

Babergh & Mid Suffolk Affordable Housing News for Parish Councils

October – November 2011

Welcome to the first edition of the joint Babergh and Mid Suffolk District Council's Affordable Housing e-newsletter for Parish and District Councillors, which will be issued every two months.

An Introduction to the New Integrated Babergh and Mid Suffolk Affordable Housing Team

We are delighted to announce that as from 26 September 2011 the Babergh and Mid Suffolk Affordable Housing Teams will be integrated into one, led by Julie Abbey-Taylor, Strategic Housing Manager and based at Mid Suffolk District Council's offices at Needham Market.

The team consists of:

Julie Abbey-Taylor – Strategic Housing Manager

Tel: 01449 724782

Email: Julie.abbey-taylor@midsuffolk.gov.uk

Nigel Brett – Housing Enabler

Tel: 01449 724771

Email: nigel.brett@midsuffolk.gov.uk

Anne Bennett – Housing Enabler

Tel: 01449 724774

Email: anne.bennett@midsuffolk.gov.uk

Tracey Brinkley – Housing Enabler

Tel: 01449 724777

Email: tracey.brinkley@babergh.gov.uk

Kim Best – Housing Enabler

Tel: 01449 724777

Email: kim.best@babergh.gov.uk

We are all looking forward to continue our very successful partnership working with you.

Homes and Communities Agency Capital Funding update:

As you are aware the Homes and Communities Agency (HCA) has been working with Registered Providers (RPs) across the country to assess bids for the latest round of HCA Capital Grant Funding. The Government's objective is to deliver 150,000 new affordable homes between 2011 and 2015, using the £4.5 billion allocated for this purpose.

The new Affordable Rent funding regime requires each RP to sign a development contract with the HCA. A number of these have now been agreed and signed, including those for our partners, Orwell and Hastoe Housing Associations.



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On 9 September 2011 a meeting was held with our partner RPs, so we are fully updated with progress on signing the each RP/HCA contract for future development and funding for the period 2011 to 2015. From this we are able to gauge the level of affordable housing delivery for the Babergh and Mid Suffolk areas. The meeting established that the capacity of our RP partners is reduced with the result that some schemes will be delayed and for others new RP partners will need to be found in order to bring them forward. If this situation affects any scheme involving a Parish Council your dedicated Enabling Officer will discuss the implications with you and offer a solution to any problems relating to the progression or delivery of the scheme.

Developing a scheme for Your Village:

Please remember that if your parish is not mentioned below and you feel that there is a need for affordable housing in your community, you are very welcome to contact us. We will be pleased to discuss with you what your local housing needs are and how we can help you to bring forward an affordable housing scheme suited to the needs of your local community.

If you have any queries about matters raised in these newsletters please contact Julie Abbey-Taylor, Strategic Housing Manager, on the above number.

Please also remember to have a look at our revised Guide to parish councils which I hope you agree provides a clear, step by step guide to developing local needs housing for rural communities. This can be found on the following web pages.

For Babergh

<http://www.babergh.gov.uk/Babergh/Home/Housing+and+Rents/Affordable+Housing/Information+for+Parish+Councils/>

For Mid Suffolk

<http://www.midsuffolk.gov.uk/Homes+and+Housing/HousingStrategy/AffordableHousing/Information+for+Parish+Councils.htm>

BABERGH SCHEMES

ACTON

The Report for the Local Housing Need Survey was completed by Louise Wilby in February, and was presented and discussed with the Parish Council on 28 April 2011, following which they agreed to progress a scheme. A recommendation has been made for the Parish Council to work with Orwell Housing Association, and a date has being arranged for the Parish Council to meet with representatives from Orwell.

ASSINGTON

Work continues to provide a small scheme for local people to meet the need identified in the housing need survey completed in 2010. The site selection process has been completed, and the Parish Council met Icen Homes and Orwell Housing Association on the 31.8.11, and will agree who they would like to partner them at their next Parish Council meeting. The successful RP will then arrange for a scheme design to be prepared, and once agreed a Village Information Event will be arranged for the local community to find out more about the proposal.



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BELSTEAD

The two units to meet the local need identified for Belstead have been incorporated into the scheme at Copdock and Washbrook. Hastoe Housing Association are now preparing the planning application which should be submitted in the near future. They have secured funding for the scheme in their 4 year Affordable Housing Programme with the Homes and Communities Agency.

