site which extends through to 2018 and which provides the necessary control from which to bring forward the remaining phases of Bath Riverside West for development. This was regulated through a Supplemental Deed to the Corporate Agreement

The Council is developing plans to relocate the waste transfer and recycling site with options to consolidate and improve the waste service activities. This may be achieved by relocation of the waste management operation to Pixash Lane, Keynesham and the Household Recycling Centre onto an alternative Bath site (a number of site location options are being evaluated). There is active dialogue with National Grid under which the remainder of the former gas lands would be brought forward for re-development. All in all this represents significant progress.

Subject to land assembly for the remaining phases, the possible strategic milestones for comprehensive regeneration delivery are;

<b>Phase 1</b>	
813 dwellings	2011-2019
Victoria Bridge Refurbishment	Jan 2014 – Dec 2014
Replacement Destructor Bridge	Autumn 2014 – Autumn 2015
<b><i>Future Phases (subject to Land assembly)</i></b>	
<i>Land Assembly</i>	<i>2014-2016</i>
<i>Remediation &amp; clearance</i>	<i>2015-2017</i>
<i>Residential Build start</i>	<i>2016</i>
<i>Housing Delivery</i>	<i>2016 - 2026</i>

## HOUSING AND MAJOR PROJECTS PDS FORWARD PLAN

This Forward Plan lists all the items coming to the Panel over the next few months.

Inevitably, some of the published information may change; Government guidance recognises that the plan is a best assessment, at the time of publication, of anticipated decision making. The online Forward Plan is updated regularly and can be seen on the Council's website at:

<http://democracy.bathnes.gov.uk/mgPlansHome.aspx?bcr=1>

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The Forward Plan demonstrates the Council's commitment to openness and participation in decision making. It assists the Panel in planning their input to policy formulation and development, and in reviewing the work of the Cabinet.

*Should you wish to make representations, please contact the report author or Mark Dumford, Democratic Services (01225 394458). A formal agenda will be issued 5 clear working days before the meeting.*

*Agenda papers can be inspected on the Council's website and at the Guildhall (Bath), Hollies (Midsomer Norton), Riverside (Keynsham) and at Bath Central, Keynsham and Midsomer Norton public libraries.*

# Housing and Major Projects PDS Forward Plan

## Bath & North East Somerset Council Anticipated business at future Panel meetings

Ref Date	Decision Maker/s	Title	Report Author Contact	Strategic Director Lead
<b>HOUSING &amp; MAJOR PROJECTS POLICY DEVELOPMENT AND SCRUTINY PANEL - 27TH MAY 2014</b>				
27 May 2014	HMP PDS	Commuted Sums	Graham Sabourn Tel: 01225 477949	Louise Fradd
27 May 2014	HMP PDS	Bath Western Riverside / Somerdale : Next Phase	Simon Martin Tel: 01225 477407	Louise Fradd
<b>HOUSING &amp; MAJOR PROJECTS POLICY DEVELOPMENT AND SCRUTINY PANEL - 29TH JULY 2014</b>				
29 Jul 2014	HMP PDS	Annual Housing Report	Graham Sabourn Tel: 01225 477949	Louise Fradd
<b>HOUSING &amp; MAJOR PROJECTS POLICY DEVELOPMENT AND SCRUTINY PANEL - 23RD SEPTEMBER 2014</b>				
23 Sep 2014	HMP PDS	Empty Property Initiative Update	Graham Sabourn Tel: 01225 477949	Louise Fradd
<b>HOUSING &amp; MAJOR PROJECTS POLICY DEVELOPMENT AND SCRUTINY PANEL - 18TH NOVEMBER 2014</b>				
18 Nov 2014	HMP PDS	Additional HMO Licensing Update	Graham Sabourn Tel: 01225 477949	Louise Fradd
<b>FUTURE ITEMS</b>				

Ref Date	Decision Maker/s	Title	Report Author Contact	Strategic Director Lead
21 Jan 2014	HMP PDS HMP PDS	Former MoD Sites	John Wilkinson Tel: 01225 396593	Louise Fradd
	HMP PDS	Somerset Valley		
The Forward Plan is administered by <b>DEMOCRATIC SERVICES</b> : Mark Durnford 01225 394458 Democratic_Services@bathnes.gov.uk				

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