
Council Meeting

4 December 2018

Booklet 1

Answers to Written Questions

1.

QUESTION SUBMITTED BY: Councillor Williams

TO BE ANSWERED BY: Councillor Ruane, Cabinet Member for Housing and Communities

TEXT OF QUESTION:

“Would the Cabinet Member tell me how much the Council have spent on using hotels/B&Bs as temporary accommodation since 1st April 2017? (Could the figures be broken down per establishment?)”

Answer:

“Thank you Cllr. Williams for your question on this important matter. I've made no secret of the fact that the Housing Department at Coventry City Council is currently not fit for purpose in meeting the increasing demands on the service. There is a complete lack of management grip in where and the length of time people are placed, these figures demonstrate the huge financial cost, yet we all know the damaging human cost this is also having.

It is totally unacceptable that families and children should be placed in temporary accommodation longer than six weeks. Bed and breakfast should only be used as emergency housing if nothing else is better.

The Council and its partners has put housing at the forefront of its plans for the city. In Coventry we will be announcing a number of new developments in the coming days that will offer alternative and more suitable accommodation for a number of families and single people, with more suitable properties being available in the months ahead.”

The detail is attached as appendix 1 (note that some information has been redacted as it relates to individuals)

2.	<p>QUESTION SUBMITTED BY: Councillor Williams</p> <p>TO BE ANSWERED BY: Councillor Ruane, Cabinet Member for Housing and Communities</p>
<p>TEXT OF QUESTION:</p> <p>“Would the Cabinet Member tell us how many times, since the Local Plan was adopted, have the planning department had <i>preliminary</i> discussions/consultations with developers regarding sites in the City? Could he also list where those sites are?”</p> <p>Answer: Attached as appendix 2</p>	

3.	<p>QUESTION SUBMITTED BY: Councillor Williams</p> <p>TO BE ANSWERED BY: Cabinet Member for City Services</p>
<p>TEXT OF QUESTION:</p> <p>“Would the Cabinet Member tell me how many complaints this Council has received, since 1st April 2018, regarding missed bin collections?”</p> <p>Answer:</p> <p>“April 2017 to December 2018 = 2826 total</p> <p>Broken down – Full year April 2017 to March 2018 = 2213 (Ave 184 per month) April 2018 - December 2018 = 613 (Average 76 per month)”</p>	

Overall Costs - Temporary Accommodation 2017/18

	£000	
Where placed by CCC		
Temporary Accommodation costs (incurred for the first 14 days of placement)	637	
Other Temporary Accommodation Costs	603	
	1,240	Breakdown of suppliers included on detail sheet
Where placed by Salvation Army		
Temporary Accommodation costs	3,693	Paid to Salvation Army for costs of temporary accommodation
	3,693	
Housing Benefit Subsidy grant received	(953)	Grant received to offset the cost of temporary accommodation
Total	3,980	
Salvation Army contract payment	1,898	
Overall Total	5,878	

2017 -18 Accommodation Cost

Provider	£
4D Estates Ltd	2,000
Abrol Ltd	15,400
Anjuman Ltd	8,300
Britannia Hotel	237
Chinedum Emmanuel	2,460
Churchill Hotel Ltd	2,054
██████████	1,000
Coventry Mind	18,037
Coventry Panahghar Project	13,703
Coventry Refugee & Migrant Centre	3,399
Days Hotel Coventry	43,490
██████████	2,695
██████████	694
Embrace Property Ltd	10,610
██████████	4,155
Four Oaks Lettings & Property Management Ltd	1,325
██████████	368
██████████	415
██████████	780
██████████	1,540
Hexagon Care Services Ltd	83
Ibis Coventry Centre	12,286
██████████	1,650
JLO Properties	8,425
██████████	186
██████████	380
Livermore & Co Ltd T/A The Beechwood	549,511
M & N Estates Ltd	231,758
Merrick Lodge Hotel Ltd	38,210
N & S Virdee	2,600
New Venture Trading Ltd	1,820
██████████	1,242
North East Children's Services	180
Optimhouse Estate Agent	850
Payne Associates	7,350
██████████	770
R A Perez T/A The Beechwood	-750
Rethink	1,809
██████████	1,500
Stamp Accommodation Service Ltd	5,120
Talash Hotel T/A Allesley Hotel	167,054
The Letting Mann Ltd	16,275
The Merrick Lodge - INACTIVE	1,855

Valley House	21,765
Whitefriars Business Services Ltd	1,241
Whitefriars Housing	256
Whitefriars Housing Group Ltd	33,887
Total Expenditure	1,239,976

Note

The above costs are gross of Housing benefit received

The above costs exclude payments to Salvation Army for temporary accommodation

2.	QUESTION SUBMITTED BY: Councillor Williams
	TO BE ANSWERED BY: Councillor Ruane, Cabinet Member for Housing and Communities
	TEXT OF QUESTION:
	“Would the Cabinet Member tell us how many times, since the Local Plan was adopted, have the planning department had <i>preliminary</i> discussions/consultations with developers regarding sites in the City? Could he also list where those sites are?”

NB: Clarification sought from Cllr Williams has since confirmed the request relates to those sites allocated in the Coventry Local Plan (Adopted December 2017).

