

BABERGH DISTRICT COUNCIL

FROM: The Housing Panel

REPORT NUMBER **G92**

TO: OVERVIEW AND SCRUTINY
(COMMUNITY SERVICES) COMMITTEE
STRATEGY COMMITTEE
COUNCIL

DATE OF MEETING: 4 September 2007

27 September 2007
30 October 2007

THE HOUSING PANEL'S 2007 HOUSING REVIEW

1. PURPOSE OF REPORT

1.1 The Housing Panel has undertaken a review of the following strategies and policy documents:

- Babergh's Housing Strategy 2004-2009 (which includes the Affordable Housing Programme)
- Babergh's Homelessness Strategy
- The Housing Revenue Account (HRA) Business Plan
- The Sheltered Housing Review
- The Gipsy and Travellers Accommodation Needs Assessment

1.2 The Housing Panel has considered these strategies and plans in detail. The Panel concluded that good progress is being made delivering the action plans linked to these strategies and is not recommending any major policy changes at this time. However, the Panel does wish to make Members aware of a number of particular issues and these are referred to in this report. A number of the conclusions reached require formal approval from Strategy Committee and the Council before they can be actioned and these are presented as recommendations.

2. RECOMMENDATIONS

2.1 That the following council owned sites be included within the Affordable Housing Programme for the development of new affordable housing, and that approval for the disposal of these sites be granted, subject to the appropriate terms and conditions:

- Land at 28 Cornerth Crescent, Great Cornard
- Land to the rear of Garrards Road, Elmsett
- Land at Palfrey Heights Brantham
- Land adjacent to 36-38, 44-46 and 45-47 Kingsland Shotley

2.2 That the following amendments be made to the approved Affordable Housing Programme:

- To develop the land adjacent to No. 2 The Street, Monks Eleigh as social housing instead of selling it
- To change the tenure mix at Rotheram Road, Bildeston to provide 8 houses for rent and 7 houses for shared ownership instead of 15 houses for shared ownership

2.3 That the updated Affordable Housing Programme, as detailed in Appendix 1, be approved.

2.4 That the Head of Community Development be delegated authority to approve any minor amendments in the approved Affordable Housing Programme in consultation with the Housing Panel. This will exclude land where Ministerial consent for the sale is required under Article 4(17) of the Council's Constitution.

- 2.5 That delegated authority be given to the Head of Contract and Asset Management in consultation with the Head of Community Development to sell the Council owned cottages at Nos. 1 and 2 Thatched Cottages, Tattingstone on the open market and for the proceeds of sale to be used, in the first instance, for the delivery of affordable housing in Tattingstone and its surrounding area, then, failing that, for affordable housing elsewhere in the Babergh District.
- 2.6 That the Council works in partnership with a preferred Registered Social Landlord, selected by the Head of Community Development in consultation with the Housing Panel, to provide a Private Leasing Scheme in the Babergh district. Furthermore, that the Council adopts a revision to its current grants and loans policy so that financial assistance is only given to those landlords who take part in the Private Sector Leasing scheme and landlords who are registered charities.
- 2.7 That the Terms of Reference of the Hadleigh Swimming Pool Steering Group, approved by the Strategy Committee on 29 June 2006, be extended to enable the Steering Group to consider the future use of the disused Pavilion building and adjoining land on the Calais Street recreation ground.
- 2.8 That the Housing Panel undertakes a feasibility study into the redevelopment and regeneration of the Council's sheltered housing scheme at Tenterpiece, Lavenham in consultation with the local Member and reports back to Strategy Committee with its conclusions.
- 2.9 That the temporary post of Homelessness Prevention Officer (Post No.CC210T) be made permanent; subject to the inclusion of the additional amount in the Council's budget.
- 2.10 That Babergh works with neighbouring local authorities to assess the best way of jointly meeting the accommodation needs of Gypsies and Travellers.
- 2.11 The Committee is asked to make recommendations to Strategy Committee and the Council on the above matters.

3. **FINANCIAL IMPLICATIONS**

- 3.1 There are a number of financial implications arising from this year's Housing Review. The financial impact relating to the recommendations listed above are provided below. Issues relating to the Housing Revenue Account (HRA) Business Plan are also provided in this section for Members' attention. The Head of Contract and Asset Management is also undertaking a more detailed review of the projected expenditure within the Plan.
- 3.2 The Affordable Housing Programme (referred to in recommendations 2.1, 2.2 and 2.3) can only be delivered if the funding arrangements that underpin delivery are properly in place. Whilst a high proportion of the Programme can be delivered through planning obligations, our rural affordable housing delivery, in particular, is very reliant upon other sources of funding. The main funding source is the Housing Corporation in the form of Social Housing Grant. The next bid round is due in late 2007 when funding will be allocated for the period 2008 to 2011. The other major way in which the Council supports the delivery of its affordable housing programme is Babergh's discounted land policy. This is over and above a General Fund capital contribution of a minimum of £100,000 per annum and money received from Section 106 agreements in the form of commuted sums.
- 3.3 Babergh's discounted land policy provides the Council with capital receipts (depending on the level of discount agreed), which are available to fund our overall capital programme - currently being used for the General Fund - reducing borrowing requirements.

- 3.4 The Housing Panel is keen to ensure that Members understand the implications of their recommendations to invest the proceeds of the sale of the Council's properties at Tattlingstone (Recommendation 2.5) into more affordable housing. This does, of course, mean that the money will not be available to meet other corporate objectives of the Council. However, the Panel wish to stress that the delivery of affordable housing is not only a corporate priority, but it also supports a number of other corporate objectives around sustainable communities and active citizenship.
- 3.5 The proposal to start a Private Sector Leasing (PSL) Scheme in Babergh (Recommendation 2.6) will require start-up costs of about £7000. PSL schemes are generally self-financing once they get going but there will be commitments over the level of indemnity between the parties should things go wrong. This could include unnecessary delays when selecting a tenant through to serious damage caused by the tenant at the end of the agreement. So further costs could be incurred. The initial set-up costs and any ongoing costs will be met from either the "invest to save" Efficiencies Fund or existing Bed and Breakfast and other General Fund Housing budgets.
- 3.6 Funding for the feasibility study into future options for the Pavilion site in Hadleigh (Recommendation 2.7) will be found from existing budgets in the General Fund. Funding for the feasibility study at Tenterpiece (Recommendation 2.8) will be found from existing HRA budgets. The financial implications for the Council in relation to the outcomes of these feasibility studies will be subject to further committee reports, which will provide details of any proposals that are developed.
- 3.7 The case for continuing with the Homelessness Prevention post (Recommendation 2.9) will be subject to consideration through the Council's Service and Financial Planning (SFP) process.
- 3.8 The financial implications for the Council in relation to the joint work with neighbouring authorities to assess the best way of jointly meeting the accommodation needs of Gypsies and Travellers (Recommendation 2.10) will be subject to a further committee report, which will provide details of any proposal that is developed. No budget provision should be made until a firm proposal is up for consideration.