BENTLEY

On 11 August 2011 the Bentley Affordable Housing Working Group met to discuss the potential delivery of an affordable housing scheme for the village. It was agreed that following the appointment of a new Parish Council the village will be asked to re-affirm their support for delivering an affordable housing scheme for the local community. If support exists the Parish Council will then seek to confirm the need identified in their Local Housing Needs Survey completed in September 2009. Once this information is gathered the Parish Council will decide whether or not to progress a scheme.

BILDESTON

The scheme for 8 dwellings on the site at 30 and 32 Brookfield is now a priority for Icen Homes/Suffolk Housing Society and Babergh. Planning permission, and funding is in place for the scheme and the site has been transferred to Suffolk Housing Society. Work has started on site with the demolition of the existing properties.

BOXFORD

The scheme of 8 flats at Homefield is progressing well and completion is estimated at March 2012.

The Parish Council and its partners have now met to start the process of bringing forward a further affordable housing scheme for local people in the village. The first stage is to identify potential sites for the scheme and Tracey Brinkley will be working with the Parish Council on this matter.

BRANTHAM

The Parish Council has invited Louise Wilby, the Suffolk ACRE Rural Housing Enabler, to work with them to undertake a new Local Housing Needs Survey for the village, this is planned to take place in October 2011.

CHILTON

Discussions are on going with Suffolk County Council concerning the Chilton Woods development, although it is not yet clear how the delivery timescales for this project will be affected by the current economic climate. Although much of the development falls within Sudbury, the bulk of the affordable housing provision, amounting to about 300 general needs affordable homes will be delivered in Chilton parish.

COCKFIELD

The Parish Council is working with Babergh, Orwell Housing Association and Louise Wilby the Rural Housing Enabler to bring forward a new scheme for the village. A number of potential sites have been identified and these are currently being considered in more detail.

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COPDOCK & WASHBROOK

This scheme of 10 units (eight units to meet the need of Copdock and Washbrook, and two units to meet the needs of Belstead) has now reached a stage where the design has been agreed and a Village Information Event was held on 22 June where overall, support was received for the scheme. Hastoe Housing Association are now preparing the planning application which should be submitted in the near future. Hastoe have also confirmed that they have secured funding for the scheme in their 4 year Affordable Housing Programme with the Homes and Communities Agency.

EDWARDSTONE

Iceni Homes have now been agreed as the Registered Provider for this scheme, and they have finalised the designs of the proposal which will meet level 3 of the Code for the Sustainable Homes and the Lifetime Homes Standard. These plans have been circulated to the Parish Council for their information and support. The Housing Panel have now approved the transfer of the site to Suffolk Housing Society at 100% discount, together with grant funding to enable up to two of the new homes to be let as Social Rent Tenancies rather than the more expensive Affordable Rent Tenancies. This will enable the decanted tenants to move into new homes on rents similar to those charged for their original homes.

A planning application should be submitted in the near future, and Iceni Homes have confirmed that funding is secure for the scheme in their 4 year Affordable Housing Programme.

EAST BERGHOLT

A site to the rear of 2 - 6 Elm Estate has been identified as a possible development site. The Parish Council and Housing Panel have supported the proposal in principle for properties for local people and to include the parking and garage site in the redevelopment scheme with the aim of improving and enhancing the appearance of that area. Progress on the scheme had been limited while Registered Provider partners have been negotiating the 4 year funding programmes. Tracey Brinkley and Kim Best are now resuming work to secure the remaining gardens needed for the development and to further the negotiations with the garage owners. A more detailed design which is supported by our planning department is also being prepared.

ELMSETT and ALDHAM

Iceni Homes/Suffolk Housing Society have been selected by Elmsett and Aldham Parish Council to be their Registered Provider partner on this scheme. Following the site selection process, which identified two potential sites, negotiations with landowners and the planning department are ongoing to establish whether either or both sites can be brought forward.

GLEMSFORD

The Local Housing Need Survey for the village is complete and the report which details a very high need for affordable housing from local people, is now being considered by the Parish Council. Louise Wilby from Suffolk ACRE and Tracey Brinkley from the Affordable Housing Team will arrange to meet with the Parish Council so that the contents of the report can be discussed and a way forward agreed.

