

REPORT TO THE EXECUTIVE

Report No. 13

Date of Meeting	07/06/2007
Title of Report	Request for Affordable Housing Grant (AHG) to Provide Affordable Housing – Chaveywell Court, Calne
Portfolio	Housing
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	B332
Public Report	Yes

Summary of Report

This report seeks Members' authorisation for an allocation of £50,747 AHG to enable Jephson Housing Association to provide 4 units of affordable rented housing at Chaveywell Court, Calne. The scheme will provide 2 bedroom, 4 person houses for affordable rent.

Officer Recommendations

- 1. Members authorise the commitment of Affordable Housing Grant of £50,747 to enable the provision of 4 new affordable homes by Jephson Housing Association at Chaveywell Court, Calne**
- 2. Members delegate authority to the Legal Services Team Leader to agree a nominations agreement with Jephson 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

Contact Officer	Janet O'Brien Housing Team Leader 01249 706307 jobrien@northwiltshire.gov.uk
------------------------	--

1. Introduction

- 1.1 The report seeks Member's approval for allocation of £50,747 of Affordable Housing Grant to provide 4 homes for affordable rent for general needs housing, at Chaveywell Court, Calne.

2. Options and Options Appraisal

- 2.1 To approve the allocation of the requested AHG to assist Jephson Housing Association in providing 4 new affordable homes for rent.
- 2.2 Refusing the request for AHG could result in the 4 new affordable homes not being provided.

3. Background Information

- 3.1 Jephson Housing Association was one of the Council's five affordable housing development partners until 2005. Chaveywell Court is an existing scheme on which the association has identified land to build 4 new homes.
- 3.2 Chaveywell Court is in the centre of Calne and currently provides 27 flats for affordable rent. At the entrance to the scheme an area of vacant land has been granted detailed planning permission to develop the four x 2 bed, 4 person houses.
- 3.3 The scheme is on a brown-field site and will achieve scheme development standards, secured by design, Ecohomes standard - very good.
- 3.4 The scheme will be jointly funded with the Housing Corporation. Jephson's Housing Corporation bid was £152,241 for 4 x 2 bed, 3 person flats. Jephson were subsequently successful in gaining planning permission for 4 (larger 4 person) houses which require more grant, which is proposed to be £50,747 from the Council's affordable housing grant. The provision of houses rather than flats is preferable for family accommodation.
- 3.5 The total scheme costs are £570,834 requiring subsidy of £202,988. The average public subsidy per unit is £50,747, which represents good value for money. The average public subsidy per affordable rented unit from the Housing Corporation National Affordable Housing Programme 2006-08 for the South West Allocations was £52,837.
- 3.6 Calne is an area of high need. As at 1st March 2007, there were 191 households on the Housing Needs Register with Calne as their first choice and the District Wide Housing Needs Survey 2005 indicated a net need for 128 new affordable homes in Calne per annum for the next five years.
- 3.7 Jephson Housing Association has agreed to enter into a nominations agreement to enable the Council to nominate to all of the properties on first let and 75% of re-lets thereafter.

4. Financial Implications

- 4.1 The approved budget for 2007/08 for new affordable housing provision is £1.5m plus £152,978 brought forward from prior years making a total available of £1,652,978.
- 4.2 Schemes totalling £705,229, identified for payment during 2007/10, are shown on Appendix 1 of which Members have previously approved £459,482. Unapproved schemes total £245,747 including £50,747 for Chaveywell Court, the subject of this report.
- 4.3 Members have previously agreed that Officers could enter into negotiations with RSLs for schemes which could be awarded grant funding in future years as these necessitate long lead times.

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 4 new affordable homes in Calne 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 a low risk. Jephson Housing Association was a previous preferred development partner of North Wiltshire District Council and is requesting funding at a reasonable level for a specific scheme. The site at Chaveywell Court has planning permission and is owned by Jephson, therefore the scheme is deliverable.
- 8.2 It is not considered that this scheme has significant strategic, policy or operational implications and therefore a risk assessment has not been completed.

Appendices:	<ul style="list-style-type: none">• Appendix 1: Anticipated cash-flow 2005-09
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• District Wide Housing Needs Survey 2005• Application for Capital Funding Pro-Forma• Housing Needs Register Report Summary – First Choice at 01/03/2007

Previous Decisions Connected with this Report

Report	Committee & Date	Minute Reference
<ul style="list-style-type: none">• None		