The Housing Revenue Account Business Plan Review

- 3.9 The Housing Panel has reviewed the Housing Revenue Account (HRA) Business Plan and concluded that it remains in a good position financially in the short-term. There is no problem in fulfilling our current spending plans up to 2010 and achieving the Decent Homes Standard. Some adjustment or reduction to the overall capital and revenue spending plans may be necessary over the next 2-3 years to ensure a healthy and stable position on the Revenue Account is maintained. The position will be more fundamentally reassessed following the next Stock Condition Survey, which is scheduled for 2009/10. At that time, the Decent Homes Standard is expected to have been met.
- 3.10 While support from Right to Buy (RTB) sales and some reshaping of the HRA budget and capital programme for the next 3 years may be necessary, the Housing Panel recognise that this can only be done in the context of the Council's overall capital programme priorities. The forthcoming Service and Financial Planning (SFP) process will address this. A separate and detailed report on these adjustments will be submitted to Strategy Committee for approval.
- 3.11 Members need to be aware that any decisions on reducing investment levels in council housing could have implications for the stock option appraisal that is scheduled to take place during 2009/10.

- 3.12 Transfer of the council housing stock to a Housing Association would result in increased access to funding and borrowing and could mean that contributions to the HRA from RTB sales (which would have an effect on the General Fund) and reductions in council housing improvement programmes would not be necessary.
- 3.13 The Panel's review of the HRA Business Plan indicates that this is in a sound position currently, but that resources for the capital programme are reducing and hence a smaller capital programme by is envisaged in future. This has been caused by decreases in Right to Buy receipts and the reducing capacity of the HRA to directly finance capital or pay interest on borrowing.
- 3.14 We need to prepare for this situation by considering what adjustments can and should be made to annual capital programmes and also release funds, where possible, through clear plans to achieve efficiency savings. In this regard the Housing Panel would support the inclusion of key housing services in the Business Process Re-engineering Programme.
- 3.15 The Housing Panel will continue to monitor the financial position on the HRA Business Plan and alert members to issues that arise. Members will need to consider the issue referred to above as part of the Council's overall Capital Strategy & Asset Management Plan, which will provide a basis of the Council's medium-term financial plans. There are, and will continue to be, competing demands on the use of capital receipts from RTB sales and other sources to support both the General Fund and HRA capital programmes. Clearly, it will be up to Members to decide how capital resources should be allocated between competing priorities. Currently, no funds are needed from the sale of council housing to support the council housing capital programme. However, depending on the position potentially facing the HRA in 2010, consideration as to whether a switch of resources from the General Fund to the HRA is appropriate will need careful consideration.

The Sheltered Housing Review

- 3.16 The on-going financial implications of the implementation of the Sheltered Scheme Review are not expected to be significant. There may be an impact on the charges met by residents and Members will be advised if any issues arise in relation to this. The costs of providing internal decorations for sheltered housing tenants is already reflected in the HRA Business Plan and will be in future budgets as required.

4. RISK MANAGEMENT

- 4.1 Risk Assessments, where they are necessary, have been gathered together in one set of papers and shown in Appendix 2 for the sake of convenience for members.

5. KEY INFORMATION

- 5.1 The Housing Panel has completed its 2007 review of the Council's housing policies. It has consulted with key partners and has made a number of changes to these policy documents.
- 5.2 Following the review and the consultation exercise the Housing Panel concluded that the main priorities and objectives in all the policy documents under review should remain as they are. The Panel did, however, feel that some changes were required and these are detailed in the following paragraphs. Where the proposal requires Committee approval the number of the recommendation that relates to that proposal is shown under the main heading.
- 5.3 It is the Panel's intention to review the strategies and the HRA Business Plan again in twelve months time.

6. **THE UPDATED AFFORDABLE HOUSING PROGRAMME**

Recommendations 2.1, 2.2 and 2.3

- 6.1 Members will be aware that the Housing Panel updates Committee annually on all changes to the Affordable Housing Programme. The current Programme, fully updated and revised, is detailed in Appendix 1. Excellent work continues to be achieved and it is fully expected the target figure of delivering 700 affordable homes over the 5 year period to 2009/10 will be achieved either in the form of completed dwellings or units in the development pipeline. The Council expects to have 100% initial and between 75% to 100% subsequent nomination rights on all new developments through the Common Housing Register.

Additions to the Programme

- 6.2 There are a number of additions to the Programme this year, which require Committee approval before they can be progressed; these are detailed below.

Land adjacent to No.28 Cornerth Crescent, Great Cornard

- 6.3 This is a garden plot currently within the tenancy of 28 Cornerth Crescent, which is now available. Planners are willing to consider a planning application for one dwelling on the site. It is proposed that a 2/3-bedroom family home be developed. It is recommended that the development is carried out in partnership with Flagship Housing Group, who is currently developing the nearby Clibbon House and Poplar Road regeneration schemes.

Garrards Road, Elmsett

- 6.4 This site is currently an area of unused open land extending to 0.27 of a hectare and is maintained by the Council. It is not designated as a public open space and is frequently used to dump rubbish. Planners are willing to consider a planning application for up to five dwellings for rent on the site.
- 6.5 The Parish Council has been consulted and the Ward Member is supportive of the scheme, which it is recommended should be restricted for allocation to local people. A consultation event has been held in the village giving local people the opportunity to comment on the proposal. A petition against the scheme has been received from the occupants of 9 dwellings in Windings Road and Downlands objecting to the development on a number of grounds.
- 6.6 However, 110 applicants in housing need are on the Housing Register for the village; 12 with a local connection. There are 33 social rented homes in the village, but only 4 vacancies have occurred in the last three years.

Palfrey Heights, Brantham

- 6.7 This scheme has been considered in detail by both Ward members and the Housing Panel, who have appointed Orwell Housing association to partner with the Council to develop up to seven homes for rent on this 0.3 hectare site.
- 6.8 Part of the land is currently leased to residents on Brantham Hill as extensions to their gardens. These residents have now been consulted on the proposed development and advised that they will be issued with one year's notice as per the terms of their agreement with the Council. This is subject to Members resolving to develop this site and transfer it to Orwell HA. There are also four temporary garages on the site and the licensees of these have also been consulted and will be given six months notice according to the terms of their licence, again subject to Council approval for the scheme to take place. Legal checks have now been completed on the site and there do not appear to be any restrictions in place that will prevent development subject to planning approval. Planners are willing to consider a planning application for affordable housing for rent.

- 6.9 A full public consultation took place in June 2007 to seek the views of the village about the scheme, which is designed to provide housing for local people. The consultation showed that 13 respondents were in favour of the scheme and 17 were against it. There are currently 108 social rented homes in the village which are available to the 130 applicants in housing need currently on the Council's Housing Register and who have expressed an interest in living in Brantham. However, there have been only 15 vacancies in the last three years.
- 6.10 The idea of this proposal is to provide housing dedicated for local people. There are currently 19 applications registered with the Council from people with a local connection to the village.
- 6.11 It is intended that a grass-crete drive will be provided for the residents of Brantham Hill whose land backs on to this site, providing them with access to their rear gardens and enabling them to park their vehicles off the highway. An offer will also be made to provide these residents with a car hard standing in their rear garden. The garage licensees have also been approached and offered a car hard standing in their front gardens, and these will also be provided at a favourable cost.

Land adjacent to 36-38, 44 and 45-47 Kingsland Shotley

- 6.12 As part of the Council's Block Built Bungalows Regeneration Scheme our land holdings in Shotley have been closely examined for further developmental opportunities. A number of potential sites have subsequently been identified. There are currently 24 applicants registered with the Council for rented accommodation in Shotley and therefore it is proposed to seek planning permission to develop three sites with a range of two, three and four-bedroom bungalows designed for letting to people of all ages. A maximum of 8 dwellings in total can be delivered on these sites and it is proposed to partner with Icen Homes who are currently working on the Block Built Bungalow Regeneration Scheme at this location. Planners are willing to consider an application for planning on these sites.

