

BABERGH DISTRICT COUNCIL

FROM: Housing Panel

REPORT NUMBER: **J85**

TO: STRATEGY COMMITTEE

DATE OF MEETING: 17 September 2009

PROPOSED AFFORDABLE HOUSING SCHEMES FOR INCLUSION IN THE COUNCIL'S AFFORDABLE HOUSING PROGRAMME

1. PURPOSE OF REPORT

- 1.1 To seek approval to include within the Council's Affordable Housing Programme, schemes on Council owned land and to note schemes that are being developed on privately owned land, as detailed in Appendix 1.

2. RECOMMENDATION TO STRATEGY COMMITTEE AND COUNCIL

- 2.1 That the schemes on Babergh owned land as shown in Part 1 of Appendix 1 attached be approved and be included within the Council's Affordable Housing Programme. Further, that the inclusion within the Programme of the schemes on privately owned land as shown in Part 2 of Appendix 1 be noted.

3. FINANCIAL IMPLICATIONS

- 3.1 Babergh will benefit from capital receipts in relation to the extent to which a discount is not required for specific schemes on Babergh owned land. This helps to fund our own capital programme and reduce overall borrowing requirements.
- 3.2 For some of the proposed schemes on Babergh land, tenants will be required to move from their homes to allow the scheme to be progressed. It is therefore proposed that in those circumstances tenants are awarded compensation and disturbance allowance payments of up to £6,300 each. These costs will be recovered, wherever possible, from the Registered Social Landlord (RSL) selected to partner the council on that particular scheme.
- 3.3 It is proposed that if a Babergh owned site is viable for development, it will in due course be transferred to the appointed Registered Social Landlord selected to partner the Council on the scheme. The usual financial appraisal of the site will be made to establish whether the site should be sold to the RSL at a partial or full discount, and whether the council should contribute capital funding to improve the viability of the scheme.

4. RISK MANAGEMENT

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
Tenants of the properties will not move.	Very low	Critical	Early negotiations will confirm where tenants are agreeable to move; only these schemes will be progressed.

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
			<p>Close consultation with tenants will ensure they are well informed, and should avoid problems occurring.</p> <p>Agreement to meet costs incurred by tenants will be an incentive.</p>
No suitable accommodation is available for tenants to move	Very Low	Critical	<p>Careful consideration of areas and property types should ensure that a suitable vacancy will become available.</p> <p>Consideration of Housing Association vacancies will assist where appropriate.</p>
Registered Social Landlord partners will not wish to work with the Council on an "at risk" basis due to Local Government Review	Very Low	Critical	<p>Experience confirms that Registered Social Landlord's have been keen to work with the council in the past on an 'at risk' basis, and no concerns have been raised over progressing existing schemes.</p>
Planning approval is not granted for development of the sites in question.	Low	Critical	<p>The Affordable Housing Team and the Council's Registered Social Landlord partners liaise closely with the Council's Development Control Team, to ensure that the proposed schemes for these sites are acceptable, in principle and appropriate for consideration by Development Committee.</p>

5. **KEY INFORMATION**

- 5.1 The schemes included in Appendix 1 are at various stages, and have been initiated in various ways. The Babergh sites, detailed in Part 1 of Appendix 1 have been identified from an appraisal of all council landholdings in the District undertaken by Council officers. The sites detailed in Part 2 of Appendix 1 are not in the Council's ownership and have resulted from our partnership working with Parish Councils following the completion of Local Housing Need Surveys. These are provided for information only.

Babergh Owned Sites

- 5.2 The schemes detailed in Part 1 of Appendix 1 are all on Babergh owned land and the Development Control team has confirmed that all of these sites are appropriate for development.
- 5.3 These sites have been the subject of a check to establish if there are any legal issues which may prevent the site being developed. Site visits have also been undertaken to confirm their current use.
- 5.4 Where the development of a site involves the regeneration of a property, or a garden severance, a full tenant profile for each property involved will be completed following individual home visits. It will also be established whether the current tenants are willing to release garden land, or move out in order for the development to progress. Where necessary, arrangements will be made to register tenants on the Choice Based Lettings system. Where this information has already been obtained this is included in Appendix 1.
- 5.5 Depending on the stage that each individual scheme has reached, it is proposed that once they have received Council approval to be included in the Affordable Housing Programme, further work will be undertaken to establish that an affordable housing development is feasible. Viable sites will be transferred to the RSL selected to work with the Council on those schemes through delegated authority by the appropriate Head of Service and in consultation with the Housing Panel.
- 5.6 If further feasibility work is required, then this will be undertaken, and further reports will be made to the Housing Panel detailing all the information about the scheme, including the RSL selection process appropriate to that particular scheme, and seeking the authority to dispose of the site, at a discount if required.

