



SCRUTINY REVIEW PANEL ON THE PROPOSED DEVELOPMENT OF AN ECO-TOWN

MEETING WITH DAVID BRAZIER, LEICESTER SHELTER HOUSING AID AND RESEARCH PROJECT ON 9 OCTOBER 2008

The Panel met with David Brazier of the Leicester Shelter Housing Aid and Research Project. Mr. Brazier discussed the proposed development in relation to the possible effects it might have on local housing.

The Panel NOTED the following points that arose from that meeting:

- The proposals envisaged that 30% of the 15,000 homes built would be 'affordable'. The understanding was that of this approximately 75% would be rental properties, this was to be welcomed;
- There would be issues regarding 'nomination rights'. A Government directive or an agreement amongst local authorities would be required which would allow Harborough, Oadby and Wigston and Leicester City Council to have nomination rights. (Note: under the current legislative framework nomination rights would vest with Harborough District Council. However, most people on the waiting list in Harborough wanted a house in Market Harborough or Lutterworth);
- If the proposed development went ahead as envisaged it was likely that it would be the more mobile on housing lists who would move to Pennbury. This would necessitate good transport links with the City and neighbouring authorities to ensure such people were able to keep contact with their families and seek employment. There would still be a need for appropriate employment opportunities at Pennbury;
- A lack of availability of appropriate development land meant that SUEs to existing market towns, which were usually more affordable, were not always a possibility. An advantage of the Pennbury scheme was that the land was owned by the Co-op and English Partnerships and there was therefore a greater probability that the development and the affordable housing commitments would be delivered together with associated facilities;
- The proposals offered the prospect of improving the stock and availability of affordable housing, particularly social rented accommodation, for those in need.