Amendments to the Programme

- 6.13 There are a number of amendments to the Programme this year, which require Committee approval before they can be progressed; these are detailed below.

No.2 The Street Monks Eleigh

- 6.14 In 2006 Council approved the sale of this site and asked for the capital receipt to be used to support the delivery of affordable housing elsewhere in the village. However, the Parish Council and the Ward Member have requested that the site is used for the delivery of two affordable homes for rent as the planned local needs housing scheme for the village is taking longer to deliver than originally anticipated. There are currently 20 social rent dwellings in the village but only 6 vacancies have occurred in the last three years and these have all been either older persons bungalows or flats. It is recommended that the site is transferred to one of the Council's housing association partners following a competition run by the Housing Panel to find the best quality scheme for the site, and that the development is progressed in consultation with the Ward Member and the Parish Council. Any properties developed will be for allocation to local people. There are currently 105 applicants in housing need on the register with 3 applicants making the village their first choice for an offer.

Rotheram Road Bildeston

- 6.15 In 2005 Council approved the development of 15 shared ownership houses at Rotheram Road, Bildeston. Owing to a change in the identified housing need for the village and confirmation from the Housing Corporation that money was available for rented housing schemes, the proposed tenure mix of the scheme was changed. It was agreed with the Parish Council and the Ward Member that the scheme should be developed with 8 rented and 7 shared ownership houses. This was approved for funding by the Housing Corporation and the development is now under construction. In order for the correct legal documentation and necessary approvals to be concluded it is necessary for the Housing Panel to seek formal Council resolution to approve this amendment to the Affordable Housing Programme and in relation to the Council's authority to dispose of the land given on 23 February 2006. For Members information there are currently 135 applicants in need in the register and 28 applicants making the village their first choice for an offer.

7. DELIVERY OF THE AFFORDABLE HOUSING PROGRAMME

Recommendation 2.4

- 7.1 It is currently necessary to seek committee approval for any amendments to the Affordable Housing Programme; the two items above are good examples of this. The Housing Panel is concerned that the requirement to go back to Committee for minor amendments to schemes that are already approved and are part of the agreed Programme only serves to delay the development process. The development process is already a slow one and having to go back to Committee with minor changes hinders the aim of delivering the Council's target of 700 new homes by 2009/10.
- 7.2 The Housing Panel is, therefore, seeking approval from Committee to give the Head of Service delegated authority, in consultation with the Panel, to make minor amendments to the details of approved schemes. Local members involved would always be invited to the Panel meeting when such changes to schemes in their wards were being agreed. This delegation would not apply if the change to the scheme meant that it required Ministerial consent for sale under Article 4(17) of the Council's Constitution. In such cases a council resolution would be necessary. The delegation would purely be used for minor matters.

8. PROPOSALS FOR THE FUTURE OF COUNCIL COTTAGES AT TATTINGSTONE

Recommendation 2.5

- 8.1 Babergh owns two Grade 2 listed cottages of Tudor origins at Nos. 1 and 2 Thatched Cottages, Tattingsstone. Each dwelling consists of a small entrance lobby leading directly to a sitting room. This leads to a narrow kitchen, which in turn gives access to a bathroom/toilet and two very small bedrooms. All the accommodation is on the ground floor and the first floor is inaccessible. The current overall condition of the properties is poor. The cottages were tenanted for many years by tenants who did not want improvements undertaken. Both properties are now vacant.
- 8.2 In line with responsible asset management the Housing Panel considered a wide range of options for the future use of these highly unusual council houses and concluded that the best option was to sell the cottages on the open market for the highest possible sum and ringfence the capital receipt for more affordable housing projects.

8.3 The Housing Panel considered the housing needs of the area before coming to this decision. The Housing Register for Tattlingstone currently has a total of 130 applicants in housing need. Five of these applicants have Tattlingstone as their first choice. So local demand from the register is low for social housing although no local needs housing survey has been conducted for the village. We currently have 18 Council properties in Tattlingstone; this is made up of the two thatched cottages, eight family houses, seven 2-bedroom bungalows and a 3-bedroom bungalow.

8.4 The options considered by the Panel can be divided into three main areas with a number of further options within each one. A summary of the main three options is as follows:

Option One - Retain ownership, spend money on bringing the properties up to standard and find new tenants

- The extent of the improvement could vary from carrying out the minimum improvements necessary to achieve the Decent Homes Standard (which they currently do not reach) or do much more work in order to make them desirable and therefore easier to let. Cost to the HRA to do this work would be between £24,500 to £45,000 for each cottage. As the buildings are listed and have a thatched roof the on-going maintenance of the properties is considerably higher than our other council housing. This additional cost cannot be recouped in a higher rent. The properties would be subject to the Right to Buy.

Option Two - Offer both properties for sale on the open market in their present, unimproved condition

- Current valuations obtained suggest that each sale could realise about £170,000. The opportunity to acquire small, unimproved Tudor properties in Suffolk is rare and it is possible that specialist buyers may be willing to pay more than this estimate.

Option Three - Offer both properties for sale on the open market after carrying out a range of improvements to them

- The work to be undertaken could vary from just doing the basic improvements (around £24,000 on each property) to carrying full scale works (£100,000 on each property) and then selling them on the open market. A variation on this theme would be to convert the two properties into one larger, luxury dwelling (subject to planning permission). Current valuations obtained suggest that speculative investments of this nature would mean that the properties, once improved, could be sold from between £200,000 to £250,000 each. If converted and sold as one a sale price of £425,000 could be reached. The Panel concluded that the Council has no experience in the luxury end of the property market and should not invest time and energy embarking on such an enterprise.

8.5 The Housing Panel concluded that the Thatched Cottages are no longer suitable to meet tenant expectations in their present condition. A considerable amount of money needs to be spent on bringing them up to standard and there will be higher than average on-going maintenance costs. However, these properties would command a good sale price on the open market, thus providing a substantial sum for investment for more affordable housing. In the first instance the Panel propose that the estimated capital receipt be invested in Tattlingstone and the adjoining area and efforts are currently being made to identify suitable land. If this is not possible, the Panel propose that the money is still ringfenced for new housing, but elsewhere in the Babergh district.

