

Report

Subject : Disposal of land at Newton Lane, Whiteparish for affordable housing

Report to : The Cabinet

Date : Wednesday 28 February 2007

Author : Andrew Reynolds

Cabinet Member for Community & Housing: Councillor Cole-Morgan

1. Purpose:

1.1 To seek consent for the disposal of the land, as outlined on the attached plan, to Wiltshire Rural Housing Association to deliver up to ten affordable homes.

2. The site:

2.1 The site, being in the ownership of the council (HRA), is situated on Newton Lane, Whiteparish and extends to some 2000 square metres. The site is open grass land and a former site of a sewage treatment works. The attached plan indicates the location of the site.

3. Housing Need:

3.1 WRHA together with the Parish Council and Rural Housing Enabler have undertaken a local housing needs survey. The analysis of the survey carried out in Whiteparish identifies 14 households in need of rented accommodation, 24 households in need of accommodation to either rent or buy, 10 wishing to buy and 24 being prepared to consider shared ownership. However, there is a concern that some of those households who expressed an interest in buying their own home may not in fact be able to afford to. Bearing in mind the affordability issue it is suggested that in the long term the need for rented accommodation could be as high as 28.

4. Planning:

4.1 The site is an exception site outside of the housing policy boundary. Early discussions with the council's Development Control team indicate that up to ten dwellings could be built on the site. A scheme is being prepared with a view to a planning application being submitted in due course.

5. Valuation:

5.1 The council has received a valuation from Humberts advising that land, with conditions, has an 'exception' site value of £8,000 per plot. The total value of the land, subject to the number of dwellings, but assuming a minimum of ten, will be at least £80,000.

6. Funding the affordable housing:

6.1 WRHA have advised that it will be submitting a bid to the Housing Corporation for funding from the 2008 – 2010 bid round. In addition they will also bid for any slippage funds in order to be able to bring forward the development of the scheme.



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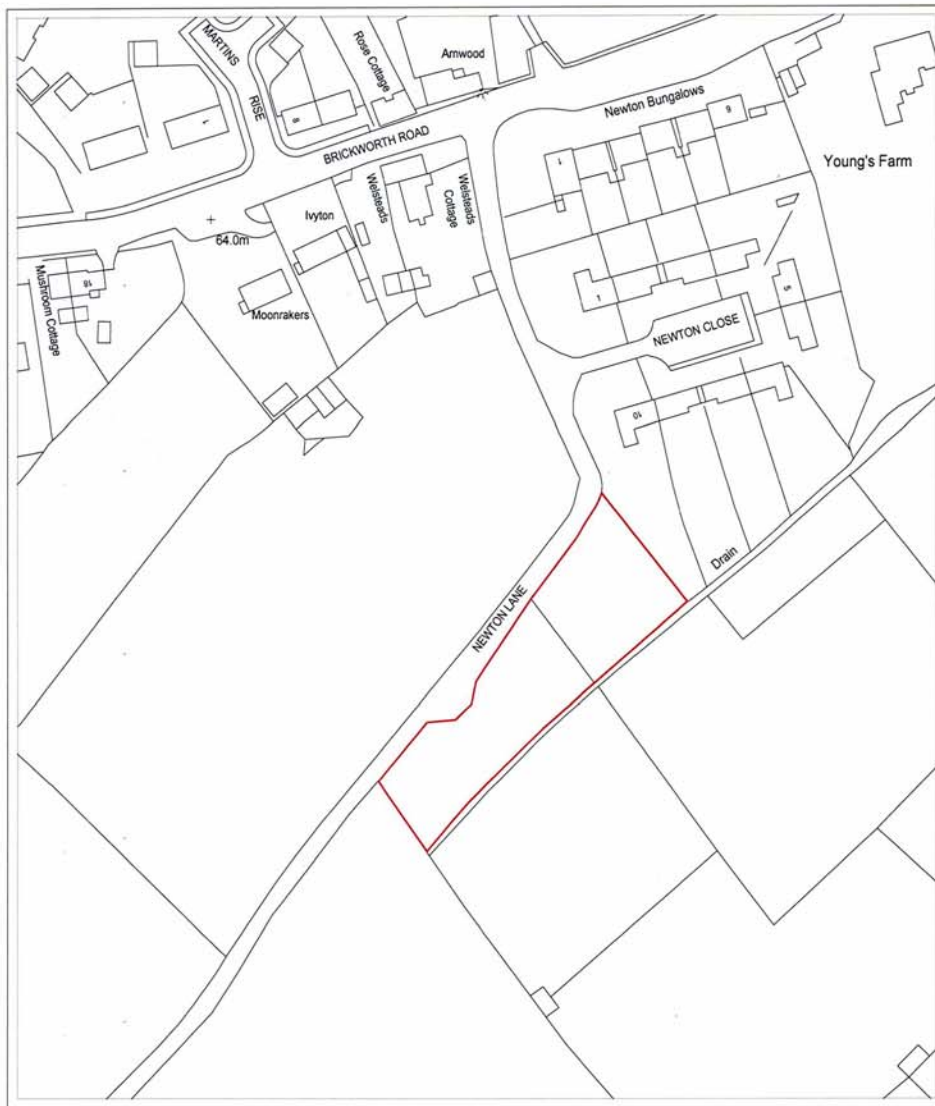


7. Recommendation:

Cabinet are recommended to agree to the sale of the land, outlined on the attached plan, to Wiltshire Rural Housing Association for the sum £80,000 or a sum equivalent to or £8,000 per plot, whichever is the greater, with a covenant that all dwellings built on the land are affordable homes in perpetuity. That the sale is also conditional on WRHA achieving a planning application permission further to an application which has first been approved by the Head of Strategic Housing in consultation with the Head of Legal and Property.

