

Report

Report Subject : Disposal of land at The Street, Kilmington for affordable housing

Report to : The Cabinet

Date : 03 May 2006

Author : Andrew Reynolds

Cabinet Member for Community & Housing: Councillor John 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 five affordable rented homes.

2. The site:

2.1 The site, being in the ownership of the council, is situated between existing council homes, the converted chapel and a dwelling known as White Lodge in private ownership. The site contains a sewerage treatment plant that currently serves the council properties.

2.2 The sewerage treatment plant would be re-sited and renewed as part of the proposed development at no cost to the council, however, the responsibility for maintenance would. The council will require an indemnity from WRHA to ensure that it is not responsible for repairs or maintenance over above normal wear and tear.

3. Housing Need:

3.1 WRHA together with the Parish Council and Rural Housing Enabler have undertaken a local housing needs survey. The results indicated that five households were in housing need. In order to consider the housing need of adjacent parish's further needs analysis was undertaken in Stourton with Gasper, Maiden Bradley and Zeals. This work identified a further housing need for six dwellings making a total of eleven households in need.

4. Planning:

4.1 The site is within the village housing boundary. WRHA has been liaising closely with the council's Development Control team in producing a suitable scheme of four 2 bedroom houses and one 3 bedroom house. A planning application will be considered in May. There will be a planning requirement that the properties are for affordable housing in perpetuity.

5. Valuation:

5.1 The council has received a valuation from Humberts advising that land, with conditions, has a current market value of £10,000.

6. Funding the affordable housing:

6.1 WRHA has received a Housing Corporation allocation of £275,000 (an average of £55,000 per unit) towards the development costs.



Awarded in:
Housing Services
Waste and Recycling Services

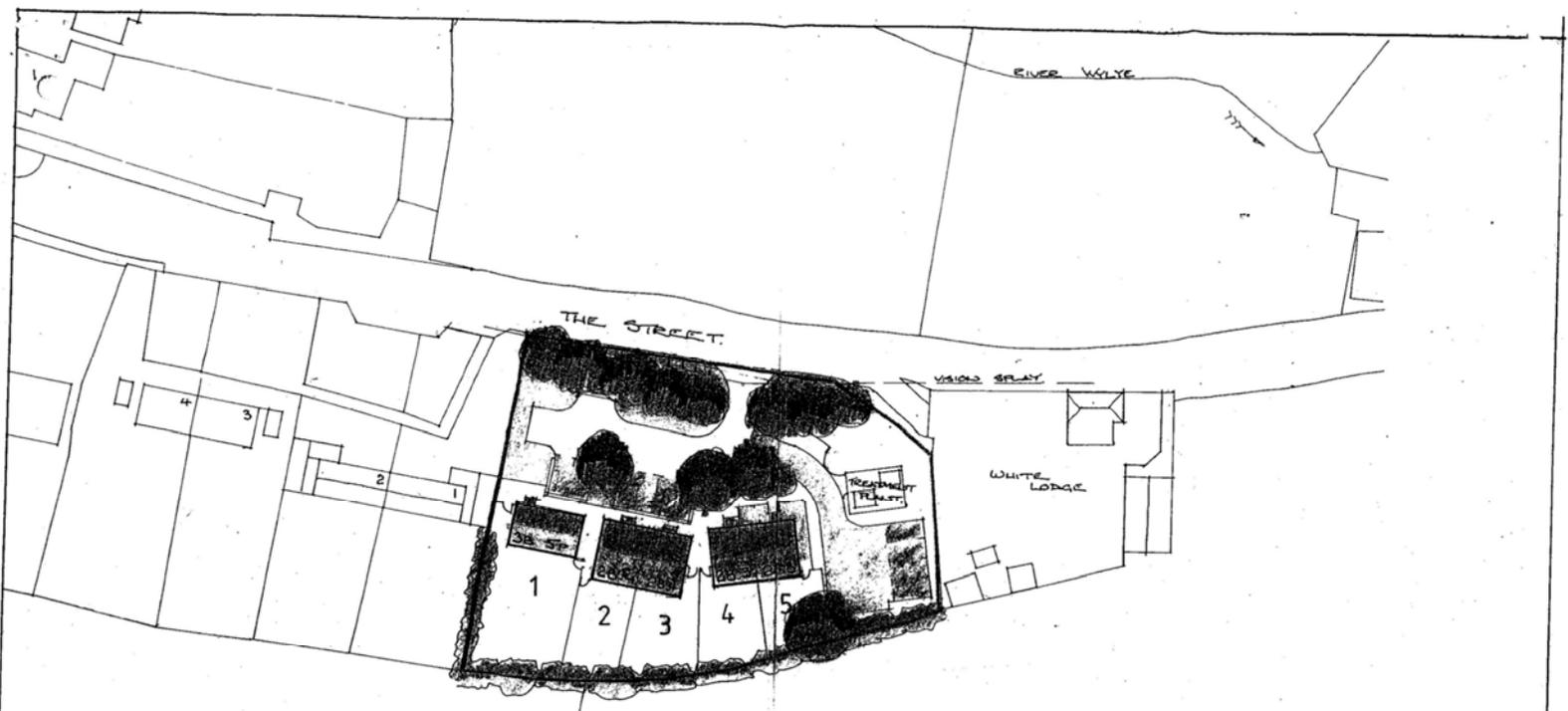


7. Recommendation:

Cabinet are recommended to agree to the sale of the land, outlined on the attached plan, to Wiltshire Rural Housing Association for the sum of £10,000 with a covenant that all dwellings built on the land are affordable homes to rent in perpetuity. That the sale is also conditional on WRHA achieving a planning application for five dwellings.

8. Implications:

Financial:	Capital receipt of £10,000
Legal:	Whilst the council has power to dispose of land in any manner it wishes under s123 of the Local Government Act 1972 for disposals to be for the best price reasonably obtainable. 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 political priorities.
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:	Kilmington, Zeals, Stourton with Gasper and Maiden Bradley
Consultation undertaken	Kilmington Parish Council



ACCOMMODATION			
2 bed	2 bed	3 person	69m ²
2 bed	2 bed	4 person	78m ²
1 bed	3 bed	5 person	95m ²

Salisbury District
 Planning Department
 28 JUL 2005
 Acknowledged
 Copy to
 Action

JOHN HIPPITT Chartered Architects and Planning Supervisors 28 Bath Road, Swindon, Wiltshire, SN1 4AS. Tel: 01793 511162 Fax: 01793 529794			
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