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GREAT CORNARD

AFFORDABLE HOUSING FROM PLANNING OBLIGATIONS

Colne Housing and Persimmon Homes are in the final stages of completing their agreed programme to deliver a total of 107 affordable homes at the Rugby Club site, Bures Road.

NORTH CORNARD REGENERATION at Poplar Road

Phase 1 of this exciting development is well under way and should be completed in late 2011. Phase Two has commenced although the majority of this phase can only progress in full once the existing shops have been demolished.

The North Cornard Regeneration Group would like the new housing development to be known as Applegate Mews and the new shopping area to be called Applegate Centre. This is now being considered by Babergh and the Post Office and the outcome will be confirmed once known. We will of course keep you informed as things progress. The next meeting of the group is 7.00 p.m. on 17 October 2011 at Pot Kiln School, Great Cornard.

GREAT WALDINGFIELD

The Parish Council have decided to undertake a new Local Housing Needs Survey which will be carried out in October 2011. Once the findings of the survey are available the Parish Council will make a decision about how to proceed, but have confirmed that they will retain Orwell Housing Association as their Registered Provider partner.

A start on site has commenced at Folly Road. This open market development will deliver 32 affordable homes for the District in partnership with Land Charter Homes and Icen Homes/Suffolk Housing Society.

HADLEIGH

Negotiations have been carried out by Babergh for the delivery of 59 affordable homes through planning obligations on the site in Lady Lane/Tower Mill Lane. The current planning application has now been determined and the developer is currently seeking a partner Registered Provider.

HARTEST

One, two-bedroom bungalow will be delivered through planning obligations on the old Banham's Coach Depot site.

HITCHAM

The Parish Council having reviewed the Local Need Housing Survey have decided to go forward to identify a local site for affordable housing and to have Hastoe Housing Association as their Registered Provider partner.

HINTLESHAM

The design and layout has been prepared for a scheme of 10 units to meet the local need identified in the Local Housing Need Survey for Chattisham and Hintlesham. A Village Information Event was held on the 20.9.11 which was very well attended. The feedback from this will be reviewed by the Parish Council at their meeting in October, where they will hopefully confirm their support for the scheme. The next step will be to submit a planning application, and as Hastoe have confirmed that they have secured funding for the scheme in their 4 year Affordable Housing Programme with the Homes and Communities Agency, a start on site would follow once the site has been purchased.

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HOLBROOK

The Parish Council has completed a new Local Housing Need Survey, which has identified a further need for affordable housing. The Parish Council have agreed to progress a further development, and have selected Hastoe Housing Association to partner on the development of the scheme. The site identification process is underway.

LAVENHAM

Suffolk ACRE has carried out a new local housing need survey which shows a high level of affordable housing need in the parish. Following this the Parish Council has set up a working group of parish councillors to work with Babergh and the Rural Housing Enabler to bring a further scheme forward for the village. A number of potential sites have now been identified for the scheme and these have been assessed by Babergh's Development Control Team.

A meeting was held on 6 April at 7.30 p.m. to discuss the sites, their priority and how these can be taken forward. A priority list of sites was agreed and Hastoe is now investigating these in more detail.

The review of the sheltered housing scheme at Tenterpiece is being delayed until the integration work at Babergh is progressed and the government announces its final terms for the revised Housing Revenue Account revisions, both of which will have a potential effect on how new affordable housing at Tenterpiece can be delivered.

The White Gates scheme has secured planning permission, and will provide one affordable unit, a two-bedroomed house for rent, which has been secured in the S106 agreement for the scheme.

LONG MELFORD

Planning permission, and funding is now in place for the scheme and the site has been transferred to Suffolk Housing Society. Construction work for the two x two-bedroom houses should commence soon.

MONKS ELEIGH

A successful Village Information Event was held at Monks Eleigh village hall on 21 June 2011, when the majority of those attending were supportive of the proposed scheme. Following this the Parish Council has confirmed its support for progressing this scheme to a full planning application.

NEDGING

The four new affordable homes being delivered on the open market development at Crowcroft Road Nedging are progressing well.

POLSTEAD

Polstead Parish Council has agreed to complete a Local Housing Need Survey with Louise Wilby and this will be carried out in November 2011.

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SHOTLEY

The Local Housing Needs Survey has been completed. Ian Tippet and Louise Wilby attended a Parish Council meeting on the 15.9.11, where the findings were discussed, and a recommendation made regarding potential Registered Provider partners. Since this meeting the Parish Council has confirmed that it would like to progress a scheme for the village and in response Ian Tippet will now investigate which Registered Provider partner has the capacity to bring this scheme forward. Following a project group will be established once agreed with the Parish Council.