9. PRIVATE SECTOR LEASING SCHEME

Recommendation 2.6

- 9.1 We need to increase the supply of good quality, affordable and well-managed accommodation within the private rented market to help meet housing need.
- 9.2 Our attempts to work with private landlords in the past have provided limited success. The relationship is primarily affected by market forces and rising house price inflation, which push up rents beyond housing benefit levels. Local lettings agents have cornered much of the market in Sudbury and Hadleigh and many of the myths about tenants who rely on benefits to pay their rent being predisposed to "problems" remains a major obstacle to long-term relationships with landlords.
- 9.3 A scheme designed to overcome these problems, called a Private Sector Leasing (PSL) Scheme has been around for many years. PSL schemes have tended to be the preserve of the large local authority with serious homelessness problems as they are a more effective and much cheaper alternative to bed and breakfast.
- 9.4 PSL schemes provide private landlords with a 'no hassle' agreement in which they lease the empty property they own to a Registered Social Landlord (RSL) which manages the property, guarantees the rent and agrees to hand it back in a reasonable condition at an agreed point in the future. The Council selects the tenant from the Housing Register and pays housing benefit.
- 9.5 New government targets, which seek to halve the use of unsuitable temporary accommodation for the homeless by 2010, has encouraged local authorities of all sizes to consider promoting PSL schemes as a way of meeting need.
- 9.6 The Panel believes a PSL scheme would be of enormous benefit to the Council as we seek to transform our homelessness service. Whilst the focus on providing permanent homes through our Affordable Housing Programme to meet the overall needs of the District is of critical importance, there is a need to increase the supply of temporary housing solutions for homeless families.
- 9.7 There are commonly two models of PSL schemes. The first focuses on properties that meet an agreed standard and do not require any work before they are let. The second targets homes which require work to bring them up to the agreed standard and in common with our renovation grant protocol, grant funds the work but only on condition that the property is then managed under the PSL agreement.
- 9.8 The revenue costs would be met from the rent due from the tenant. There is an assumption that the majority of the tenants under the scheme will be reliant on housing benefit but those working and able to pay their rent or those entitled to part subsidy would also be considered.
- 9.9 The capital sum required to implement the scheme is expected to be in the region of £7,000 plus VAT. This reflects all management costs, publicity material and the shared costs of legal expenses associated with the lease and tenancy agreements.
- 9.10 It is likely that we would also be required to enter into a risk sharing agreement to underwrite either damage of rent lost as a result of unnecessary delays in finding a tenant or abandonment by the tenant and this would be shared jointly with the RSL.

- 9.11 The Housing Panel propose that the Council's grant and loan renovation scheme is used to support the Private Sector Leasing Scheme. This can be done in the following ways:
- Owners of properties not meeting the Decent Homes Standard will be given interest-free loans to fund refurbishment on condition that the property will be leased to the Council's RSL partner in the PSL Scheme.
 - The length of time that owners must lease the property will be dependent on the amount of loan provided - the larger the loan, the longer the minimum period. The minimum agreement period would be three years.
 - The initial loan becomes repayable if the owner leaves the scheme and the property is therefore no longer available for nominations from the Council's waiting list. Withdrawal from the scheme before the set minimum period would invoke immediate repayment of the loan together with compound interest for the unexpired period of the loan subject to a minimum period of two years.
- 9.12 The above arrangements provide greater security of tenure for tenants than they would have previously where the landlord could exercise his right to repossess the property at the end of the 12-month assured shorthold tenancy. In addition the tenants will not find themselves having to present themselves as homeless when served with an eviction notice. It is expected that the scheme will result in an increased take-up of Private Sector Renewal Grants/Loans. This can be met from the existing annual budget allocation.
- 9.13 Whilst the Head of the Natural and Built Environment has delegated powers to make "minor amendments" to the 2003 Housing Renewal Policy, a broader revision to this policy is required if we are to target our resources better towards the PSL scheme in the manner described above. The Housing Panel propose, therefore, that the Council's current grants and loans policy is revised to restrict financial assistance to those landlords who take part in the Private Sector Leasing scheme and landlords who are registered charities and provide rented accommodation such as almshouses. Most of these have letting policies that coincide with the Council's letting policy.
- 9.14 The Panel proposes that Babergh Officers develop plans to introduce a PSL scheme from existing budgets and that the Housing Panel selects the Registered Social Landlord with whom we would work in partnership.

10. CALAIS STREET RECREATION SITE

Recommendation 2.7

- 10.1 The Council owns the old Pavilion property on the Calais Street Recreation Site in Hadleigh. The pavilion is a small, detached building that previously had been leased to a local organisation. The property has been boarded up for sometime, following a fire. It is beyond repair and will need to be demolished.
- 10.2 A proposal to build two new bungalows on the site has been considered by the Housing Panel. Such a development is likely to preclude any other facility being created there. The Housing Panel became concerned that no consideration about alternative options to the new bungalow proposal had been given. The key alternative option is to use the site to create a community resource for a range of local groups, meeting a number of needs, with a particular commitment to provide facilities for young people. There have been expressions of interest from local groups into this option. It has been explained to these enquirers that the Panel would seek approval to consider providing a community resource/youth facility in Hadleigh, possibly on this site. In the meantime work on the bungalow development has been suspended.

10.3 A great deal of work is required into the feasibility of the community resource/youth facility option before anything could be taken forward. The Panel proposes that the study into this option focuses on the following issues:

- Clearer and more detailed identification of what local needs were in order to make the case for a community/youth resource.
- Potential funding opportunities and sources for such a development.
- The type and kind of building that is needed, possible management arrangements and how the running costs would be paid for.
- The implications of competing needs and other pressing funding requirements in the town.
- An examination of alternative locations and options.
- Clarity about how the development of a community resource/youth facility would co-ordinate with the swimming pool issue and what the Town Council's and Babergh's priorities are in this regard.
- Clarity about how the development of any options would meet Babergh's Corporate Objectives, Community Safety priorities and support the Council's youth strategy

10.4 The Panel is aware that work currently being undertaken by the Hadleigh Swimming Pool Steering Group includes some of these issues and therefore recommends that the Council amends and extends the Terms of Reference of that Group to include an examination into the future use of the Pavilion building and adjoining land on the Calais Street recreation ground.

11. **THE FUTURE OF TENTERPIECE, LAVENHAM**

Recommendation 2.8

11.1 Tenterpiece, Lavenham is one of the Council's sheltered housing schemes. Tenterpiece is made up of a block of 13 flats comprising 9 one-bedroom and 4 two-bedroom units. There are also 14 one-bedroom bungalows on the site, together with a separate block of four 2-bedroom flats. The bungalows are in good condition but the large block of flats are suffering subsidence requiring at least £100,000 worth of underpinning and repair works. The one-bedroom flats are unattractive to applicants who are unlikely to trade down from a 2 or 3-bedroom house to a 1-bedroom flat as this prevents them having carers or relative to stay with them. The one-bedroom bungalows are more easily let than the flats, but the problem of accommodating carers and relatives remains. Some of these properties are difficult to access with steps leading to entrance doorways. It is increasingly difficult to find tenants for the flats, which have a relatively high turnover rate and tend to be let to applicants from out of the area. The first floor flats can only be accessed by stairs, as there is no lift, which causes problems for older people with disabilities. The communal facilities, a very small common room and tiny kitchen, are also inadequate.

11.2 If the Council dealt with the essential remedial works to the block of flats at 9 to 17 Tenterpiece it would cost the HRA a minimum of £100,000. This option will remedy the immediate structural problems but will not address the unattractive size of the flats or the poor communal facilities. So it would make sense to undertake additional work and provide a larger common room and kitchen, together with a lift providing easy access to the first floor flats. However, this would still not help tackle the problem of the size of the flats. So large sums of money would be invested and the Council would still have accommodation that was difficult to let. The financial impact of going further and converting the one-bedroom flats into two-bedroom units would be very far reaching and could jeopardise Babergh meeting the Decent Homes Standard for other properties by 2010.

