

ROYAL BOROUGH OF KINGSTON UPON THAMES

Decisions 61 and 62 can be called in up to 5pm on Wednesday 19 April.

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GROWTH COMMITTEE 16 MARCH 2017

(7:30 pm – 9:27 pm)

Councillor David Cunningham (**Chair**)
Councillor Andrea Craig (**Vice Chair**)

Councillor Bill Brisbane
Councillor Kevin Davis
Councillor Sheila Griffin
Councillor Raju Pandya
* Councillor Priyen Patel
Councillor Cathy Roberts
Councillor Malcolm Self
* Councillor Ken Smith
Councillor Thay Thayalan
Councillor Jon Tolley
Councillor Gaj Wallooppillai

*Absent

57. QUESTIONS, PETITIONS AND PUBLIC PARTICIPATION.

No questions or petitions were submitted.

58. APOLOGIES FOR ABSENCE AND ATTENDANCE OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Ken Smith and Priyen Patel.
Councillors Paul Bedforth and Ian George attended as substitutes.

59. MINUTES

The minutes of the meeting held on 7 February 2017 were confirmed as a correct record.

60. DECLARATIONS OF INTEREST

No interests were declared.

61. CAMBRIDGE ROAD ESTATE REGENERATION PROCUREMENT AND MASTER PLANNING APPROACH Appendix A

The Committee considered a report on the work undertaken since the Estate Regeneration Programme (ERP) was approved by the Residents, Health and Care Services Committee on 17 June 2015 and the delegation of authority to the Director of Place to procure and award a contract to a development partner, through a joint venture approach, in order to undertake the master-planning and delivery of the Cambridge Road Estate (CRE) regeneration programme.

The ERP gives the Council the opportunity to improve the quality of homes on CRE, invest in the wider neighbourhood, increase the number of homes on the CRE and, to improve the quality of life for residents. The Council wants to ensure that every resident in Kingston has the opportunity to live in a high quality home. The challenge we have in Kingston is one of affordability. Kingston's housing waiting list has 9502 families waiting for a Council home and there are currently 693 families living in temporary accommodation. The borough's population is projected to number 186,200 by 2035 which is a rise of approximately 10%. The Council is investing in our neighbourhoods and building new homes. The ERP will improve the quality of housing for our existing residents and offer the chance of an affordable home to thousands of families.

The CRE is the first estate being considered by the programme. The principal reason for the inclusion of CRE is that it represents an opportunity to build a significant number of new homes due to the estate's relatively low density, its location and, its access to public transport. The CRE scheme is of strategic importance to the Council, the eventual scheme is likely be in the region of 2000 residential units with a Gross Development Value that will be, once complete, in excess of £1bn. Land assembly, construction and sales will be phased over a relatively long period spanning more than one economic cycle. The scale of the opportunity, and the corresponding risk profile, is significant and securing the right development partner and the most effective masterplan is a crucial first step as it will set the overall direction of the project.

The report outlined the following six key commitments which will underpin the methodology that the Council will use in order to move the CRE programme forward.

1. We will keep or re-provide the same number of homes for Council tenants with secure tenancy.
2. We will provide opportunities for leaseholders and freeholders living on the estate to move into one of the new homes.
3. We will offer market value for homes owned by leaseholders and freeholders if their properties are scheduled for redevelopment.
4. We will support vulnerable tenants if they need to move home.

5. We will offer financial assistance to residents who need to move in accordance with the Council's decant policies.
6. We will engage with all residents at all stages of the programme, discussing with them the next steps, the options if they need to move home and involving them in the design of the new homes and the estate's improvements.

The Committee were provided with late material that contained the comments of the Housing Sub-Committee which considered the report at its meeting on 8 March 2017. The Housing Sub-Committee recommended that the proposals set out in the report should be agreed by the Growth Committee subject to the following amendment to the first of the six key commitments. The Housing Sub Committee recommended the insertion of 'as a minimum' so that the first commitment reads:

1. We will keep or provide, *as a minimum*, the same number of homes for Council tenants with secure tenancy.

A number of local residents addressed the Committee on this item from the public gallery. Councillor Linsey Cottington also addressed the Committee from the public gallery under Standing Order No.29. The following is a summary of the points raised:

- Any high density residential scheme proposed will need to ensure that there is a corresponding increase in the capacity of the estate's internal community spaces as the existing community facilities are already oversubscribed. Adequate indoor community space will help to safeguard residents' social, spiritual and physical wellbeing.
- The number of Social Housing units on the estate should be as high as possible. Any proposed scheme will also need to ensure, through purposeful design, that it can assist vulnerable residents.
- There are a large number of single residents on the housing waiting list and any future development proposed will need to include an adequate number of affordable single units in order to address this need.
- The programme will need to be informed by the ongoing national changes to welfare reform.
- Residents will need to be kept informed of all aspects of the scheme as the programme will seriously disrupt the lives of existing residents. Any consultation process will need to include evening sessions in order to ensure that those who work in the day can attend. It will be reassuring to residents if they could have an input in the process that selects the scheme's independent advisor. Residents should also have representation on any boards formed.
- This programme, and any subsequently proposed development, cannot be considered in isolation. The impact on the area's infrastructure must be

considered in context with the other ongoing building developments in the local area.

- Consideration should be given to the holding of a ballot of residents' views on this process before planning permission is sought for any development.