SPROUGHTON

A new application has been submitted by the owners of the allocated site in Church Lane. This would bring forward ten affordable homes.

The Parish council has confirmed that they wish the affordable housing for local people to be secured at the Church Lane site. This will be progressed subject to the owners bringing the site forward to the point of development.

STANSTEAD

The report to the Housing Panel in October 2010 was approved, which confirmed the scheme should proceed with Icen Homes, and that the council's land be disposed of to them in due course. Icen have now received confirmation of grant funding for various schemes over the next four year period, so discussions are underway to confirm the viability of this scheme, and whether it will go ahead.

STUTTON

The Local Housing Need Survey has been undertaken and Louise Wilby is now preparing the full report. This will be presented to the Parish Council in due course.

SUDBURY

AFFORDABLE HOUSING FROM PLANNING OBLIGATIONS

We continue to work towards a 35% affordable homes contribution from private developer sites in Sudbury.

At the moment we have identified 163 potential properties with more to come, particularly from the Chilton Woods development where 245 general needs affordable homes will be delivered (see entry above for Chilton). However the effects of the current financial crisis on delivery are still not clear.

TATTINGSTONE

Babergh is pleased to confirm that the sum of £302,000 which are the proceeds from the sales of the Thatched Cottages, will be made available as a capital grant to support the development of affordable housing for local people at Tattingstone.

In order to utilise this capital funding and to meet part of the need identified in the Local Housing Need Survey carried out by the parish, a small development on council land at Glebe Close has been proposed. A scheme of two x 2 bed bungalows has been prepared, proposed, and officers recently completed visits to neighbouring residents to discuss things further and identify any concerns they may have. The Parish Council are to consider the proposal and the feedback received from local residents at the meeting in October, and will confirm whether they support progressing with a planning application.

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Work continues to try and secure a site which would provide further units of affordable housing for local people, to meet the remaining need identified through the local housing need survey. If a site can be secured then detailed plans will be developed, and a community information event held to seek the views of the local community.

THORPE MORIEUX

The scheme at Whitethorn Ley is progressing well with an estimated completion date of February 2012.

WHATFIELD

Following the Local Housing Needs Survey undertaken by Whatfield and Nedging Parish Council's, an appraisal of the village has been made to identify any potential sites that would be suitable for an affordable housing scheme for local people. This process has identified that some sites exist, and landowners are being approached to see if the land would be available. The Parish Council have accepted the recommendation to work with Icen Homes who are able to accommodate this potential scheme into their 4 Year Affordable Homes Programme.

MID SUFFOLK SCHEMES:

BRAMFORD

Fitzgerald Rd phase 1 is now being built; phase 2 planning application for 2 more houses is imminent. Orwell Housing Association is the developing housing association for both phases.

BARHAM & CLAYDON

Discussions are on-going with the Parish Council and the Rural Housing Enabler, Sunila Osborne to plan a Housing Needs Survey for the two villages.

BEYTON

A Housing Needs Survey has been completed for Beyton. Suffolk Acre is currently entering all the survey results before analysing the resultant housing need in the village.

CODDENHAM

Hastoe Housing Association and the Council will be holding further discussions with the Parish Council and Highways before bringing the proposed site on Green Hill forward.

COMBS

A Housing Needs Survey is being planned with Suffolk ACRE as part of their parish plan.

EYE

Orwell Housing Association have secured Homes & Communities Agency funding for the redevelopment of 7-12 Oak Crescent, dependant upon planning permission. A public open event is being held on October 11th at Elizabeth Court, Elizabeth Way in Eye to give local residents the opportunity to see what the proposed development looks like and give feedback. 12 units are proposed to replace the existing 6 units. All new properties will be for existing tenants and to meet local housing need in Eye. A planning application for the scheme has been submitted to the Council.

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FELSHAM & GEDDING

A public open day was held on 21st September for a scheme on MSDC owned land at The Orchards in Felsham. Orwell Housing Association is the registered provider selected by the Parish Council to develop a scheme in the village.

