PROPOSED DEVELOPMENT SITES

Scheme 1

Redevelopment of Albyns Close redundant sheltered housing scheme to provide self-contained bungalows for shared ownership and affordable rent for downsizers.

- The site is located at Albyns Close, Rainham RM13 7YA.

- The site was previously used to provide sheltered accommodation for the elderly. The building is currently empty awaiting demolition.

- Proposed dwellings and tenure:
    - 1 x 1 bed self-contained affordable rented bungalow
    - 9 x 2 bed self-contained affordable rented bungalows
    - 10 x 2 bed self-contained bungalows for shared ownership

Scheme 2

Enlarging the existing sheltered housing schemes at Holsworthy House and Ravenscourt by building self-contained bungalows on under-used car parks and adjacent land currently outside the scheme boundary.

- Holsworthy House is located on Neave Crescent in Harold Hill.

- The development scheme is made up of two plots, an existing parking facility for the scheme which will be re-provided to the front of the scheme and a plot of land adjacent to the scheme and has no defined use.

- The proposal is to incorporate the unused drying areas of the scheme into the plots identified above and build 3 x 2 bedroomed self-contained bungalows for affordable rent for older.

- Ravenscourt is located on Ravenscourt Grove in Hornchurch.

- The scheme benefits from 3 parking facilities and one of them is used predominantly by surrounding private residential properties that are not part of the sheltered scheme. This plot has been identified as a suitable development plot where 2 x 2 bedroomed bungalows and 1 x 1 bedroomed bungalow for affordable rent can be built for older downsizers.

- All new bungalows proposed would become part of the existing sheltered schemes and the future occupants of the bungalows would benefit from the related services.

Scheme 3

Development of new affordable rented flats on Bideford Close, Harold Hill.

- The scheme consists of 2 plots of land within an existing development of 3 storey blocks. The plots currently serve as a parking facility for the existing development and it is proposed that the parking provision is recreated around the periphery of the development which would free up the plots for development.

- The proposal is to build an additional 9 x 2 bedroomed flats on 3 floors for affordable rent.

Scheme 4

Redevelopment existing hard-to-let small bungalows.

- The bungalows are located within Harold Hill, with exact bungalows to be redeveloped yet to be finalised. Vacant properties will be prioritised.

- The existing bungalows are very small and are often difficult to let. A feasibility exercise revealed that, using a modern pod construction method, the bungalows can be demolished and replaced by larger 2 storey dwellings using the same foundations.

- This proposal is to replace 12 bedsit bungalows with 12 x 2 bedroomed houses for affordable rent.

Scheme 5

Redevelopment of pram stores at the base of high rise New Plymouth House and Napier House in Rainham.

- The proposal is to construct 3 x 2 bedroomed flats for social rent by converting the previously under-used pram stores on the ground floor of New Plymouth and Napier Houses in Rainham. This is an integral element of the wider regeneration of the two blocks and has been discussed with residents.

Scheme 6

Redevelopment of ground floors, including former storage areas, of the high rise Thomas England and William Pike Houses, Waterloo Gardens

Romford RM7 9BD.

- The proposal is to construct 4 x 2 bedroomed flats for social rent using the unused communal areas on the ground floors of these blocks.

Scheme 7

Supported housing scheme for Adult Social Care clients.

- This site in Ullswater Way, South Hornchurch previously contained garages. These were demolished many years ago with the site standing empty with no identifiable use since then.

- The proposal is to build 4 x 1 bedroomed bungalows and 4 x 1 bedroom flats over 2 floors for allocation to Adult Social Care clients, with one of these flats providing an officer and sleep-in space to the tenants' support provider.