Schemes Being Delivered on Privately Owned Land

- 5.7 The schemes detailed in Part 2 of Appendix 1 are being developed on Rural Exceptions Sites which are not in the Council's ownership. These are included within the Council's Affordable Housing Programme as Council Officers are closely involved with the development of these schemes and the completed dwellings contribute towards the affordable housing delivery for the District.

Selection Process for Registered Social Landlord Partners

- 5.8 Members are reminded that the selection process for RSL partners may take the following forms: where a RSL is currently working locally in a parish or nearby or already has stock in the vicinity, or where the Parish Council is currently undertaking a Local Housing Needs Survey, the RSL will be selected by the Parish Council as part of the process of developing a Local Needs Housing Scheme or By way of a competition which will be held with our partner RSLs to establish who can provide the best value for money in taking a scheme forward. This will include costing different levels of the Code for Sustainable Homes, and ensuring that funding is available to cover the cost of removals, and disturbance payments that will need to be made to the existing tenants, and an appropriate receipt for the land on offer.

- 5.9 Where there are small sites that are in close proximity to each other it is proposed that these will be packaged together to ensure a cost effective and consistent management arrangement can be secured.
- 5.10 Full consultation with the relevant Parish Council's and Ward Members either has been or will be undertaken in due course.

6. APPENDICES

Appendix 1 - List of proposed schemes for inclusion in the Affordable Housing Programme.

BACKGROUND PAPERS

None.

THE HOUSING PANEL:

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Part 1 - Schemes Being Developed on Babergh Owned Land