GREAT BLAKENHAM

Orbit Housing Association and Orbit Homes have started on the construction of the first phase of housing on the former Blue Circle Cement and Ministry of Defence land on the corner of Bramford Road and Gipping Road. A 'ground breaking' ceremony was held on the 23rd September. The overall development will provide 350 new homes, with a mixture of social rented, shared ownership and open market sale. The first phase of 121 new homes, 81 of which will be affordable new homes will be completed over a period of months in 2012.

GREAT FINBOROUGH

Saffron Housing Association is providing six shared ownership Homes for people with Long Term Disability (HOLD) with mortgages from Ipswich Building Society.

HAUGHLEY

Discussions continue with residents and potential developers for the re-development of the Unity properties in Bixby Avenue and Windgap Lane. A meeting with residents and the Parish Council will be held in October to discuss the next steps.

HARLESTON

Havebury Housing Partnership is looking at the provision of affordable housing on Council owned land in Goddard's Place. Pre-application discussions will commence shortly with the planning department – the Parish Council and Ward Member will be involved in this process.

LAXFIELD

The Housing Association are looking for a site following the completion of the Local Housing Needs Survey. Flagship Housing Association had been selected to develop a scheme in partnership with the Parish Council but this situation now needs to be reviewed in the light of Flagship HA not bidding for Homes & Communities Agency funding and thus having a reduced development programme.

MELLIS

A scheme on Rattlesden Road is awaiting a new survey next spring before initial designs can be brought to a public meeting. Hastoe Housing Association have been selected to develop affordable housing on this site.

MENDLESHAM

A beauty parade has been held to choose the Housing Association. The decision was pending the new funding arrangements with the Homes and Communities Agency. The funding position is now clearer and further discussions will commence shortly to select either Orwell Housing Association or Hastoe Housing Association.

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NEEDHAM MARKET

Work has started on 7 flats on an old Council garage site in Barrett's Lane. The 6 x 1bed and 1 x 2 bed flats are due to be completed in June/July 2012.

Sites with a planning obligation for Affordable housing provision - Discussions are underway with the developer of the former Unilever site in the High Street to negotiate the affordable housing contribution. The Town Council are fully engaged in this process.

RATTLESDEN

Designs for 4 houses and an informal play area off Rising Sun Hill are due soon from Hastoe Housing Association.

REDGRAVE

Hastoe Housing Association hopes to progress this scheme quickly now the funding and land acquisition has been agreed.

STOKE ASH

The Local Housing Needs Survey has been completed and has shown a need, and arrangements are now being made to set up a beauty parade to select a Housing Association partner.

STOWMARKET

Orbit Housing Association have started work on 8 flats for people with mental health problems and 4 flats for general needs next to their offices on Finborough Road. Completion of the flats are due March 2012.

Discussions with the residents of the Unity homes in Silverdale Avenue, Kingsmead Road, Kingsmead Close and St. Mary's Road are on-going and a further meeting will be held in October to look at the process and next steps.

STOWUPLAND

Hastoe Housing Association have been unable to find any suitable land following the Local Housing Needs Survey and further discussions with the PC are required to consider any other options.

STRADBROKE

Following a Local Housing Needs Survey the parish are looking at how the "localism" process can bring forward a site. Officers have asked Planning Policy colleagues to consider a pilot scheme of some sort in order to enable a scheme to come forward.

TOSTOCK

Orwell Housing Association has been unable to find any suitable land following the Local Housing Needs Survey – further discussions are required with the PC to explore any other options.

THURSTON

Following a Local Housing Needs Survey the parish are looking at how the "localism" process can bring forward a site. Officers have asked Planning Policy colleagues to consider a pilot scheme of some sort in order to enable a scheme to come forward.

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WATTISFIELD

Officers and the Parish Council have looked at possible site options available and received feedback from MSDC planning. Flagship Housing Association had been selected to develop a scheme in partnership with the PC but this situation now needs to be reviewed in the light of Flagship HA not bidding for Homes & Communities Agency funding and thus having a reduced development programme.

WETHERINGSETT

Hastoe Housing Association has been unable to find any suitable land currently but will continue to look at any other options/opportunities.

WILBY

Further local consultation and a planning application on land rear of Church Close is due soon from Orwell Housing Association.

WOOLPIT

Flagship's re-development of Steeles Road phase 3 has commenced and is due to complete by December 2011.

Discussions continue with residents and potential partners for the re-development of the Unity properties in Steele's Road. A meeting with residents and the PC will be held in October to discuss the formation of a steering group to take matters forward.