

BABERGH DISTRICT COUNCIL

FROM: Head of Community
Development

REPORT NUMBER: **K200 -**
RELEVANT EXTRACTS

TO: **COUNCIL**

DATE OF MEETING: 22 February 2011

AGENDA ITEM 7(b) AFFORDABLE HOUSING PROGRAMME 2011
(STRATEGY COMMITTEE 10 FEBRUARY 2011)

3. FINANCIAL IMPLICATIONS

Affordable Housing Programme delivery

- 3.5 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.
- 3.6 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.

4. RISK MANAGEMENT

- 4.1 Details of these assessments for the issues raised in this report are set out in Appendix 4 (for the Affordable Housing Programme).

8. THE AFFORDABLE HOUSING PROGRAMME - KEY INFORMATION

- 8.1 New affordable housing schemes to be added to the Affordable Housing Programme are shown under the relevant heading at the bottom of the page of Appendix 1. Schemes on Babergh owned land are highlighted in grey.
- 8.2 Some of these new schemes are being developed on Rural Exceptions Sites and Planning Obligations Sites which are not in the Council's ownership. These are included within the Affordable Housing Programme for Members' information and because they form an essential part of the Council's affordable housing delivery for the District.
- 8.3 Following Paper J85 to Strategy Committee on 17 September 2009, which sought the inclusion of new schemes onto the Affordable Housing Programme, further investigations and appraisals are now complete. This has established that a number of sites are not viable to develop for affordable housing. Appendix 2 shows a list of these schemes and the reasons that no further action is to be taken.

8.4 Every effort is made to keep Members of the Council and Parish and Town Councils informed of progress with the schemes detailed in the Affordable Housing Programme.

10. **APPENDICES**

Appendix 1 - Affordable Housing Programme, including new schemes for approval

Appendix 2 - List of schemes for removal from the Affordable Housing Programme – Previously circulated to all Members – for information only

Appendix 4 - Risk management; the Affordable Housing Programme

11. **BACKGROUND PAPERS**

None.

CONTACT: Ian Tippett

EMAIL: ian.tippett@babbergh.gov.uk

Strategic Housing and Economic Development Manager

100211Appendix 1 The New Affordable Hsg Programme

Affordable Housing Programme

SITE NAME	AREA	SCHEME TYPE	LAND OWNER-SHIP	SITE TOTAL UNITS	AFFORDABLE HOUSING %	TOTAL AH UNITS	AH UNITS for RENT	AH units for SO or IR	RP	Start on Site Financial Year	Completion Date Financial Year
Dove Close Days Road Very Sheltered Scheme	Capel St Mary	RES	PL	32	100%	32	6	26	Orwell HA	2009/10	2010/11
Boleyn Place B/10/00266	Erwarton	RES	BDC	2	100%	2	2		Suffolk Hsg Society	2010/11	2010/11
Stourcroft, Bures Road, Phase 3 B/03/01504/FUL	Great Cornard	PO	PL	306	26%	23	15	8	Iceni/Colne	2009/10	2010/11
Banham's Coach Depot, The Row B/08/01927/FUL	Hartest	RPO	PL	4	25%	1	1	0	Orwell	2009/2010	2010/11
Syers Farm B/05/00035/FUL B/05/00034/FUL	Hitcham	RPO	PL	6	17%	1	1	0	Suffolk Heritage Flagship Housing	2007/08	2010/11
Meadow Cottages Wiston Road B/09/00583	Nayland	RES	PL	5	100%	5	5	0	Suffolk Heritage Flagship Housing	2010/11	2010/11
Hallifax Place	Shimpling	RES	BDC	4	100%	4	4	0	Suffolk Hsg Society	2010/11	2010/11
Land to rear of Town Hall, Gaol Lane B/09/001422	Sudbury	RS	STC	6	33%	2	1	1	TBA	2011/12	2010/11
Homefield B/09/00747	Boxford	RLNS	BDC	8	100%	8	4	4	Suffolk Heritage Flagship Housing	2010/11	2011/12
Stourcroft, Bures Road, Phase 4 & 5 B/03/01504/FUL	Great Cornard	PO	PL	306	26%	57	51	6	Iceni/Colne	2010/11	2011/12
Poplar Road H/O1Phase 1	Great Cornard	RS	BDC	21	100%	21	9	12	Suffolk Heritage Flagship Housing	2010/11	2011/12
Crowcroft Road B/07/01411	Nedging	PO	PL	12	33%	4	2	2	Hastoe	2010/11	2011/12
Rye Hill Sudbury Suffolk CO10 2BB (Cats Lane postal address) B/00/01751/OUT	Sudbury	PO	PL	42	36%	15	15 = 9 units for General Needs Rented & 6 units for Supported Housing Project		Orbit HA	01.02.07 then to resume with new contractor Nov 2010.	2011/12
Bury Road B/10/00947/FUL/DB	Thorpe Morieux	RES	BDC	6	100%	6	6	0	Orwell HA	2010/11	2011/12
Brookfield (Iceni)	Bildeston	RS	BDC	8	100%	8	8	0	Suffolk Hsg Society	2011/2012	2011/2012
45/51 Wattisham Road B/09/00858	Bildeston	RS	BDC	8	100%	8	8		Orwell HA	2010/2011	2011/2012
Land rear of 30-36 Queensway	Acton	GNS	BDC	1	100%	1	1		TBA	2011/12	2012/13
Goodlands Farm	Boxford	RPO	PL	20	40%	8	6	2	TBA	2011/12	2012/13
The Marvens Phase 2	Copdock & Washbrook	RES	SCC	8	100%	8	8	0	Hastoe HA	2011/12	2012/13