- 11.3 In view of these problems it is clear that other options need to be considered. Our planners would like to see the whole site redeveloped and regenerated as all the accommodation is below today's space, design and eco-ratings standards.
- 11.4 The Housing Panel proposes that it undertakes a feasibility study into the regeneration and redevelopment option in conjunction with the local Member. Such a scheme could provide a much needed, high quality, new build sheltered housing scheme that would meet local housing needs and provide a long-term benefit to the local community. The objective would be to design a higher density and architecturally sympathetic scheme of 2-bedroom flats designed to provide the highest quality accommodation for older people. It would provide lift access to all accommodation above the ground floor together with excellent communal facilities. Regenerating the whole site would also provide an opportunity to meet the housing needs of all people in Lavenham who seek sheltered housing by introducing a range of tenures, which could include rented, shared ownership and leasehold accommodation.
- 11.5 Any future development of Tenterpiece will clearly have a major impact on the elderly tenants who already live at the scheme. If the Council agree that a feasibility study should be carried out a full consultation exercise with the tenants at the scheme will be undertaken before any further work is done. The needs and wishes of existing residents are very important and these will be included as a crucial element of the feasibility study. Residents have been advised that the Panel's report is being by the Council and that they will be kept informed on the outcome.

12. **THE HOMELESSNESS STRATEGY**

Recommendation 2.9

- 12.1 We are in the third year of our 5-year Homelessness Strategy. The Housing Panel has completed the annual review. The overriding conclusion is that we have continued to build successfully on the groundwork of the last two years. We are on track with our action plan and are fully compliant with the conditions placed on us by government, which are used to externally measure the success of our policy. We witnessed a 60% reduction in presentations last year and this has been reduced even further within the current year. The total reduction over three years of our Strategy is 76%. This provides irrefutable evidence that our policies are working - as seen from the table below:

The annual number of homelessness presentations.

1st April 2004- 31st March 2005	268
1st April 2005- 31st March 2006	108
1st April 2006- 31st March 2007	63

- 12.2 This dramatic improvement is a direct result of the Council's Homelessness Strategy (set out in Papers C49 & C180), which committed the Council to work on homeless prevention work designed to stop people ending up as homeless instead of the earlier policy of responding to people once they had become homeless or who were about to become homeless. The key to reducing presentations is early intervention. Examples of a number of techniques commonly used by the homeless team include:

- Helping applicants to find and secure accommodation with a private landlord
 - Resolving housing benefit issues, for instance late payments or rent increases
 - Negotiating with mortgage lenders to agree a new payment plan where possession action has commenced
 - Supporting victims of Domestic Violence through legal and other remedies to enable to stay in their own homes
 - Providing debt advice and by attempting to maximise benefit income
 - By informally "mediating" with families and friends and by supporting them to delay eviction whilst alternative housing can be found
- 12.3 Our effective performance in reducing levels of homelessness and meeting other key objectives has been greatly assisted by the additional resources allocated to us by government under their homelessness initiative grant. This funding has been in place since 2004 and is paid to all strategic housing authorities. We have used this grant, £22,000 each year, to fund a dedicated Homelessness Prevention Officer.
- 12.4 The government has always been clear that this funding would not continue beyond this current financial year, ending in April 2008, and that authorities should plan for this funding to be "mainstreamed" into their general budgets from this date.
- 12.5 The switch from reactive homelessness administration to proactive homelessness prevention is clearly paying dividends. However, the Housing Panel is concerned that this progress will be seriously undermined if Babergh does not fund the Homelessness Prevention Officer post when the Government funding ends next year.
- 12.6 Members will be aware that Babergh intends to end its use of Stour House, our main hostel, early in 2008. That decision was taken in the expectation that the Council would continue with a preventative approach to homelessness. This makes sense not only from a financial point of view but because it also means vulnerable individuals and families can be spared the trauma of being rendered homeless and all the dangers that come with that.
- 12.7 Investing in homelessness prevention now will save the council and the community money later. The Panel, therefore, propose that the government funded post, which has changed the face of homelessness in Babergh over the last three years so much, is made a permanent part of the staffing establishment. The Housing Panel is proposing that this post is either funded under our "invest to save" principles or is given priority as part of the Service and Financial Planning Process.

13. **GYPSIES AND TRAVELLERS**

Recommendation 10

- 13.1 The government is looking to increase authorised gypsy and traveller accommodation provision in order to improve the health and well being of these communities and to reduce tensions between settled and travelling communities. It is now a requirement for Local Authorities (LAs) to take the lead in assessing the accommodation needs of gypsies and travellers, alongside those of the settled population. These assessed needs must then be reflected in Local Development Plans, in Housing Strategies and in statutory regional planning frameworks. LAs are also required to prepare a strategy on meeting the accommodation needs of gypsies and travellers.

- 13.2 In order to comply with these requirements Babergh, along with Ipswich BC, Suffolk Coastal DC, Mid Suffolk DC and Waveney BC commissioned an assessment into the accommodation needs of Gypsies and Travellers. The assessment of needs was completed in June 2007 and it makes 40 detailed recommendations covering many issues including community engagement, health and well-being, site design and amenities and partnership working.
- 13.3 The Council asked the Housing Panel to consider the impact of the needs assessment for Babergh and report back to Committee. The full report and all these recommendations are available in the Members room or on request from the Housing Office. However, there are two key housing recommendations for Babergh, as follows:
- The first housing recommendation is that the Babergh district needs 0.22 pitches; this has been rounded up to 1. A pitch is defined as an area of land where a number of caravans (average of three caravans per pitch) can be sited with a range of suitable amenities for those who live there. This would include a water supply, shared toilets, washing facilities and waste disposal.
 - The second housing recommendation is for the provision of between 8 and 12 transit pitches. These are temporary stopping places, which should reflect traditional travelling routes and which provide a range of amenities for Gypsies and Travellers.
- 13.4 The Consultant's report concluded that we could meet the need for one pitch in Babergh by way of shared provision with a neighbouring authority. The report allocated a significant need to Ipswich and Mid Suffolk councils so these authorities are likely to be looking to provide new or revised sites within their boundaries, so are obvious candidates for a joint approach.
- 13.5 The Consultant's report also concluded that we could meet the need for 8 and 12 transit pitches by all 5 local authorities within the study area developing one transit site as a pilot. This will need to take into account location, site design, management, its environmental impact and sustainability. It makes sense for an authority with permanent site expertise to take on the development of such a shared resource.
- 13.6 The Housing Panel therefore propose that Babergh works with neighbouring authorities to explore how our requirements can be delivered jointly with a neighbouring authority and that we also support a shared transit site as a pilot in a neighbouring authority with expertise in site management.
- 13.7 As well as this local study about needs, the East of England Regional Assembly (EERA) has been reviewing its draft Regional Spatial Strategy (known as the East of England Plan). This strategy must specify the number of permanent pitches for Gypsies and Travellers that will be required within each planning authority area over the next 20 years.
- 13.8 One idea being considered by the EERA is that each local authority in Suffolk should assume a collective responsibility for site provision based on the assumption that 100 pitches are required within the county as a whole. This provides a minimum number of pitches for each authority and would mean Babergh had to provide 15. A legal obligation to do so could be imposed on Babergh through the Local Development Framework. The Housing Panel expressed concerns that simply sharing out the pitch requirement regardless of where people actually want to live conflicts with the outcomes of the local needs study and believes that these patterns of distribution are unlikely to be sustainable. The Panel made these concerns known to EERA.

