

Date of Meeting	31 <sup>st</sup> August 2006
Title of Report	<b>Request for Affordable Housing Grant to Provide Affordable Housing – Long Close, Chippenham</b>
Portfolio	<b>Housing</b>
Link to Corporate Priorities	Housing
Key Decision	YES - The decision will result in the Council requiring expenditure or making savings which amount to over £50,000
Executive Workplan Ref	B267
Public Report	YES

**Summary of Report**

This report seeks Members’ authorisation for an allocation of £93,750 AHG to enable Westlea Housing Association to provide 5 units of shared ownership housing at Long Close, Chippenham

**Officer Recommendations**

- 1. Members authorise the commitment of Affordable Housing Grant of £93,750 to enable the provision of 5 new affordable homes by Westlea Housing Association at Long Close, Chippenham**
- 2. Members delegate authority to the Legal Services Team Leader to agree a nominations agreement with Westlea Housing Association.**

Other than those implications agreed with the relevant Officers and referred to below, there are no other implications associated with this report.

Financial Implications	Legal Implications	Community & Environmental Implications	Human Resources Implications	Equality & Diversity Implications
YES	YES	YES	NONE	YES

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**1. Introduction**

- 1.1 The report seeks Member's approval for allocation of £93,750 of Affordable Housing Grant (AHG) to provide 5 shared ownership homes at Long Close in Chippenham.

**2. Options and Options Appraisal**

- 2.1 To approve the allocation of the requested AHG to assist Westlea Housing Association in providing 5 new affordable homes for shared ownership.
- 2.2 Refusing the request for AHG would result in the 5 affordable homes not being built.

**3. Background Information**

- 3.1 Westlea Housing Association is one of the Council's five affordable housing development partners.
- 3.2 Long Close, Chippenham is an existing garage area owned by Westlea Housing Association. Westlea have obtained detailed planning permission to develop the site.
- 3.3 The units provided will comprise 5 dwellings for shared ownership (3 x 2 bed houses and 2 x 3 bed houses).
- 3.4 The scheme represents good value for money for the Council at £18,750 per unit. The use of the Council's capital funding will enable the scheme to proceed as presented. The average public subsidy per shared ownership unit from the Housing Corporation National Affordable Housing Programme 2006-08 for the South West Allocations was £22,208.
- 3.5 Chippenham is an area of particularly high need. As at 3rd July 2006, there were 535 households on the Housing Needs Register with Chippenham as their first choice and the District Wide Housing Needs Survey 2005 indicated a net need for 326 new affordable homes in Chippenham per annum for the next five years.
- 3.6 Westlea Housing Association has agreed to enter into a nominations agreement to enable the Council to nominate to all of the properties on first sale and 75% of re-sales thereafter.

**4. Financial Implications**

- 4.1 The Council has agreed a capital budget of £2,000,000 for new affordable housing provision for 2006/7 plus a rollover of £63,241 from 2005/6. A projected provision of £2,000,000 in each of the following 2 years is subject to member's approval.
- 4.2 It is anticipated that £75,000 of the affordable housing grant for this scheme can be accommodated within the budget for 2006/07, with the remaining £18,750 being paid on completion within the budget for 2007/8. See Appendix 1 for anticipated cash-flow 2005-09.

**5. Legal Implications**

5.1 Local Authorities have powers under s22 (3) of the Housing Act 1996 to make grants to Registered Social Landlords.

**6. Community and Environmental Implications**

6.1 The provision of 5 new affordable homes in Chippenham with nomination rights for the Council is a valuable contribution towards meeting the high levels of housing need identified in North Wiltshire.

**7. Equality and Diversity Implications**

7.1 The provision of affordable housing helps to enable all residents in the district to have the opportunity to meet their housing needs locally.

**8. Risk Analysis**

8.1 This is considered to be low risk. Westlea Housing Association are a long-standing partner of North Wilts DC and are requesting funding at a reasonable level for a specific scheme. The site at Long Close already has planning permission and is owned by Westlea Housing Association, therefore making the scheme very deliverable.

8.2 It is not considered that this issue has significant strategic, policy or operational implications and therefore a risk assessment has not been completed.

<b>Appendices:</b>	<ul style="list-style-type: none"> <li>Appendix 1: Anticipated cash-flow 2005-09</li> </ul>
<b>Background Documents Used in the Preparation of this Report:</b>	<ul style="list-style-type: none"> <li>District Wide Housing Needs Survey 2005</li> <li>Application for Capital Funding Pro-Forma</li> <li>Housing Needs Register Report Summary – First Choice at 03/07/2006</li> </ul>

**Previous Decisions Connected with this Report**

Report	Committee & Date	Minute Reference
None		