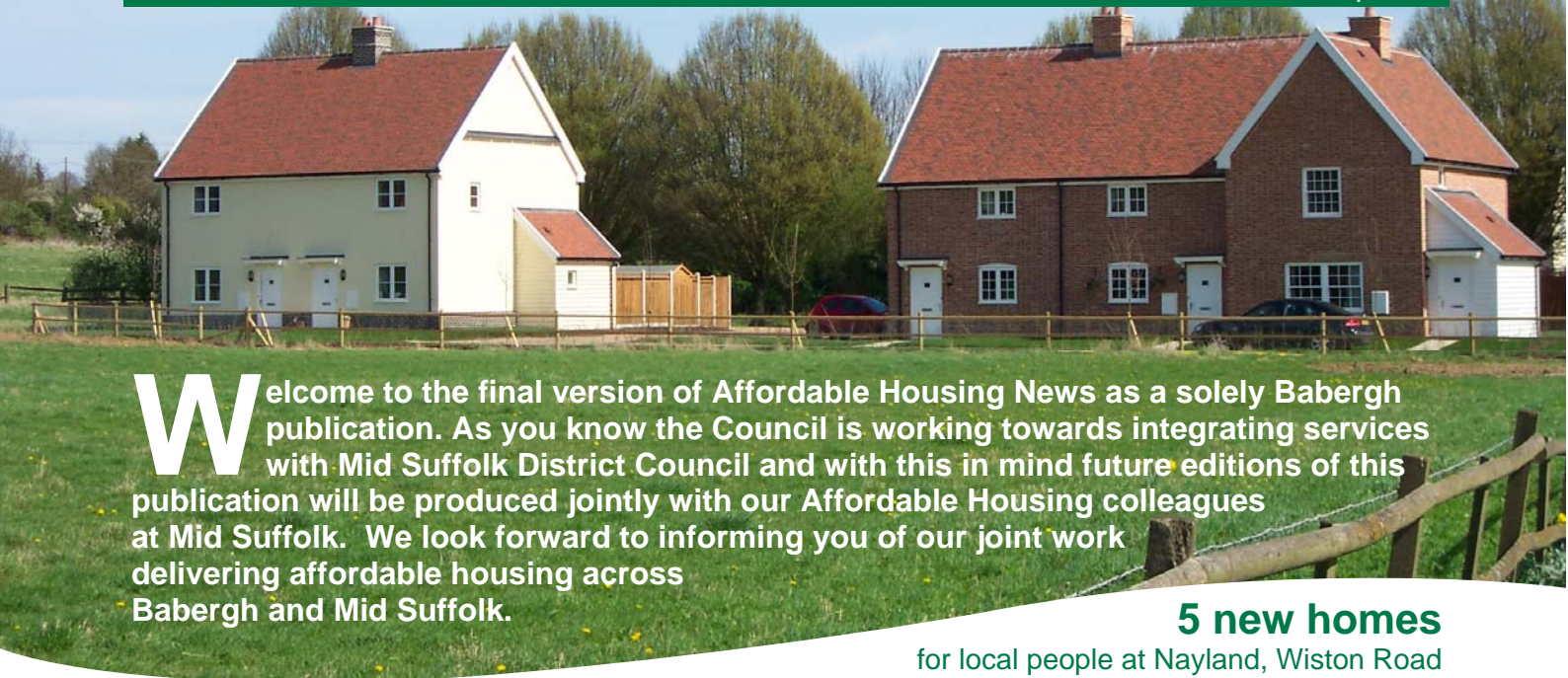


Babergh

Affordable Housing News



SPRING-SUMMER 2011 / 12



Welcome to the final version of Affordable Housing News as a solely Babergh publication. As you know the Council is working towards integrating services with Mid Suffolk District Council and with this in mind future editions of this publication will be produced jointly with our Affordable Housing colleagues at Mid Suffolk. We look forward to informing you of our joint work delivering affordable housing across Babergh and Mid Suffolk.

5 new homes
for local people at Nayland, Wiston Road

MEETING BABERGH'S AFFORDABLE HOUSING NEEDS

The council has set a target of 100 affordable housing completions a year and is working hard to bring forward a range of town and village housing to benefit local people. For the year 2010/11 107 new homes have been completed in Babergh. Our thanks go to all our partners who have helped achieve this outcome.

Schemes which will contribute to the 107 completions in 2010/11

Scheme Name	Location	No of rented unit	No of Intermediate tenure units	Total No of units	Completion date
14-20 Brent Eleigh Road	Lavenham	7	0	7	30 Apr 10
1-6 Kettle Way	Brantham	6	0	6	21 May 10
1A and 2A Brookfield	Bildeston	2	0	2	30 Jun 10
1A and 2A Palfrey Heights	Brantham	2	0	2	16 Jul 10
29 Cornerth Crescent	Gt Cornard	1	0	1	31 Jul 10
Sandringham Court	Sudbury	4	0	4	30 Sep 10
Phase 3 Stourcroft, Bures Road	Gt Cornard	30	12	42	31 Mar 11
Days Road Very Sheltered Housing Scheme	Capel St Mary	6	26	32	31 Mar 11
Meadow Cottages, Wiston Road	Nayland	5	0	5	31 Mar 11
Boleyn Place	Erwarton	2	0	2	31 Mar 11
Hallifax Place	Shimpling	4	0	4	31 Mar 11
Totals		69	38	107	

SCHEME ROUND-UP

Palfrey Heights, Brantham

Eight new rented homes have been constructed by Orwell Housing Association on land which was owned by the council. These consist of 3 x 3 bedroom houses, 2 x 2 bedroom and 1 x 1 bedroom bungalow at Kettle Way, completed in May 2010, and 2 x 3 bedroom detached houses at Palfrey Heights, completed in July 2010.



