

# BABERGH DISTRICT COUNCIL

FROM: Housing Panel

REPORT NUMBER: **J66**

TO: STRATEGY COMMITTEE

DATE OF MEETING: 30 July 2009

## **ADDITION TO THE AFFORDABLE HOUSING PROGRAMME – 45 TO 51 WATTISHAM ROAD BILDESTON**

### **1. PURPOSE OF REPORT**

- 1.1 To seek approval to include the affordable housing scheme at 45 to 51 Wattisham Road Bildeston in the Council's Affordable Housing Programme.

### **2 RECOMMENDATION TO COUNCIL**

- 2.1 That the affordable housing scheme at 45 to 51 Wattisham Road Bildeston is included in the Council's Affordable Housing Programme.

### **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, which helps to fund our own capital programme and reduce overall borrowing requirements.

### **4. RISK MANAGEMENT**

<b>Risk Description</b>	<b>Likelihood</b>	<b>Seriousness or Impact</b>	<b>Mitigation Measures</b>
Funding cannot be secured from the Homes and Communities Agency to deliver the proposed scheme. This would mean that the scheme will need to be removed from the programme.	Very Low	Critical	Experience shows that schemes similar to this one have been attractive to the Homes and Communities Agency to fund, particularly where the council is discounting the land.
Planning approval is not granted for development of the site.	Low	Critical	The Affordable Housing Team and the Council's Registered Social Landlord partner have liaised closely with the Council's Development Control Team to ensure that the proposed scheme is acceptable, in principle and appropriate for consideration by Development Committee.

## 5. **KEY INFORMATION**

- 5.1 The Affordable Housing team has recently completed a full appraisal of all council landholdings in the district. The Development Control team has confirmed which sites are appropriate for development, and this site is included in this appraisal.

### **Affordable Housing Scheme at 45-51 Wattisham Road, Bildeston**

- 5.2 The scheme consists of the redevelopment of 4 existing council properties and their gardens. The site is shown in Appendix 1. The Housing Panel has considered reports on 29 August 2008, 28 November 2008 and 30 January 2009 which provided full details of the proposed scheme, and the selection process for a partner Housing Association. Orwell Housing Association have been appointed to work in partnership with the Council.
- 5.3 Following the appraisal, together with a careful analysis of the housing register in liaison with our Lettings Team, it is proposed to bring forward the following properties all for general needs rented housing:
- 1 x 3-bedroom 5-person wheelchair bungalow
  - 2 x 2-bedroom 3-person flat
  - 3 x 2-bedroom 4-person house
  - 2 x 3-bedroom 5-person house
- 5.4 Detailed discussions have been held with Development Control officers and a scheme has been agreed in principle.
- 5.5 Full consultation with the Parish Council and local Ward Members has been undertaken, and their support for the project has been received.
- 5.6 Residents of all neighbouring properties to the site have been contacted and informed about the proposal and a public information day has been held on the 17 June 2009 which confirmed the support of the local community for this scheme.

## 6. **APPENDICES**

Appendix 1 – Site of proposed development land at 45 – 51 Wattisham Road, Bildeston.

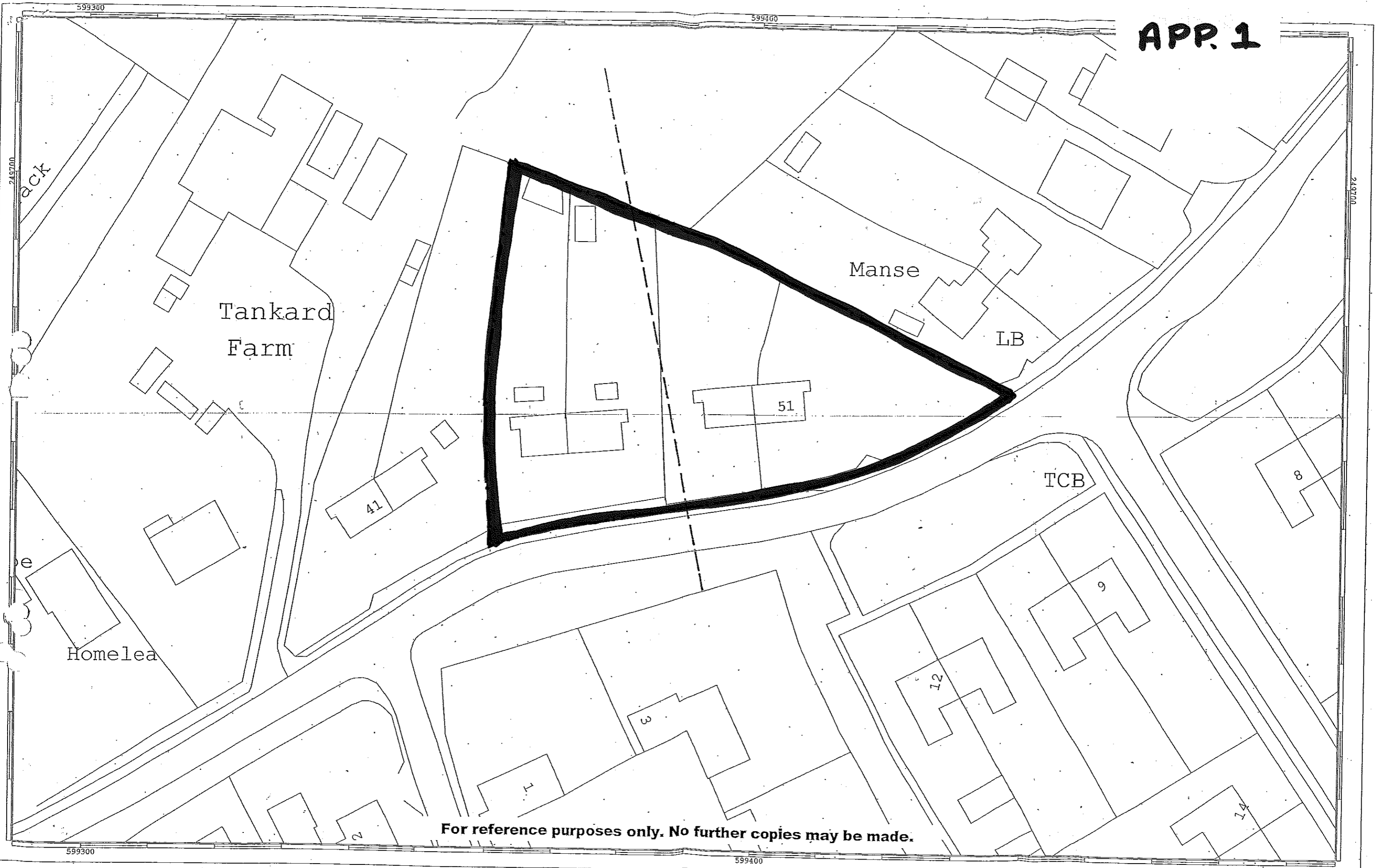
## 7. **BACKGROUND PAPERS**

None

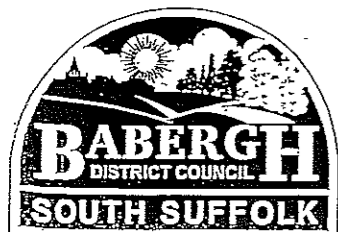
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APR 1



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PROPOSED HOUSING AT LAND ADJACENT TO  
 43 WATTISHAM ROAD, BILDESTON.  
 EXISTING SITE LAYOUT.

BILD/FS/SK1

↑ N SCALE: 1:500

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