

## **PROPOSED USE OF INNOX HALL, INNOX ROAD, TROWBRIDGE**

### **Purpose of the Report**

1. To consult with the Board regarding the possible use of the Innox Hall site for the development of affordable housing.

### **Background**

1. The Innox Hall site is owned by Wiltshire Council. Innox Hall has been demolished and the site is currently not in use.
2. There have been proposals to use funding secured for the provision of play facilities to enhance this area as a play facility for the local community.
3. This site has also been put forward as a potential site for the development of affordable housing.
4. The Council has been successful in securing grant funding of almost £4.3m to deliver new affordable housing on sites owned by the Council. The new homes provided will be developed, owned and managed by the Council.
5. Five sites have received funding and are being progressed to provide a total of 65 new affordable homes in Wiltshire. These homes will be provided in addition to the homes provided by Registered Social Landlords (RSLs) as the grant funding made available by the Homes and Communities Agency (HCA) was only available for local authorities. RSLs were not able to bid for this funding.
6. In order to safeguard the funding secured from the HCA it has been proposed that a number of potential substitute sites are investigated so that if any of the five schemes which are already going ahead are delayed or are unable to proceed, the Council has other potential sites to substitute in to the programme.
7. Innox Hall has been put forward as a potential substitute site.
8. The views of the Area Board are sought regarding this proposal.

## **Main Considerations**

1. It is prudent for the Council to seek to put in place some potential substitute sites for the programme in case of failure of any of the sites currently in the programme in order to manage the risk of non-delivery.
2. Innox Hall is a site in the ownership of the Council and its future use has not yet been determined.

## **Environmental Impact of the Proposals**

1. The development of new affordable housing will impact on the local environment. However, within the usual planning process, that impact will be mitigated in line with planning policy requirements.

## **Financial Implications**

1. It is prudent to put in place potential substitute sites in order to safeguard the funding that has been allocated to Wiltshire Council for the delivery of new Council housing. Failure to do so increases the risk of non-delivery of the programme should any of the sites currently being progressed fail. This could potentially lead to loss of the allocated funding.
2. Funding has been identified to carry out initial investigations on substitute sites. It is anticipated that if the sites are not progressed within the Council house building programme this funding could be recovered through the enhancement of the value of the site to the Council.

## **Legal Implications**

1. There are no legal implications

## **HR Implications**

1. There are no HR implications.

## **Equality and Diversity Implications**

1. The provision of affordable housing enables people unable to meet their housing needs in the marketplace to access decent, affordable accommodation to meet their needs.
2. The provision of affordable housing within a community enhances the diversity and mix of that community.

## **Recommendation**

It is recommended that:

The Area Board considers the proposal to investigate the use the Innox Hall site as a site for affordable housing development

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No unpublished documents have been relied upon in the preparation of this report