- 13.9 Suffolk County Council have also developed a Gypsy and Traveller Strategy for Suffolk, This Strategy includes new operational arrangements for dealing with unauthorised encampments and for improving the health, safety and well being of Gypsies and Travellers and their families. Babergh Officers will be working with the County Council on a steering group to address the Gypsy and Travellers accommodation issues that have been revealed in the local needs survey.
- 13.10 The Housing Panel concluded that the documents described above reflect Babergh's commitments to promote good race relations and social integration within the District and proposes that the actions are integrated into our new Corporate Plan.

14. **OTHER HOUSING REVIEW ISSUES**

- 14.1 There are a number of other important housing issues which, although they don't require committee approval at this stage, the Housing Panel wish to make members aware of. These are as follows:

Stock Options Appraisal

- 14.2 In 2005 Babergh decided to retain the ownership and management of its Council housing stock. It was agreed that a full scale review into this decision should take place during 2009/10. However, there was a caveat to this decision: that if the annual review of the HRA Business Plan revealed any problems that undermined the stock retention decision an earlier appraisal would be necessary. The Housing Panel undertook to keep Committee informed on an annual basis as to whether or not this was the case. The Panel is clear that the projections made in the HRA Business Plan remain on target, at least until 2010, so conclude that it is still safe to wait until 2009/10 before the Stock Options Review takes place.

The Sheltered Housing Service Review

- 14.3 Members are reminded of the problems Babergh faces with its sheltered housing stock Most of our sheltered housing schemes fall short of what older people want and, as a result, it is becoming more and more difficult to fill vacancies in many of them. This comes at a time when the demand for all types of non-sheltered housing is rising. The needs of older people have changed over the past few years and more changes can be expected. The Council's existing provision of small flats and bedsit bungalows, often with steps and few facilities are unpopular. The old concept of 'warden controlled flats' no longer fits well into modern day care arrangements and the needs of older people.
- 14.4 In view of these problems the Housing Panel completed a review of the Sheltered Housing Service in 2005. The Council agreed to reduce the overall number of its sheltered housing stock, investing in and upgrading the ones that remain. Our sheltered schemes have been divided into two groupings; Group A schemes and Group B schemes. A summary of the long-term plans for each group is provided below.

Group A schemes

- 14.5 These schemes will see major improvements and investment, making them highly popular and offering high standards of accommodation and service. These schemes will each have a residential Scheme Manager offering a full housing support service. Group A schemes are:

- Tenterpiece, Lavenham
- Elizabeth Court, Sudbury
- Playford Court, Sudbury
- Sydney Brown Court, Hadleigh
- William Wood House, Sudbury
- First Avenue, Sudbury
- Steeds Meadow, Long Melford

Group B schemes

14.6 These schemes will see a gradual reduction in size over time as people under pensionable age are allowed access to vacancies by way of the Council's Over 50s Lettings policy. The plan is to provide a 5-day week visiting service to these schemes, phasing out residential scheme managers and providing a peripatetic service to the remaining tenants in need of the service. It is hoped that opportunities will arise in the coming year to enable Officers to accelerate this work

- Hill House, Bildeston
- Ash Street, Boxford
- Spring Street, Lavenham
- Parkers Way, Nayland
- Hadleigh Central
- Samford Place, Holbrook
- Grimwood Corner, Sudbury
- Clover Court, Great Cornard

14.7 The lives of the oldest and most vulnerable of all our tenants are involved and it is important that the planned changes are implemented in a gradual manner, responding to opportunities as and when they occur naturally rather than forcing the pace of change. The Council has recognised that this approach may well take in the region of ten years to fully implement. Progress is being made, however, and the highlights to date include:

- Demolition of Clibbon House
- Redevelopment of the Clibbon House site (on-going)
- The third Very Sheltered Housing Scheme in the district established in Stutton
- Group B schemes are gradually reducing in size and the residential scheme manager service being replaced with a peripatetic 5-day week visiting service
- The Single Status Agreement (this is the harmonisation of pay and conditions for all staff across an Authority in comparable posts) has been completed for all sheltered housing staff

14.8 The Panel did identify one further policy change that would help deal with hard-to-let sheltered units. Currently all tenants going into council housing that is in poor decorative order, whether sheltered or non-sheltered, are given a decoration grant or a voucher for materials and expected to arrange the work themselves. Prospective sheltered tenants are often unable to carry out the work themselves and have to find family and/or friends to help. Regrettably, as the demand for our sheltered housing is generally low (not because of a lack of applicants but because of the nature of the accommodation on offer) the prospect of having to carry out redecoration works can sometimes mean the difference between an elderly person accepting the offer and rejecting it. If this happens several times there can be a considerable loss of rental income. It is proposed that the Council will undertake to decorate any empty sheltered housing units that are in a particularly poor state of decoration as and when they become vacant. This change does not require committee approval and is included in this report for information purposes only.

Choice Based Lettings Scheme

- 14.9 Babergh has agreed to develop a Choice Based Lettings Scheme (CBL) with our sub-regional partners. A report for Strategy Committee on the implementation details for Babergh's CBL Scheme is planned to be presented to Committee in 2008. This will ensure compliance with government guidance, which requires all council landlords to introduce CBL schemes by 2010.

Forward planning

- 14.10 Our existing 5-year Housing Strategy - 'Building a Better Babergh' expires in March 2009. This means the Housing Panel must begin to develop a new Housing Strategy in 2008. It is proposed that the Panel bring a briefing paper to Overview & Scrutiny (Community Services) Committee to seek approval of the broad thrust of this new Strategy in August 2008. This will then shape how and when the new Strategy should be developed.

15. **APPENDICES**

- 1) The updated Affordable Housing Programme
- 2) Risk Management

16. **BACKGROUND PAPERS REFERRED TO:**

None.

THE HOUSING PANEL:

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Jennie Jenkins
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AFFORDABLE HOUSING PROGRAMME - 01.09.07

Please note that all schemes proposed in this programme are dependant on gaining planning permission, the securing of all necessary funding packages and the results of associated consultation exercises. Open market developments are subject to the developer setting a start on site date. The Programme is subject to further change as new sites are identified while some other schemes may prove unviable for development. The Housing Panel will update Committee annually on all changes to this programme.

KEY:

RSL = Registered Social Landlord
 AH = Affordable Housing
 SHS = Suffolk Housing Society
 SO = Shared Ownership
 CS = Commuted Sum

SITE NAME	AREA	TOTAL UNITS	AFFORDABLE HOUSING %	TOTAL AFFORDABLE HOUSING UNITS	AH UNITS for RENT	AH UNITS FOR SHARED OWNERSHIP	RSL	ESTIMATED START ON SITE DATE	ESTIMATED COMPLETED DATE
Bakers Mill (1) B/03/01142/OUT	Great Cornard	90	30%	22 + C.S. (5 units)	12	10	Iceni/SHS	2006/07	2007/08
Beestons Coach Depot, Long Bessels B/04/00882/FUL - current	Hadleigh	20	25%	5	4	1	Flagship Housing	2006/07	2007/08
Tawneys Ride B/05/01130/FUL	Bures	9	100%	9	9	0	Orwell HA	2006/07	2007/08
Barrow Hill	Acton	8	25%	2	1	1	Iceni/SHS	2006/07	2007/08
Artiss Close - Phase 2 B/03/00662/FUL	Bildeston	15	100%	15	8	7	Orbit HA	2007/08	2007/08

