

BABERGH DISTRICT COUNCIL

To: Strategy Committee	Report Number: M148
From: Housing Panel	Date of meeting: 14 February 2013

ADDITIONS TO THE AFFORDABLE HOMES PROGRAMME - PROPOSED AFFORDABLE HOUSING SCHEMES – FIDDLERS LANE, EAST BERGHOLT, AND LADY LANE, HADLEIGH

1. Purpose of Report

- 1.1 To seek approval to include within the Council's Affordable Housing Programme, two schemes on Council owned land at Fiddlers Lane, East Bergholt, and Lady Lane, Hadleigh.

2. Recommendation to Council

- 2.1 That the two schemes on Babergh owned land as shown in Appendices 1 and 2 be approved in principle and be included within the Council's Affordable Housing programme, it being noted that all schemes require full consultation with Local Members, together with the Parishes, stakeholders, tenants and others as necessary.

- 4 x two-bedroom bungalows for affordable rent at land off Fiddlers Lane, East Bergholt.
- 1 x four -bedroom dwelling for affordable rent at land adjacent to 4 Lady Lane, Hadleigh.

The Committee is asked to make a recommendation to Council.

3. Financial Implications

- 3.1 It is proposed that if a Babergh owned site is viable for development, it will in due course be transferred to the appointed Registered Provider (RP) 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 transferred to the RP at a partial or full discount, and whether the Council should contribute capital funding to improve the viability of the scheme.
- 3.2 Members are aware that Babergh's discounted land policy is one of the major ways in which we can give significant financial support to the delivery of affordable housing schemes. This is over and above the annual budget for grant assistance of £50,000 (where there is the flexibility and prospect for more than this level of support to be given from 2006/07) and money received from Section 106 agreements.

Babergh will benefit from capital receipts in relation to the extent to which a discount is not required for specific schemes, which helps to fund our own capital programme and reduce overall borrowing requirements.

4. Risk Management

Key risks are set out below:

Risk Description	Likelihood	Impact	Mitigation Measures
Registered Provider partners will not wish to work with the Council on an "at risk" basis	Very Low	Major	Experience confirms that RP'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.
Planning approval is not granted for development of the sites in question.	Low	Major	The Affordable Housing Team and the Council's RP 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.
Funding cannot be secured from the Homes and Communities Agency to deliver the proposed schemes. This would mean that the schemes would have to be removed from the affordable housing programme	Very Low	Critical	Experience shows that schemes similar to this one have been attracted Homes and Communities Agency funding, particularly where the council is discounting the land.

5. Consultations

5.1 Consultations with council tenants, neighbouring properties and the local community, including Parish councils, and Ward Members will be undertaken as part of the process of developing these sites.

5.2 Formal consultation will also take place as part of the planning process once a planning application has been submitted.

6. Equality Analysis

6.1 All properties developed with Registered Provider partners are allocated via the Gateway to Homechoice Housing register to which the Council is a party. All allocations are in accordance with the Allocation Policy, and Tenancy Strategies of the Registered Provider Partners and the Council. An Equalities Analysis has been carried out for the Allocations Policy and Tenancy Strategy and are available upon request.

7. Shared Service / Partnership Implications

7.1 None.

8. Key Information

8.1 Fiddlers Lane – East Bergholt

8.2 This site includes severed garden land from 2-6 Elm Estate, East Bergholt and the parking and garage area off Fiddlers Lane, East Bergholt. Please see Appendix 1.

8.3 This scheme is well progressed, and proposals for 4 x 2 bedroomed bungalows have been produced, a planning application will be made in the near future.

8.4 Land adjacent 4 Lady Lane, Hadleigh

8.5 This site is severed garden land from 4 Lady Lane Hadleigh. Please see Appendix 2.

8.6 This scheme is at an early stage, provisional site layout and design has been investigated with the planning and highways departments. It is considered that one dwelling house could be provided together with associated off street parking serving this property and 4 Lady Lane. Initial discussions to be held with Registered Provider regarding site development potential and proposals.