Leasehold Very Sheltered Scheme, Capel St Mary

This scheme of 32 homes has been constructed by Orwell Housing Association, and completed this March. It consists of 26 leasehold homes which are a mix of 2 bedroom bungalows and flats, and a further 6 x 2 bedroom flats for rent. The scheme is for local older people who require care and support in order to remain living independently at home.

Erwarton

This a small scheme of two rented homes for local people, constructed by Icen Homes for Suffolk Housing Society on land which belonged to the council at Boleyn Place. It consists of 1 x 2 bedroom homes and 1 x 2 bedroom bungalow, and complete this March.



Shimpling

This is another local needs scheme on land which belonged to the council, again being built by Icen Homes for Suffolk Housing Society. Four rented homes consisting of 3 x 2 bedroom homes and 1 x 2 bedroom home completed this March.



Funding secured for Additional Affordable Housing

Babergh with its Registered Provider partners has also been busy securing funding from the Homes & Communities Agency in the last bid round for funding from the 2008-2011 budget.

We were all pleased that Icen Homes and Orbit Housing Association were successful in securing funding for two more schemes:

Folly Road, Gt Waldingfield

Just over £1m of funding was secured by Icen Homes for the delivery of affordable housing on this scheme, which enables this open market development to come forward. It will provide thirty two much needed affordable homes which will consist of twenty four rented homes and eight for shared ownership, these homes should be completed in phases from January 2012 to August 2012.

Cats Lane, Sudbury

Orbit Housing Association secured nearly £300,000 in funding, to bring forward the affordable housing on another open market Development. 15 rented homes will be provided and these should be completed in phases in April, June and December 2011.



NEW FUNDING ARRANGEMENTS FOR AFFORDABLE HOUSING

The Comprehensive Spending Review has certainly proved to have a large impact on the future delivery of affordable housing. The funding that the Homes and Communities Agency will have available to support new affordable housing delivery is significantly reduced; down from £8.4 billion to £4.5 billion over the next 4 years. Part of this funding is committed to the delivery of 60,000 homes already in the national development pipeline. The remainder is for the delivery of a further 90,000 affordable

homes between 2011 and 2015, together with initiatives on empty homes, places for change and Gypsy and Traveller accommodation.

This funding will be available for the years 1 April 2011 to 31 March 2015 and will be linked to the delivery of the government's new Affordable Rent Tenure model for affordable housing.

GYPSY AND TRAVELLER ACCOMMODATION NEEDS

As you may be aware following the election of the Coalition Government various announcements have been made regarding changes to government funding and regional governance. Some of these relate directly to the provision of accommodation for Gypsies and Travellers, for example the revocation of Regional Spatial Strategies.

These changes have resulted in a reduction in the number of permanent pitches the Council is

required to make for Gypsies and Travellers. As the Regional requirements have been removed, the Council will now base the level of provision for Babergh on its Gypsy and Traveller Accommodation Assessment carried out in 2007. This made a recommendation that the council makes provision for 1 permanent pitch, together with between 8 and 10 transit pitches. The Council's working group will now work on addressing, initially the need for a permanent pitch and will liaise with individual Parish Councils as appropriate.

The Council will also work with the County Council to review the transit pitches required in Suffolk.

Following this process a number of developers have questioned the revocation of Regional Spatial Strategies and one has taken this matter before the Court of Appeal. There is now a question mark as to whether or not Regional Spatial Strategies remain in force, although it is clear that the Government's Localism Bill seeks to ensure their revocation.

THE LOCALISM AGENDA

An important matter for our future consideration is the government's Localism Agenda and how this will affect the delivery of new affordable housing in Babergh, through such initiatives as the Community Right to Build. This is something that Babergh and its partners will wish to work with you to develop once full details are available.

LOCAL INVESTMENT PLANS

The Local Investment Plan process is the Homes & Communities Agency's (HCA) new way of working and is designed to bring together national objectives with local aspirations on issues relating to infrastructure, employment and housing including affordable housing.

In order to ensure that grant aid is distributed in the most effective way possible the HCA requires local authorities to produce a Local Investment Plan (LIP). This document covers a five year period from 2010-2015 and sets out the desired outcomes for the local authority's area. It explains what needs to be done to achieve agreed corporate priorities, what investment is required and what is available. It is intended that the LIP will be used to support requests for funding

from the HCA with effect from 1 April 2011 when their new affordable housing budgets will be available for allocation. The HCA has acknowledged our plans for service integration with Mid-Suffolk DC and agreed that the two Councils could produce a joint LIP. The joint LIP has now been approved by the HCA. The full version of this can be accessed at <http://www.babergh.gov.uk/Babergh/Home/Housing+and+Rents/Affordable+Housing/Housing+Strategy/>

The LIP links with our current Local Plan Policy and Local Development Framework process and Integrated Development Plan and uses existing evidence from sources such as our Strategic Housing Market Assessment and Housing Needs Survey.

GUIDE TO PARISH COUNCILS

Our latest update to the Guide for Parish Councils is now available for your information on the Council's website, this can be found at:

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

The guide is designed to help you through the process of bringing forward an affordable housing scheme for your community and we hope that you find this revised version easy to read and informative.

If you have any comments about this document or you would like to consider a scheme for your parish please contact either Ian or Tracey and we will be pleased to help you.