SITE NAME	AREA	TOTAL UNITS	AFFORD-ABLE HOUSING %	TOTAL AFFORDABLE HOUSING UNITS	AH UNITS for RENT	AH UNITS FOR SHARED OWNERSHIP	RSL	ESTIMATED START ON SITE DATE	ESTIMATED COMPLETED DATE
Bakers Mill (2) B/06/00185/OUT	Great Cornard	26	35%	9	6	3	Iceni/SHS	2007/08	2007/08
Bures Road, Rugby Club B/03/01504/FUL - Current	Great Cornard	306	35%	107	81	26	Iceni/Colne	2007/08	2008/09
Cats Lane B/00/01751/OUT	Sudbury	42	29%	12	2	10	Orbit HA	2007/08	2008/09
Churchill Close	Lawshall	12	67%	8	6	2	Flagship Housing	2007/08	2008/09
Howe Lane B/07/00617/FUL	Cockfield	6	100%	6	3	3	Orwell HA	2007/08	2008/09
Cockfield Cross Green B/06/01756/FUL	Cockfield	5	100%	5	3	2	Orwell HA	2007/08	2008/09
Poplar Road Phase 1	Great Cornard	6	100%	6	0	6	Flagship Housing	2007/08	2008/09
Clibbon House	Great Cornard	23	100%	23	11	12	Flagship Housing	2007/08	2008/09
Priory Stadium B/99/00512/OUT & B/01/02018/RES	Sudbury	60	20%	12	12	0	Flagship Housing	2007/08	2009/10
Sandringham Court B/04/01987/DPA	Sudbury	4	100%	4	4	0	Flagship Housing	2007/08	2008/09
St Bartholomews Priory B/00/01016/FUL	Sudbury	192	25%	48	33	15	Iceni/SHS	2007/08	2009/10
Ipswich Road	Holbrook	12	100%	12	12	0	Orwell HA	2007/08	2008/09
5 Bury Road	Alpheton	2	100%	2	2	0	Orwell HA	2007/08	2008/09

SITE NAME	AREA	TOTAL UNITS	AFFORD-ABLE HOUSING %	TOTAL AFFORDABLE HOUSING UNITS	AH UNITS for RENT	AH UNITS FOR SHARED OWNERSHIP	RSL	ESTIMATED START ON SITE DATE	ESTIMATED COMPLETED DATE
25 & 26 Harpers Est B/07/00611/FUL	Nayland	4	100%	4	3	1	Flagship Housing	2007/08	2008/09
Land adj 84 Kingsland, Shotley B/06/1753	Shotley	2	100%	2	2	0	Iceni/SHS	2007/08	2008/09
Land adjacent 44 Kingsland Shotley	Shotley	1	100%	1	1	0	Iceni/SHS	2007/08	2008/09
Land adjacent 36-38 Kingsland Shotley	Shotley	2	100%	2	2	0	Iceni/SHS	2007/08	2008/09
28 Cornerth Crescent	Great Cornard	1	100%	1	1	0	Flagship Housing	2007/08	2008/09
45/47 Kingsland	Shotley	3	100%	3	3	0	Iceni/SHS	2007/08	2008/09
Grays Close	Hadleigh	8	25%	2	1	1		2007/08	2008/09
Banham's Coach Depot, The Row B/03/00530/FUL	Hartest	6	17%	1	1	N/K	N/K	2008/09	2009/10
Brent Eleigh Road B/06/00001/ENQ	Lavenham	7	100%	7	7	0	Guinness Trust	2008/09	2009/10
Crowcroft Road B/04/444/OUT	Nedging	8	37%	3	3	N/K	Flagship Housing	2008/09	2009/10
Days Road (No application rec'd as yet)	Capel St Mary	32	100%	32	6	26	Orwell HA	2008/09	2010/11
Queens Head East End	East Bergholt	8	100%	8	6	2	RHT	2008/09	2009/10
Guildford Europe B/03/01205/OUT	Sudbury	90	13%	12+	0	12 TBA	N/K	2008/09	2009/10

SITE NAME	AREA	TOTAL UNITS	AFFORD-ABLE HOUSING %	TOTAL AFFORDABLE HOUSING UNITS	AH UNITS for RENT	AH UNITS FOR SHARED OWNERSHIP	RSL	ESTIMATED START ON SITE DATE	ESTIMATED COMPLETED DATE
Homefield	Boxford	8	100%	8	4	4	Flagship Housing	2008/09	2009/10
Lady Lane (Samsons Motorworks) B/05/1367/FUL Refused 27/09/05 Current appeal	Hadleigh	33	48%	16	12	4	N/K	2008/09	2009/10
Monks Eleigh - Churchfield (No application rec'd as yet)	Monks Eleigh	12	100%	12	8	4	RHT/Flagship	2008/09	2009/10
Orchard House, Holbrook Road B/04/1560/OUT	Stutton	5	20%	1	1	0	Orwell HA	2008/09	2009/10
Poplar Road Phase 2 B/04/01624/FUL	Great Cornard	29	100%	29	11	18	Flagship Housing	2008/09	2009/10
Syers Farm B/05/00035/FUL B/05/00034/FUL	Hitcham	6	17%	1	1	0	Flagship	2008/09	2009/10
The Driftway B/03/01723/OUT & B/05/1880/RES	Capel St Mary	9	11%	1	1	0	TBA	2008/09	2009/10
Highbank	Sudbury	31	35%	11	8	3	Iceni/SHS	2008/09	2009/10
Palfrey Heights (No application rec'd as yet)	Brantham	6	100%	6	6	0	Orwell HA	2008/09	2009/10
East End (No application rec'd as yet)	East Bergholt	12	100%	12	8	4	Orwell HA	2008/09	2009/10
Green Lane - phase 2	Cockfield	3	100%	3	0	3	Orwell HA	2008/09	2009/10

SITE NAME	AREA	TOTAL UNITS	AFFORD-ABLE HOUSING %	TOTAL AFFORDABLE HOUSING UNITS	AH UNITS for RENT	AH UNITS FOR SHARED OWNERSHIP	RSL	ESTIMATED START ON SITE DATE	ESTIMATED COMPLETED DATE
Local Needs Scheme	Copdock & Washbrook	8	100%	8	8	2	Hastoe HA	2008/09	2009/10
Downlands	Elmsett	5	100%	5	5	0	Flagship Housing	2008/09	2009/10
Local Needs site	Nayland	TBA	100%	TBA	TBA	TBA	Flagship Housing	2008/09	2009/10
2 The Street	Monks Eleigh	2	100%	2	2	0	TBA	2008/09	2009/10
Stour House	Sudbury	18	100%	18	18	0	Orwell HA	2008/09	2009/10
Antrim Cottage B/07/00622/OUT	Layham	3	33%	1	1	0	TBA	2008/09	2009/10
Folly Road	Great Waldingfield	TBA	35%	TBA	TBA	TBA	TBA	2008/09	2009/10
Rear of Croft Farmhouse Gents Lane B/07/01115/FUL	Shimpling	4	25%	1	1	0		2008/09	2009/10
Rear of 98-108 Waldingfield Road B/07/01041/OUT	Sudbury	13	31%	4	3	1		2008/09	2009/10
Gt. Waldingfield Exceptions Site	Gt. Waldingfield		100%					2008/09	2009/10
Depot Site 2	Long Melford		100%					2008/09	2009/10
Frances Road B/05/00580/OUT	Sudbury	39	36%	14	11	3	TBA	2009/10	2010/11
Canham Road B/05/01078/OUT	Great Cornard	N/K	35%	N/K	N/K	N/K	N/K	2009/10	2010/11