100211Appendix 1 The New Affordable Hsg Programme

7 and 8 Mill Green	Edwardstone	GNS	BDC	4	100%	4	4		Suffolk Heritage Flagship Housing	2011/12	2012/13
Elmsett LNHS	Elmsett	RES	PL	TBA	100%	14	14		Suffolk Heritage Flagship Housing	2011/12	2012/13
Crownfield Road B/08/01052/FUL & B/09/00022	Glemsford	PO	PL	56	35%	20	15	5	Suffolk Hsg Society	2011/12	2012/13
Garden land side of 57 Schoolfield	Glemsford	RLNS	BDC	TBA	10%	TBA				2011/12	2012/13
Poplar Road H/O2 Phase 2 B/04/01624/FUL	Great Cornard	RS	BDC	23	100%	23	17	6	Suffolk Heritage Flagship Housing	2011/12	2012/13
Head Lane B/06/00014/OUT	Great Cornard	PO	PL	30	35%	11	8	3	TBA	2011/12	2012/13
Guildford Europe, Radiator Road B/03/01205/OUT	Great Cornard	PO	PL	54	35%	12+	0	12 TBA	Iceni/SHS	2011/12	2012/13
Folly Road B/07/01211	Great Waldingfield	RPO	PL	93	35%	32	24	8	Suffolk Hsg Society	2010/11	2012/13
Ten Trees Road	Great Waldingfield	RES	SCC	15	100%	15	15	0	TBA	2011/12	2012/13
Land between Lady Lane & Tower Mill Lane B/06/1488/OUT	Hadleigh	PO	PL	170	35%	59	45	14	Suffolk Heritage Flagship Housing	2010/11	2012/13
Lady Lane (Samsons Motorworks) B/05/1367/FUL Refused 27/09/05 Current appeal	Hadleigh	PO	PL	33		16	12	4	TBA	2011/12	2012/13
Grays Close B/06/02146	Hadleigh	PO	PL	8	25%	2	1	1	TBA	2011/12	2012/13
LNHS - Land adj. Timperleys	Hintlesham	RES	PL	TBA	100%	8	TBA	TBA	Hastoe	2011/12	2012/13
Woodview, The Causeway B/08/00656/OUT	Hitcham	RPO	PL	3	33%	1	1		TBA	2011/12	2012/13
LNHS	Leavenheath	RES	PL	8	100%	8	8		Suffolk Hsg Society	2011/12	2012/13
Land in front of 17-28 Churchfield Church Lane B/09/01013	Monks Eleigh Sproughton	RS PO	BDC PL	TBA 30	100% 33%		10	TBA	Orwell TBA	2011/12	2012/13
Land and garage site Valley View	Stanstead	GNS	BDC	4	100%	4	4		Suffolk Hsg Society	2011/12	2012/13
William Armes B/04/01176/OUT	Sudbury	PO	PL	121	30%	36	32	4	TBA	2011/12	2012/13
Highbank	Sudbury	PO	PL	TBA	35%	21	16	5	TBA	2011/12	2012/13
Ballingdon Oil Depot, Middleton Road B/05/02159/OUT, B/10/01574/RES	Sudbury	PO	PL	22	35%	8	6	2	TBA	2011/12	2012/13
Glebe Close	Tattingstone	RLNS	BDC	2	100%	2	2		TBA	2011/12	2012/13
Church Farm	Whatfield	PO	PL	16	35%	6	4	2	TBA	2011/12	2012/13
Friends Field/Eves Orchard B/07/01131/ENQ	Bures	PO	PL	31	35%	11	9	2	TBA	2012/13	2013/14
Chelmondiston LNHS (No application rec'd as yet)	Chelmondiston	RES	PL	6	100%	6	5	1	Hastoe HA	2012/13	2013/14
Harp Close Meadow B/99/00706/FUL	Sudbury	PO	PL	TBA	35%	TBA	TBA	TBA	TBA	2012/13	2013/14