Plan No.	Parish	Site Name/Location	Type of Site	Potential number of units	Proposed Property Types Req'd	Local Need or General Need	Hsg Need (as at 15.10.08)	Development Control View	Progress	RSL Partner	Current Tenancies
1	Acton	Land rear of 30-36 Queensway	Plot of land	1	3BBWC	General Needs	485 with GN, 231 GN with pts 8 with LC	Support for single dwelling received. Highways require improvements to visibility splay	Additional land from no 32 required to increase visibility splay. Unable to contact/secure agreement from owner. Approaching no 33 as alternative.	To be selected following Competition or development undertaken by Babergh District Council	N/A
2	Bildeston	30-32 Brookfield	Regeneration of existing council property and sold property	7	4x1BF 2x2BB 1x3BB	General Needs	13.7.09 CBL 174 on list, 81 for 1B, 50 for 2B, 35 for 3B, 8 for 4B	Support proposal as at April 09. AW and SCC Highways also supported scheme	Initial approach made by owner of no 30 offering to sell property for redevelopment, however before appraisal complete secured private buyer in April 09. July 09 sale has fallen through. Review of proposal underway by owner, Council and Orwell HA. Draft proposal agreed with planners etc. Scheme will require drainage diversion scheme.	Orwell Housing Association selected as involved in regeneration scheme currently underway at Wattisham Road.	32 = 3BH occupied by single OAP
3	Edwardstone	7 and 8 Mill Green	Regeneration of two existing council properties. CAM advised no7 in poor condition, unable to improve. Potential for redevelopment.	4	2BH's and 2BB's, dependant on whether existing tenants to return	General Needs	174 with GN, 75 GN with need 1 with LC	Inside BUAB, support for redevelopment and increased density	Architectural Appraisal ongoing. Visits to tenants completed April 09, who agreed to consider a move to alternative accommodation, either temporary or permanent	To be selected following Competition or development undertaken by Babergh District Council	7 and 8 Mill Green, 2 x 3BH Current occupants single OAP and single OAP and adult son
4	Glemsford	11 and 12 Harpurs Road, and 3 adj garages, and part of amenity area	Regeneration of two 1BB, and 3 garages and part of amenity area.	2	1 x 2BH 1 x 3BH and parking area	General Needs	314 with GN, 135 with GN and need, 32 with LC	Inside BUAB. Support received for proposal.	Site appraisal confirms redevelopment is viable. Unit numbers cannot be doubled as Council policy requires. However, the number of bedspaces can be substantially increased, & more suitable accommodation provided. No 11 is vacant, no 12 occupied, tenant is registered to move to 2BB.	To be selected following Competition or development undertaken by Babergh District Council	No 11 vacant, no12 single person with disabilities and one child.
5	Glemsford	Garden land 57 Schoolfield	Garden severance in place. Potential to redevelop on side or use as access to land at rear.	1	2BB's, 2BF's, 2BH's and 3BH's to be confirmed following LHNS	Local needs	314 with GN, 135 with GN and need, 32 with LC	Inside BUAB, Ok for single plot at side, but not to redevelop garden behind no 57	PC agreed to complete LHNS with Parish Plan, due to start Oct 2008, Parish Plan delayed so date for LHNS to be confirmed. Initial site appraisal process undertaken, land behind 57 Schoolfield may be suitable as an Exception Site, therefore land adj 57 potential access	PC agree to work with Flagship Housing Group	57 Schoolfield, 1 x 2BH, Occupied by OAP couple.
6	Monks Eleigh	Land in front of 17-28 Church Field	Potential redevelopment opportunity	6	2BF's, 2BH's and 3BH's, to be confirmed by LHNS	Local Needs	LHNS June 2009 confirms need	Inside BUAB, part of area is AVRA. Has potential but more detailed consideration needed. This has been requested.	Memo to DC for detailed guidance on 2.7.08	PC to appoint following LHNS	N/A
7	Nedging	Land adjacent 10 Crowcroft Road	Plot of land	2	2 x 2/3BH	General Needs	145 with GN, 90 GN with identified need, 4 with LC	Currently seeking support	Feasibility assessment underway	To be selected following Competition or development undertaken by Babergh District Council	N/A
8	Polstead	No 1, 4, 5 Rockalls Road	Potential garden severances on properties 1, 4, 5.	3	Potentially 2 x 4BH or 2 and 3BH's	General Needs	189 with GN, 77 GN with need, 3 with LC	Inside BUAB and Conservation area. Potential for single units beside no 1 and between 4 and 5. Sensitive design required, and siting of accesses key.	Visited 27.8.08, tenants agreeable to garden severances. One would like larger 4BH, one may wish to move away. Architectural Appraisal underway	Early discussion with Flagship as have similar scheme in village already, or development by Babergh District Council	1, 4 and 5 Rockalls Road, 2 x 3BH and 1 x 4BH, all occupied by large families.