SITE NAME	AREA	TOTAL UNITS	AFFORD-ABLE HOUSING %	TOTAL AFFORDABLE HOUSING UNITS	AH UNITS for RENT	AH UNITS FOR SHARED OWNERSHIP	RSL	ESTIMATED START ON SITE DATE	ESTIMATED COMPLETED DATE
Chelmondiston (No application rec'd as yet)	Chelmondiston	4	100%	4	4	0	Hastoe HA	2009/10	2011/12
Goodlands Farm	Boxford	20	35%	7	5	2	Iceni/SHS?	2009/10	2011/12
Land off Grays Close - current application B/06/1488/OUT (Land between Lady Lane & Tower Mill Lane)	Hadleigh	170	35%	60	45	15	TBA	2009/10	2012/13
Harp Close Meadow B/99/00706/FUL	Sudbury	TBA	35%	TBA	TBA	TBA	TBA	2009/10	2010/11
Holton St Mary (No application rec'd as yet)	Holton St Mary	4	100%	4	4	0	Orwell HA	2009/10	2010/11
Local Needs site (No application rec'd as yet)	Sproughton	6	100%	6	6	0	Hastoe HA	2009/10	2010/11
William Armes B/04/01176/OUT	Sudbury	80	35%	28	21 6 x 2B3PB mobility or WC?	7	Metropolitan	2009/10	2010/11
Garage Site	Great Waldingfield	4	25%	1	1	0	TBA	2009/10	2010/11
Crownfield Road	Glensford	60	33%	20	15	5	TBA	2009/10	2011/12
Carsons Drive	Great Cornard	170	35%	60	45	15	TBA	2009/10	2011/12
Gallows Hill	Hadleigh	18	33%	6	4	2	TBA	2009/10	2011/12

SITE NAME	AREA	TOTAL UNITS	AFFORD-ABLE HOUSING %	TOTAL AFFORDABLE HOUSING UNITS	AH UNITS for RENT	AH UNITS FOR SHARED OWNERSHIP	RSL	ESTIMATED START ON SITE DATE	ESTIMATED COMPLETED DATE
Spemar	Long Melford	3	33%	1	1	0	TBA	2009/10	2011/12
Local Needs site	Brettenham	9	44%	4	4	0	TBA	2009/10	2010/11
Local Needs site 1	Long Melford	10	100%	10	8	2	Hastoe HA	2009/10	2010/11
Ballington Oil Depot, Middleton Road B/05/02159/OUT	Sudbury	22	36%	8	6	2	TBA	2009/10	2010/11
Land to rear of Town Hall, Gaol Lane B/07/00532/FUL	Sudbury	6	33%	2	1	1	TBA	2009/10	2010/11
Local Needs site 2	Long Melford	TBA	100%	TBA	TBA	TBA	TBA	2009/10	2011/12
Farm conversion Amor Hall B/07/00690/FUL	Copdock & Washbrook	TBA	35%	TBA	TBA	TBA	TBA	2009/10	2010/11
Depot Site 1	Long Melford	59	36%	21	16	5		2009/10	2010/11
Rear of Hither House to Hollydene Ipswich Road B/07/01251/FUL	Holbrook	12	33%	4	TBA	TBA	TBA	2009/10	2010/11
Black Horse, Lower Street B/07/01045/FUL	Stratford St Mary	4	33%	1	1	0	TBA	2009/10	2010/11
Ganges - B/03/01085/OUT - REFUSED PP	Shotley Gate	TBA	TBA	TBA	TBA	TBA	TBA	2010/11	2013/14
St Leonards Hospital B/03/00282/OUT	Sudbury	N/K	N/K	5	3	2	N/K	2010/11	2011/12

SITE NAME	AREA	TOTAL UNITS	AFFORD-ABLE HOUSING %	TOTAL AFFORDABLE HOUSING UNITS	AH UNITS for RENT	AH UNITS FOR SHARED OWNERSHIP	RSL	ESTIMATED START ON SITE DATE	ESTIMATED COMPLETED DATE
Thorington Hall Area F - B/02/1984/OUT (current application)	Pinewood, Ipswich	TBA	30%	TBA	TBA	TBA	TBA	2010/11	2013/14
Friends Field/Eves Orchard	Bures	52	35%	18	14	4	TBA	2010/11	2011/12
Last updated 21.08.07									

APPENDIX TWO

Risk Management

All Risk Assessments associated with the proposals in this report have been gathered together below as referred to in Paragraph 4 of the report.

Risk Description	Likelihood	Seriousness or impact	Mitigation Measures
The target of 700 new homes in the Affordable Housing Programme is not achieved and/or planning permission for proposed developments is refused	Low	Critical	Make full use of planning legislation to determine increased level of affordable housing on new private developments. Investment in staff resources for affordable housing is maintained. Ensure all schemes are developed in liaison with planners.
Developers do not develop approved housing schemes - housing market fails	Significant	Critical	Babergh has little or no influence
Insufficient Housing Corporation funding for the planned programme in the form of Social Housing Grant awarded to schemes in Babergh	Significant	Critical	Make strong representation to the Housing Corporation during the next bid round due in late 2007 when funding will be allocated for the period 2008 to 2011
Babergh's preventative approach to homelessness is not maintained and the temporary post of Homelessness Officer is not made permanent	Low	Critical	Homelessness review undertaken and strategy developed around prevention approved and a strong presentation made to mainstream the Homelessness Prevention Officer post
The cottages at Nos. 1 and 2 Thatched Cottages, Tattingstone fail to find a buyer on the open market.	Very Low	Marginal	Ensure the sale of the property is undertaken by a skilled estate agent and an effective marketing campaign is pursued

Risk Description	Likelihood	Seriousness or impact	Mitigation Measures
We fail to meet the 'Decent Homes Standard' and the 'Babergh Standard' by required deadlines	Low	Critical	HRA Business Plan monitored annually by a Member led group
The HRA Business Plan from 2010 onwards is less sustainable and the financial predictions used to base the decision to retain the housing stock change	Significant	Critical	Efficiency plans for the HRA budget and capital programme are identified/delivered over the next 3 years and a reshaped HRA is fed into the stock option appraisal that is scheduled to take place during 2009/10. A Capital Strategy and Asset Management Plan is agreed that allocates resources between competing priorities.
Joint plans to meet the permanent housing needs of Gypsies and Travellers fail and there's also a failure to provide transit sites, which leads to unauthorised encampments	Significant	Marginal	We give support to Suffolk County Council's Gypsy and Traveller Strategy. Babergh's commitments to promote good race relations and social integration within the District are adhered to
The feasibility study into the future use of the Pavilion building and adjoining land on the Calais Street Recreation raises unrealistic expectations	Significant	Critical	Effective media plan to be put in place
The feasibility study into the potential redevelopment of the sheltered housing scheme at Tenterpiece causes stress and worry to tenants at the scheme	Significant	Marginal	Effective consultation plan to be put in place