100211Appendix 1 The New Affordable Hsg Programme

St Leonards Hospital B/03/00282/OUT	Sudbury	PO	PL	23	22%	5	3	2	TBA	2012/13	2013/14
Thorington Hall Area F - B/02/1984/OUT (current application)	Pinewood	PO	PL	114	30%	34	26	8	TBA	2012/13	2014/15
Carsons Drive	Great Cornard	PO	PL	170	35%	60	45	15	Suffolk Heritage Flagship Housing	2011/12	2015/16
Ganges - B/03/01085/OUT	Shotley Gate	RPO	PL	TBA	35%	TBA	TBA	TBA	TBA	2014/14	2016/17
Chilton Woods	Sudbury	PO	PL/SCC	700?	35%	245?	184	61	TBA	2012/13	2022/23

New Scheme to be added to AHP

8 Bull Lane B/10/01421/FUL	Long Melford	GNS	BDC	2	100%	2	2	0	Suffolk Hsg Society	2011/12	2011/12
Local Needs Scheme land off Vicary Estate	Assington	RLNS	BDC	4	100%	4	4		TBA	2011/12	2012/13
Local Needs Scheme	Cockfield	RES	PL	18	100%	18	TBA	TBA	TBA	2011/12	2012/13
Local Needs Scheme	Lavenham	RES	PL	TBA	100%				Hastoe	2011/12	2012/13
White Gates, Sudbury Road B/10/00786/FUL	Lavenham	PO	PL	4	33%	1	1	0	Suffolk Hsg Society	2011/12	2012/13
Joint LHNS Monks Eleigh/Kersey/Lindsey	Monks Eleigh/Kersey	RES	PL	10	100%	10	10		Orwell	2011/12	2012/13
Local Needs Scheme	Sproughton	RES	PL	6	100%	6	6	0	Hastoe HA	2011/12	2012/13
Local Needs Scheme	Tattingstone	RES	PL	8	100%	8	8	0	Orwell	2011/12	2012/13
Local Needs Scheme	Bentley	RES	PL	8	100%	8	8		Suffolk Heritage Flagship Housing	2011/2012	2012/2013
Local Needs Scheme	Glemsford	RES	PL	TBA		TBA			Suffolk Heritage Flagship Housing	2012/13	2013/14
Local Needs Scheme	Holbrook	RES	PL	10	100%	10	TBA	TBA	TBA	2011/12	2013/14

KEY:

GNS = General Needs Scheme	AH = Affordable Housing
PO = Planning Obligations	SO = Shared Ownership
RES = Rural Exceptions Scheme	IR = Intermediate rent
RLNS = Rural Local Needs Scheme	SCC = Suffolk County Council land
RPO = Rural Planning Obligations	NHS = Health Authority land
RS = Regeneration Scheme	PL = privately owned land
RP = Registered Provider	BDC = Babergh land
	STC = Sudbury Town Council

schemes highlighted in grey are on BDC land

100211Appendix1 The New Afford...