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9	Polstead Heath	2 The Heath, Heath Road CO6 5BQ	Potential garden severance	2	2BB or 2BH	General Needs	189 with GN, 77 GN with need, 3 with LC	Inside BUAB, has potential, consideration needed to access and overlooking issues.	Visited 27.8.08 tenant may agree to severance if could move into property built, or if still left with decent size garden. Architectural Appraisal underway	Early discussion with Flagship as have similar scheme in village already, or development by Babergh District Council	2 The Heath, 1 x 2BH occupied by couple and 1 child
10	Shimpling	Land off Halifax Place	Large area of land. STW on site owned by AW, together with ROW over access track. Partially used as Open Space	4	To be determined by LHNS	Local Needs	LHNS January 2009 established need	Site is outside BUAB, so would need evidence of local need, and appraisal of alternative sites.	LHNS complete, need established, site appraisal process underway.	Iceni/Suffolk Housing Society selected by PC following LHNS	N/A
11	Shotley	36-38 Kingsland	plot of land	2	2 x 2BB	General Needs	198 with GN, 113 GN with pts, 34 with LC	Planning permission granted	Start on site imminent following EDF cabling work.	Iceni/Suffolk Housing Society selected as undertaking regeneration schemes in area already	N/A
12	Shotley	Car Park site adjacent 44 Kingsland	redevelopment of plot of land and car park area	1	1 x 3BBWC or 2 x 2BH	General Needs	198 with GN, 113 GN with pts, 34 with LC	Inside BUAB. Recommend 1 property only and retention of 6 parking spaces	Awaiting views of Parish Council and local Member, site has potential for either 1 x 3BB or 2 x 2BB	Iceni/Suffolk Housing Society selected as undertaking regeneration schemes in area already	N/A
13	Stanstead	Land between 13 and 14 Alston Crescent CO10 9AN	potential garden severance of no 13 and 14	2	2BB or 2BH	General Needs	181 with GN, 76 GN with need, 4 with LC	Inside BUAB, site suitable for infill	Visited 27.8.08 one tenant agreeable to severance, may wish to move into new property, still trying to contact other tenant	Iceni/Suffolk Housing Society selected as completed similar scheme in village recently	13 and 14 Valley View, 2 x 3BH one occupied by family, and one by OAP couple with adult child
14	Stanstead	Land and garage site at Valley View	Regeneration of Brick built block of 8 garages, and adjacent land. Some garages are compulsory let.	4	1 x 2BB x 3BB x 2BH x 3BH	1 1 1 1 General Needs	181 with GN, 76 GN with need, 4 with LC	Inside BUAB, Has potential, need to consider parking reprovision, and if single or two storey appropriate.	Land severed from no 17 to enable improvements to access road. Housing Panel requested full feasibility study after visit to site	Iceni/Suffolk Housing Society selected as completed similar scheme in village recently	N/A
15	Tattingstone	Land at Glebe Close	Green area - AVRA. Capital receipt from sale of Thatched Cottages to be utilised locally, so this site will be considered in due course.	3	To be determined LHNS	Local Needs	LHNS September 2008 established need	Inside BUAB designated as AVRA. May be possible to utilise, or to secure land adjacent as Exception site and continue crescent of Glebe Close	RSL selected by PC, Site appraisal process complete. Established two preferred sites, which includes land adj to Glebe Close, so this provide access to the site. Private Landowners being approached to see if will agree to sell. Scheme of 8 units supported.	Orwell Housing Association selected by PC following LHNS	N/A
16	Thorpe Morieux	Bury Road	Agricultural land leased to Strutt and Parker (Farms)	6	3 x 2BH x 3BH 2BB	2 1 x Local Needs	LHNS April 2007 established need	Site appraisal process established this as most appropriate site. Planning application to be submitted soon.	RSL selected by PC, Site appraisal process complete. Negotiations with Strutt and Parker Farms have secured early surrender of the lease. Possible SOS December 2009	Orwell Housing Association selected by PC following LHNS	Land leased to Strutt and Parker (Farms)
Part 2 Schemes Being Developed on Privately Owned Land											
17	Leavenheath	Site yet to be confirmed	Rural Exception Site	6 to 8	To be confirmed	Local needs	LHNS established need	To be confirmed	Parish Council to agree how to progress scheme	To be confirmed	N/A
18	Nayland	Wissington Road	Rural Exception Site	5	4x2BH 1x3BH	Local needs	LHNS established need	Planners in principle agree to site and draft scheme.	Public information day held. Planning application to Development Committee August 2009.	Flagship Housing Group/Suffolk Heritage Housing Association	Privately owned site
19	Chelmondiston	Site yet to be confirmed	Rural Exception Site	6	To be confirmed	Local needs	LHNS established need	A number of potential sites have been identified for further consideration	Partner RSL negotiating with landowners	Hastoe Housing Association	N/A
	Hintlesham	Site yet to be confirmed	Rural Exception Site	6	To be confirmed	Local needs	LHNS established need	A number of potential sites have been identified for further consideration	Parish Council considering site options	Hastoe Housing Association	N/A

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20	Elmsett	Site yet to be confirmed	Rural Exception Site	8	To be confirmed	Local needs	LHNS established need	A number of potential sites have been identified for further consideration	Parish Council considering site options	To be appointed	N/A
				Total 83							

KEY

BUAB	Built Up Area Boundary
AVRA	Area of Visual or Recreational Amenity
CAM	Contract and Asset Management
LHNS	Local Housing Need Survey
ROW	Right of Way
STW	Sewerage Treatment Works
PC	Parish Council
LC	Local Connection
GN	General Need