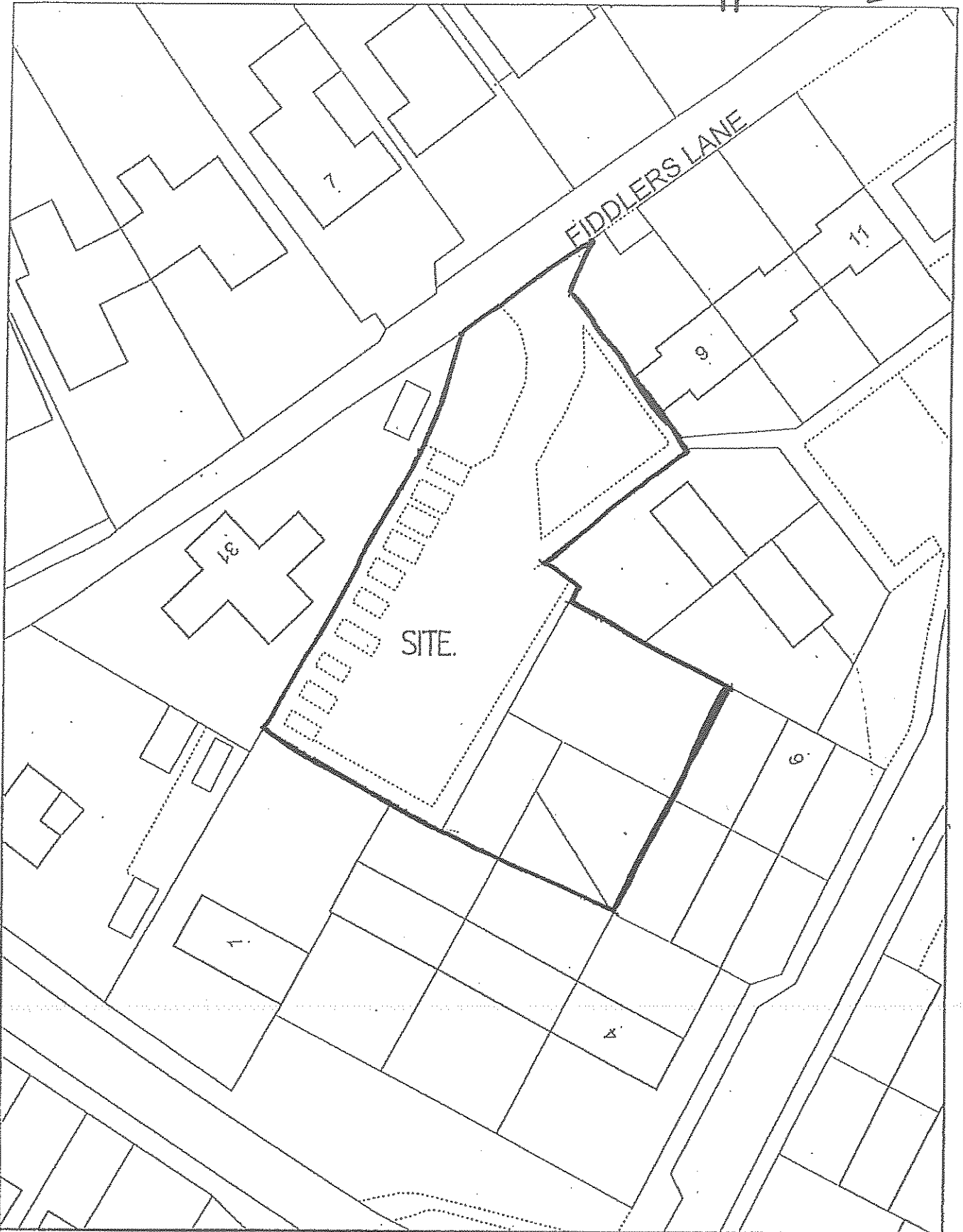
9. Background Documents

9.1 None.

Title	Location
Site location Fiddlers Lane, East Bergholt	Attached at Appendix 1
Site Location land adjacent 4 Lady Lane, Hadleigh	Attached at Appendix 2

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EXISTING SITE PLAN. 1:500.

