

APPENDIX 1

51 Ilkeston Road, Bramcote (known as Fishpond/Farm Cottage)1) Background

In November 2019 Housing committee approved the undertaking of a consultation exercise to seek local resident's views on the redevelopment of the Ilkeston Road site for new Council housing. A delegation was made to the Deputy Chief Executive in consultation with the chair of housing, to agree the mix of the new housing and to submit a planning application on the site.

An extensive consultation exercise was undertaken in late 2020 on a proposal to build 9 new homes including the demolition of the cottage. Following comments received from the consultation exercise, the layout plans and initial proposal to demolish the cottage were revised. A planning application was submitted in February 2021 which kept the cottage and proposed 5 new build homes on the site consisting of 2 houses, 2 flats and an adapted 3 bed 'wheelchair' property. The planning application was approved by planning committee in June 2021.

Ward members have subsequently approached the Council seeking revisions to the approved scheme due to the objections received from the local community.

2) Housing supply and demand in Bramcote

The housing mix agreed for the planning application was based on an assessment of housing need from the Council's Housing Register and Lettings data and the strategic long term need as identified in the 2018 GL Hearn Social and Affordable Housing Need Study.

Table 1 – Size of affordable rented housing required by sub-area - 2018 GL Hearn Report

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Beeston	43%	31%	23%	2%
Eastwood	38%	32%	28%	2%
Kimberley	40%	34%	23%	2%
Stapleford	36%	35%	28%	1%
Borough-wide	40%	32%	25%	2%

Source: Housing Market Model

Table 2 - October 2021 Housing Register Data for Bramcote

Property size	Number of applicants in Bands 1 and 2	Number of applicants in All Bands
All applicants		
1 bedroom	105	531
2 bedroom	72	368
3 bedroom	32	124
4 bedroom	3	9
Applicants over 60		
1 bedroom	40	176
2 bedroom	4	19

Table 3 – 2021 Lettings data - supply of affordable rented housing Bramcote

Property type/size	Number
General Needs	
1 bedroom flat	2
2 bedroom flat	0
2 bedroom house	1
3 bedroom house	1
Independent Living	
1 bedroom flat	7
2 bedroom flat	1
1 bedroom bungalow	2
2 bedroom bungalow	0

The Hearn report recognises the role which the delivery of larger family homes can play in releasing the supply of smaller properties; together with the limited flexibility which one-bed properties offer to changing household circumstances which feed through into higher turnover and management issues. The need for affordable housing of different sizes will vary by area (at a more localised level) and over time. In considering the mix of homes to be provided within specific development schemes, the information in the Hearn report should be brought together with details of households currently on the Housing Register in the local area and the stock and turnover of existing properties.

Tables 2 and 3 show the up to date housing need and supply data for Bramcote as of October 2021. The tables show that the need is predominantly for general needs accommodation (80%+) with a mix of 1 beds (50%) and 2/3/4 beds (50%).

3) Financial Implications

The scheme has been allocated funding of £550,000 in the approved 2021/22 Capital Programme (with a further £350,000 provisionally allocated in the 2022/23 Capital Programme). The scheme will not proceed on site until 2022/23 (whichever option is agreed) and, as such, the current allocated funding will be carried forward

into 2022/23 subject to Committee approval. Subject to further clarification, it is intended that Homes England funding will be secured to help subsidise the development of the scheme and to allow affordable rents to be charged. Accessing Homes England grant and the charging of affordable rents should allow both options 1 and 3 to payback within a 40-year payback period.

4) Options for the site

Option 1 - Proceed as per the planning approval to build 2x3 bed houses, 2x1 bed flats and 1x3 bed adapted property and implement a local lettings policy for the new homes which gives priority to residents with a local connection to Bramcote

Advantages

- Planning permission has been secured,
- This will meet priority housing need,
- The construction work could begin quickly subject to tendering the scheme,

Disadvantages

- Ward members do not support the proposals,
- A number of local residents do not support the proposal. The opposition to the scheme was documented in the planning committee report. There are a number of differing objections to the proposal ranging from opposition to the building of any homes through to support for building bungalows only on the site.

Option 2 - Submit a new planning application to build only the 3 bedroom adapted property,

Advantages

- This proposal is more likely to be supported by local residents,
- Demand exists for adapted family housing,

Disadvantages

- Revised planning would be needed which will delay the scheme,
- £48,000 has been spent to date on securing planning permission and securing revised planning will require additional professional fees,
- It would be proportionally more expensive to build just one home on this site,
- There is a lost opportunity to provide 4 more affordable homes if only 1 house is built,

Option 3 - Submit a new planning application to build the adapted property **and** 2-3 one bedroom bungalows,

Advantages

- This proposal may be supported by local residents,
- Demand exists for adapted family housing and bungalows,

Disadvantages

- Revised planning would be needed which will delay the scheme,
- £48,000 has been spent to date on securing planning permission and securing revised planning will require additional professional fees,
- There is a lost opportunity to provide 2x three bed houses and 2 x one flats instead of 2-3 one bedroom bungalows,

5) Future of Fishpond Cottage

All 3 options allow for the retention of Fishpond Cottage. A report about the future use of the cottage building will be brought to committee in 2022.