The Committee welcomed the views of the Housing Sub-Committee and agreed their proposed amendment to the programme's first principal so that the Council seeks to keep, as a minimum, the same number of homes for Council tenants with secure tenancy. The Council's aim is to get back as many homes as possible, this will be guided by the scheme's viability and we will learn more once planning proposals have been brought forward. The size and scale of the estate's onsite community facilities will be based on the criteria set out in the master-plan. It was noted that a significant percentage of any profit received by the Council will be ring-fenced for housing. It was also noted that the planning issues raised will be addressed during both the master-planning stage and when an application is subsequently considered by the Council's Development Control processes.

This is an ambitious long term plan that will take many years to reach fruition and this is the start of that process. The Committee are conscious of how disruptive this element of the ERP will be to residents on CRE. The issues raised relating to planning permission, tenancy and welfare reform will be addressed in due course, once the master-planning process is underway and residents will be consulted at each of the relevant stages. In the meantime there is a need to progress with the procurement and masterplan.

The Committee noted the suggestion of a ballot of residents prior to the commencement of any master-plan and asked for this idea to be considered by officers. Any such ballot would need to include all residents who will potentially be impacted by the ERP including those on the housing waiting list. The Committee also noted the importance of ensuring that existing CRE residents are involved in the appointment of the independent advisor.

In their consideration of the report some Members questioned the timings set within the indicative procurement timetable and in particular the scheduling of the selection of the Joint Venture Development Partner for May 2018 as this coincides with the borough's local elections. The Committee noted that this is an indicative timetable and that this stage of the programme is likely to take place after the local election. New Councillors will be briefed on the masterplan's development.

During discussion on the type of organisations that are potentially available as development partners in this joint venture it was noted that they could be a commercial developer or a Registered Partner. Some Members urged exploration of different models of revenue regeneration, moving away from a reliance on ground rent collections, in order to help mitigate risk to the Council. Some Members also expressed concern about the maximum indicative heights cited within the feasibility report's development principles and it was noted that it is possible make a high density development that it is not high rise. It was the view of some Members that there needs to be further emphasis within these development principles on design.

Given the scope and duration of the work envisaged the Committee agreed that both the Opposition Spokesperson for Regeneration and Norbiton ward Councillors should also be consulted by the Director of Place when this delegated authority is exercised. It was noted that the programme's governance arrangements are yet to be determined.

Resolved that:

1. authority is delegated to the Director of Place, in consultation with the Deputy Leader, the Portfolio Holder for Regeneration, the Opposition Spokesperson for Regeneration and Norbiton ward Councillors, to procure and award a contract to a Development Partner through a Joint Venture approach in order to undertake the master-planning and delivery of the Cambridge Road Estate regeneration.
2. the Director of Place continues to engage residents fully in the next stages of the development programme, and to further test the emerging options having noted the feedback from the various resident engagement activities that were run between September 2015 and October 2016 as well as those received from the ongoing consultation process.

Voting: Unanimous.

62. ACQUISITION PROGRAMME TO UTILISE RTB RECEIPTS

Appendix B

The Committee considered the delegation of authority to the Director of Place and the Head of Planning and Regeneration for the acquisition of properties on the open market utilising Right to Buy (RTB) receipts for inclusion in Housing Revenue Account (HRA) stock.

RTB receipts are accrued following the sale of a council home to a tenant through the right to buy legislation. The Council then has three years to spend the receipt on the provision of new affordable housing. If the receipt is not spent within this timeframe then it must be repaid, with interest, to the Treasury. The receipts can only be used to fund 30% of the new affordable housing, the remaining 70% must be funded from alternative capital sources. The affordable housing can be delivered by the Council building new homes, by grant funding a partner Registered Provider to build new homes or by an acquisition programme.

There are currently development schemes in progress which will utilise the receipts by providing new affordable homes within the borough however there is a long lead in time for these schemes and there are unlikely to be any schemes that can utilise these receipts in the 2017/18 financial year. The delegated authority being sought has been designed to be used when these schemes are not scheduled to be completed within the RTB three year timetable limit. The report was considered by the Housing Sub-Committee at its meeting on 8 March 2017 and the recommendations were endorsed.

Resolved that:

1. authority is delegated to the Director of Place and the Head of Planning and Regeneration, in consultation with the Portfolio Holder for Adults Social Care and Health, to use all future Right to Buy receipts which are not allocated to specific projects to purchase dwellings that are considered to be suitable for use as affordable housing within and outside the borough.
2. the Committee notes that there will be an annual report on any acquisitions made by way of the Members' Information Pack which is available for the public to view on the Council's website.

Voting: Unanimous.

63. INFORMATION ITEM: ANNUAL REPORT ON STANDARDS OF ATTAINMENT AND PUPIL PROGRESS **Appendix C**

The Committee considered the SPA[RK] Annual Report 2016 on the standards of attainment and pupil progress as set out in Annex 1 of the report.

100% of pupils in Kingston attend a good or outstanding school although there are three schools currently without a judgement as they are new schools (Knollmead Primary, Kingston Community Primary and the Kingston Academy). This is well above the national average of 87%. There are currently no schools in Kingston in a formal category of concern.

Attainment across the key stages remains either at or above the national averages and have improved on the performance of previous years although, in many instances, where accountability measures and assessments have changed, it is not possible to directly compare performance against 2015 outcomes.

The annual report was noted.

64. URGENT ITEMS AUTHORISED BY THE CHAIR

There were no urgent items.

Signed.....Date.....
Chair