1550/EBFL/SK1.



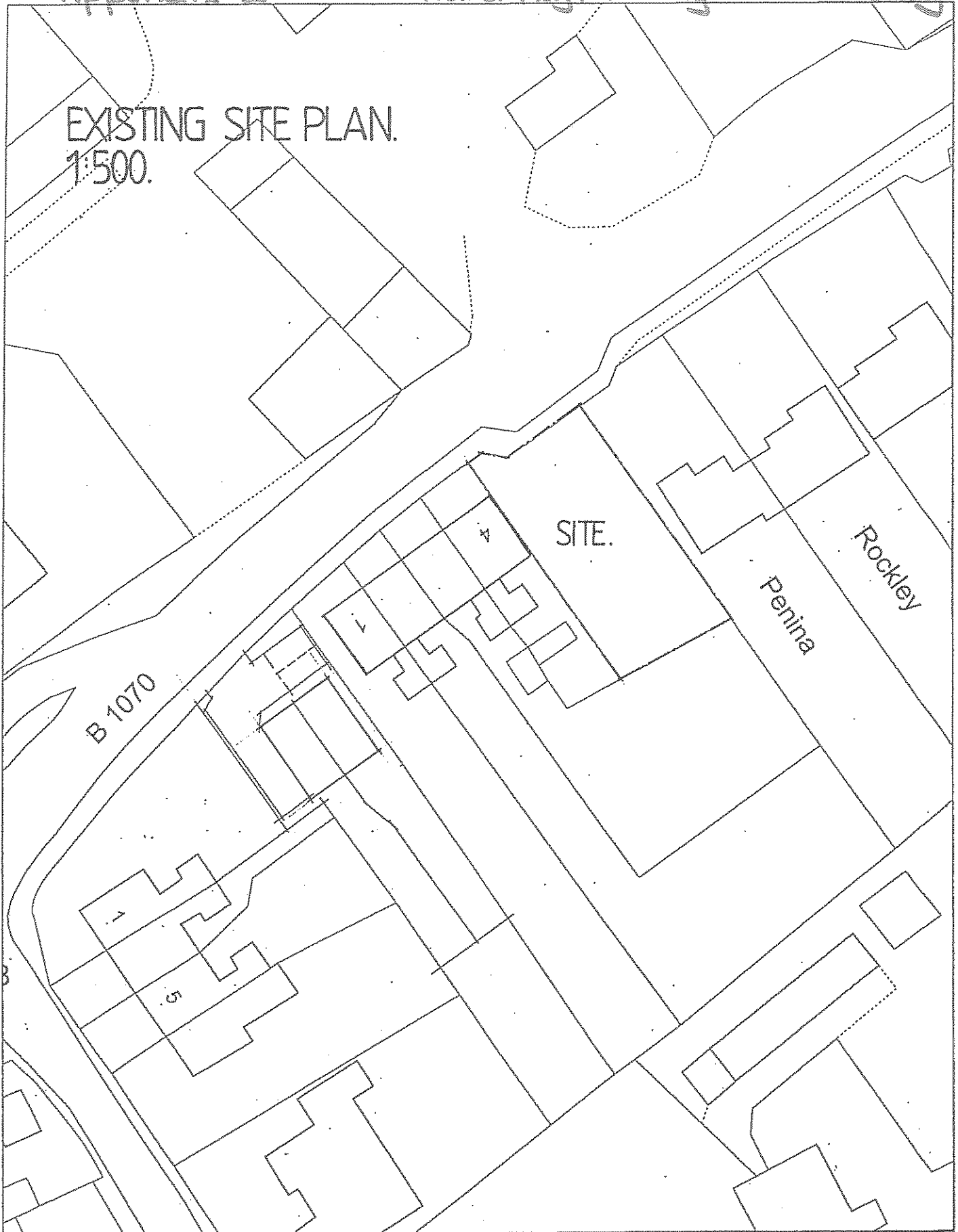
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Scale: 1:500

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EXISTING SITE PLAN.
1:500.



1550/FS/LL/SK2.



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