

GREEN LIGHT FOR NEW VERY SHELTERED SCHEME

Plans to build a very sheltered housing scheme in a Babergh village were given the green light earlier this year. Now, 32 flats and bungalows, which include communal areas, are due to be built on land off Days Road, Capel St Mary. Very sheltered housing allows elderly residents to retain their independence and live comfortably, with a high level of care and support provided. Babergh District Council has been working closely with Capel St Mary Parish Council,

Orwell Housing Association and Suffolk County Council on plans to build a very sheltered housing scheme, for affordable rent and shared ownership, in the village. Ian Tippett, Babergh's Strategic Housing Manager, (pictured right) said: "This is a really good outcome as I know that many people in Capel St Mary are looking to forward receiving the care that a scheme such as this can offer while remaining in their home village."

Greg Dodds, New Business Manager at Orwell Housing Association, said: "This will bring a high quality sheltered complex to local residents of Capel and surrounding areas and will be a real asset to the community." And Stuart Harris, Chairman of Capel St

Mary Parish Council, added: "Those local people who are in need of some looking after will now be able to stay in the community close to friends and relations rather than be forced to move away or struggle on in less suitable accommodation."

A legal restriction will be placed on the scheme that will mean residents from Capel St Mary and the surrounding parishes of Copdock & Washbrook, Great Wenham, Little Wenham, Bentley, Holton St Mary, East Bergholt & Raydon, will get priority.



More affordable homes in the pipeline



LOCAL HOMES FOR LOCAL PEOPLE

An event that highlighted the need for more affordable homes for people who live and work in the Babergh district was a success - with another now on the cards. Babergh's Local Homes for Local People day highlighted the housing needs faced by local people - and the challenges faced by Babergh and its partners when looking for development opportunities.

The event brought together Babergh officers and councillors, parish councillors and representatives in order to look at the ever-increasing need for more affordable homes in Babergh's parishes.

Attendees were taken on a coach tour of some of Babergh's affordable housing schemes and this was followed by first-hand accounts from parish councils that had recently helped to find a location within their area.

- 2007/08 saw the completion of 90 new affordable homes, for rent or shared ownership in Babergh.
- More homes given the thumbs up. There are currently 69 new Registered Social Landlord homes being built in the Babergh district - with a further 95 having received planning permission in 2007/08.
- Plans for the future. Babergh officers are currently in negotiation on a further 292 potential affordable homes - and are on course to achieve the Council's target of 700 homes either built or in development by 2009/10.
- Funding for the future. Babergh has been given an allocation of £1,343,300 from the Housing Corporation. This will help deliver 40 units of affordable housing including the refurbishment of Stour House.

COTTAGES UNDER THE HAMMER!

Two cottages - thought to be the oldest council houses in the country - have been sold with the proceeds to be ploughed back into new affordable housing projects. The Babergh District Council-owned cottages, which are thought to have been built

during the reign of Henry VIII, sold for £169,000 each earlier this year.



With the average price of a house in Babergh topping £229,000, the extra money raised from the Tattingstone sale will go a long way towards helping some of the 1,700 people on Babergh's Housing Register. It is agreed that the money will be prioritised to provide new affordable homes initially in Tattingstone or thereafter in nearby villages.