The Table below provides a status update on those sites. Information is correct as of 28th November 2018.

Site Reference	Site Allocation	Indicative Number of Dwellings Allocated	Current Planning status
H2:1	Keresley SUE	3,100	<p>Outline Planning Permission granted for up to 800 homes to Lioncourt Strategic - ref: OUT/2014/2282 - pre-application advice requested on detailed planning consent.</p> <p>Pre-application Advice requested on second phase - approx. 450 homes - Barrett David Wilson - Land East of Bennett's Road and South of Watery Lane. EIA Screening Opinion also submitted.</p> <p>Pre-application Advice requested on third phase - approx. 550 homes - Bellway Homes - Land between Tamworth Road and Fivefield Road. EIA Screening Opinion also submitted.</p>

			<p>Pre-application Advice requested on fourth phase - approx. 500 homes - Lioncourt Strategic - Land at Thompsons Lane. Scoping Opinion also requested.</p> <p>Planning application submitted on fifth phase by J G Gray Limited, Gillitt Properties Limited & The Newcombe Estates Company Limited - approx. 40 homes - OUT/2018/3080</p> <p>Consultation response made to SUE Design Guidance consultation (summer 2018) by CALA Homes for land north of Fivefield Road (3.5acres) - no quantum of development identified. No further engagement with Planning Department at this time.</p> <p>Outline application submitted by Hallam Land Management for mixed use development including up to 2,625 homes - OUT/2018/3225.</p> <p>Pre-application advice requested on site of the Windmill Golf Course for approx. 600 homes.</p> <p>Pre-application advice requested on land east of Pickford Green Lane for approx. 100 homes.</p>
H2:2	Eastern Green SUE	2,250	<p>No engagement with planning thus far.</p> <p>Phase 1 completed - 94 homes built by Westleigh Developments.</p> <p>Phase 2 completed - 135 homes built by Taylor Wimpey.</p> <p>Phase 3 - pre-application advice requested for approx. 300 homes and employment land.</p> <p>Phase 4 - no engagement with planning thus far.</p> <p>Site actively being developed by Persimmon Homes.</p> <p>No formal engagement with planning thus far.</p>
H2:3	Walsgrave Hill Farm	900	<p>Initial inquiries made in relation to highways but no formal pre-application requested form planning thus far.</p>
H2:4	Land at Whitmore Park, Holbrook Lane	730	<p>Outline Planning Permission granted for up to 240 homes to UK Land Development and Heyford Developments Limited - ref: OUT/2016/1874 - pending S106 agreement.</p> <p>Pre-application advice requested on phase 1 for approx. 200 homes. No formal planning advice sought on phase 2 thus far.</p>
H2:5	Paragon Park	700	
H2:6	Land at Browns Lane	475	
H2:7	Land at Sutton Stop	260	
H2:8	Land West of Cromwell Lane	240	
H2:9	London Road/Allard Way	200	

H2:10	Former Lyng Hall Playing Fields	185	Site actively being developed by Bellway Homes - RM/2016/0876 - 176 homes.
H2:11	Elms Farm	150	Outline planning permission granted for up to 150 homes - ref OUT/2016/1965.
H2:12	Site of LTI Factory, Holyhead Road	110	Pre-application advice requested for mixed use development including up to 136 homes.
H2:13	Grange Farm	105	Site actively being developed by Westleigh Developments for 107 homes.
H2:14	Former Transco site, Abbots Lane	100	Pre-application advice requested for approx. 700 homes.
H2:15	Land at Sandy Lane	90	No engagement with planning thus far.
H2:16	Land at Carlton Road / Old Church Road	85	No engagement with planning thus far.
H2:17	Nursery Sites, Browns Lane	80	Planning application submitted for approx. 81 homes by Bloor Homes - ref: FUL/2018/0774.
H2:18	Mercia sports field	75	Majority of site allocation actively being developed by Westleigh Developments for 84 homes.
H2:19	Land at Mitchell Avenue	50	No engagement with planning thus far.
H2:20	Land at Durbar Avenue	45	No engagement with planning thus far.
H2:21	Woodfield school site, Stoneleigh Road	30	No formal engagement with planning thus far.
H2:22	Land at the Junction of Jardine Crescent and Jobs Lane	25	Pre-application request is expected soon - no indication of proposed development at this time.
H2:23	Land west of Cryfield Heights, Gibbet Hill	20	Full planning permission granted - ref FUL/2018/1361 for the erection of 16 dwellings.

H2:24	Land West of Cheltenham Croft	15	No formal engagement with planning thus far.
H2:25	The Grange Children's Home, Waste Lane	15	Site recently sold to education facility. Initial pre-application inquiry suggests the site is expected to maintain existing uses without the need for planning permission. May be a longer term option for some supporting accommodation units (which would require planning permission).

In summary, this means:

- 25 sites were allocated for housing development in the Local Plan that was adopted in December 2017.

Of those sites:

- 7 already have planning permission – for the site as a whole or in part. Of these 5 are actively being developed.
- 3 more sites are subject to undetermined planning applications.
- 9 more sites, either as a whole or in part, have then been subject to pre-application inquiries.
- 8 sites have not had any inquiries through the planning process thus far.