7. Implications:

Financial:	Capital receipt of £80,000, based on ten units and dependant on planning permission.
Legal:	<p>The council is required by section 123 of the Local Government Act 1972 to dispose of land on the best terms reasonably obtainable unless it receives the Secretary of State's consent. This would normally mean disposal on the open market rather than to a selected buyer. However independent valuation advice has been obtained and disposal to a RSL for affordable housing meets one of the council's priorities. In any event the General Disposal Consent [England] 2003 enables the council to dispose of land for the social economic or environmental well being of an area at an undervalue provided that the undervalue does not exceed £2M.</p> <p>Members of Cabinet who are members of any planning committee that will consider any application for planning permission will need to consider whether they excuse themselves from participating in the Cabinet decision or subsequently in any planning decision.</p>
Human Rights:	Article 8 (the right to respect for private and family life) does not confer the right to a home. Any loss of value to neighbouring landowners caused by the proposed development would not of itself be a basis for alleging any article 8 (right to respect for private life) or First Protocol Article 1 (protection of property) breaches.
Personnel:	None in respect of this report
Community Safety:	None in respect of this report
Environmental:	None in this report
Council's Core Values	Promoting excellent service, supporting the disadvantaged, being fair and equitable, communicating with the public, wanting to be an open, learning council and a willing partner.
Wards affected:	Whiteparish
Consultation undertaken	Whiteparish Parish Council

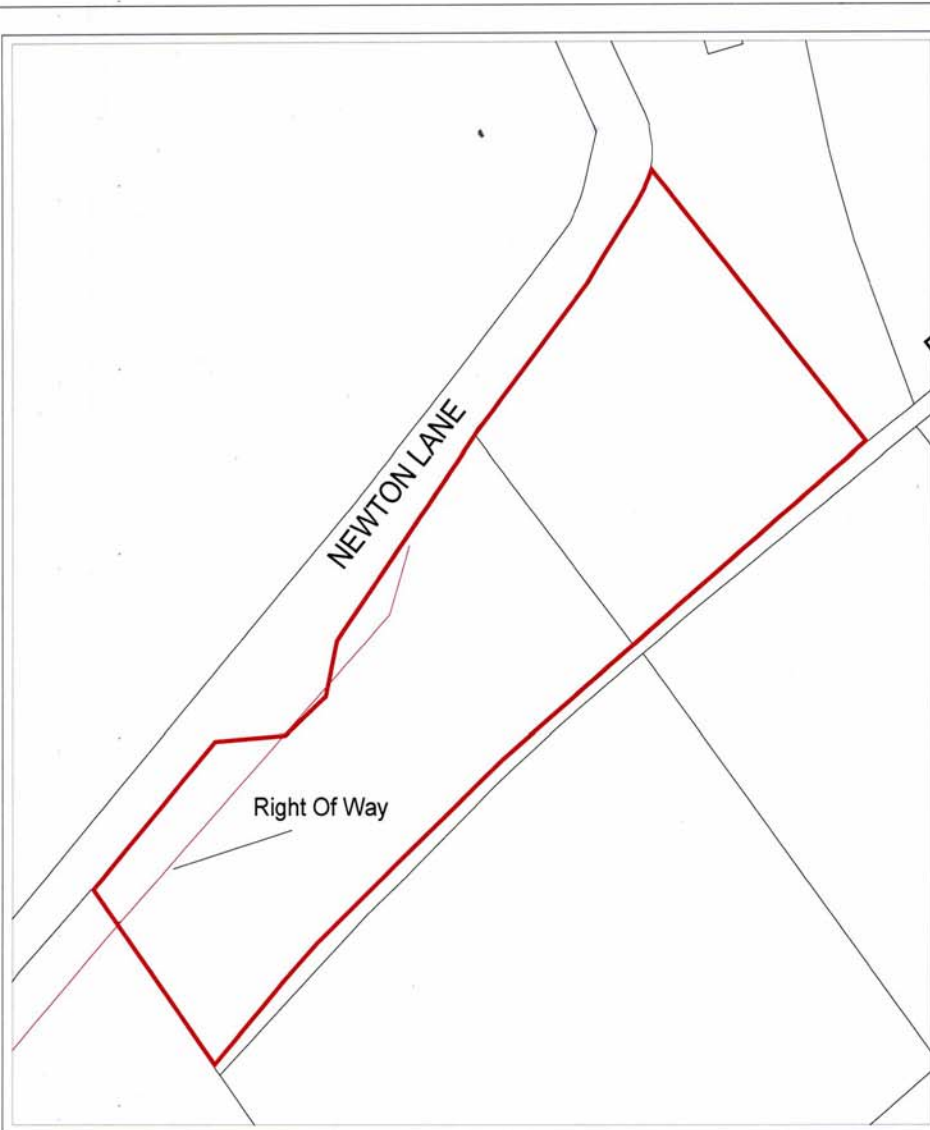


Newton Lane Whiteparish Salisbury

SCALE: 1:1250
 DATE: 21st February 2007
 DEPARTMENT: Housing

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