APPENDIX TWO Affordable Housing Programme Deletions

Parish	Site Name/Location	Type of Site	Potential number of units	Proposed Property Types Req'd	Local Need or General Need	Development Control View	Action undertaken	Tenancy flagged for future	Conclusion
Brantham	4 Church Lane	regeneration of block built bungalow	2	2 x 2BB	General Needs	Planning permission secured	After initial agreement with the tenant, that they would move, they changed their mind and confirmed their intention to remain in the property long term.	Yes	Unable to progress scheme at this time.
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	Inside BUAB. Support received for proposal.	It has been established that the needs of the current tenant of no 12 Harpurs Road are best met by extending the current home. Therefore it is agreed that redevelopment of this site is inappropriate.	no	no further action.
Nedging	Land adj to 10 Crowcroft Road	Plot of land in front of STP	4	2 x 2BH 2 x 3BH	General Needs	Initial response - Inside BUAB, area is an AVRA, but not of huge merit, development supported.	Anglian Water has been consulted and they confirm that they would object to development at this location due to its proximity to a nearby Sewage Treatment Plant. It is therefore agreed with Development Control Team that a scheme on this site is unviable.		Site unsuitable for residential development
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	Detailed consideration by DC advised that redevelopment of infill plots inappropriate as out of keeping with pattern of development. Also impact on views relating to AONB	Following an architectural assessment of the sites in question it is confirmed that although infill units are feasible at this location. However it is agreed with Development Control Team that such development is not appropriate at this location as it will harm the pattern of development and harm the environment in this AONB. Tenants advised no further action to be taken.	no	no further action.
Polstead Heath	2 The Heath, Heath Road CO6 5BQ	Potential garden severance	2	2BB or 2BH	General Needs	Detailed consideration by DC advised that redevelopment of garden inappropriate, loss amenity to no 2, and garden of new property will be restricted by trees and hedge in front boundary. Potential for trees and hedge to lost in future.	Following an architectural assessment of the sites in question it is confirmed that although infill units are feasible at this location, it is agreed with Development Control Team that such development is not appropriate at this location as it will harm the pattern of development and harm the environment in this AONB. Tenants advised no further action to be taken.	no	no further action.
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	Inside BUAB. Recommend 1 property only and retention of 6 parking spaces	Liaison with PC, and appraisals completed for the development of 1 unit on the site, together with the retention of some car parking - 1 unit on the site is not financially viable. A 2 unit scheme is more financially but this would lead to loss of car parking, which is not acceptable.	n/a	no further action.

Parish	Site Name/Location	Type of Site	Potential number of units	Proposed Property Types Req'd	Local Need or General Need	Development Control View	Action undertaken	Tenancy flagged for future	Conclusion
Stanstead	Land between 13 and 14 Alston Crescent CO10 9AN	potential garden severance of no 13 and 14	2	2BB or 2BH	General Needs	Inside BUAB, site suitable for infill	Architectural assessment completed, infill units feasible and supported by DC. Tenants visited Sept 10 and refused to release garden at this time. Tenants advised no further action to be taken now.	yes	Unable to progress scheme at this time.

KEY

BUAB	Built Up Area Boundary
AVRA	Area of Visual or Recreational Amenity
AONB	Area of Outstanding Natural Beauty
PC	Parish Council
DC	Development Control
STP	Sewage Treatment Plant

100211-Appendix2TheAffordable Hsg Programme deletions.xls

RISK MANAGEMENT - BABERGH'S NEW AFFORDABLE HOUSING PROGRAMME

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
Scheme viability issues reduce the Council's ability to bring forward affordable housing on Babergh owned land	Low	Major	Early investigations into the viability of individual sites ensure that inappropriate sites are not brought forward, reducing the officer time spent on abortive sites.
Reduction in Social Housing Grant and introduction of Affordable Rent Tenancy	Definite	Major	It is apparent that funding for new affordable housing will be greatly reduced. The full implications of the Affordable Rent Tenancy will be known in late January 2011. Officers will closely monitor the situation, and report to Members with information, and approval for action as appropriate.
Changes to planning guidance	Definite	Moderate	It is known that significant changes to the planning system are proposed by the Government. However the full impact of these changes is not yet known. Officers will closely monitor the situation, and report to Members with information, and approval for action as appropriate
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	Low	Major	The Affordable Housing Team and the Council's RP partners liaise closely with the Council's Development

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
the sites in question.			Control Team, to ensure that the proposed schemes for these sites are acceptable, in principle and appropriate for consideration by Development Committee.
Economic climate	Likely	Major	The current Economic Climate remains fragile, and will continue to have an impact on the delivery of open market developments and in turn on the provision of affordable housing sector.

H:\DOCS\Committee\REPORTS\Strategy\2011\100211-Appendix 4 Risk Management Affordable Hsg Programme.doc