

**KENNET DISTRICT COUNCIL**

**RESOURCES EXECUTIVE COMMITTEE - 27<sup>TH</sup> NOVEMBER 2007**

**SPRINGFIELD ROAD, ROWDE & LE MARCHANT BARRACKS, DEVIZES:  
PAYMENT OF GRANT FUNDING**

**REPORT BY MANDY BRADLEY, ENVIRONMENTAL PROTECTION AND  
HOUSING SERVICES MANAGER AND ANDREW HART, HEAD OF FINANCIAL  
SERVICES**

**1. PURPOSE OF REPORT**

- 1.1 To seek Committee approval for the transfer of funds to Sarsen Housing Association in respect of affordable housing developments at Springfield Road, Rowde and Le Marchant Barracks, Devizes.

**2. FINANCIAL IMPLICATIONS**

- 2.1 Since 2005/06, Kennet District Council has allocated £500,000 per annum from within its capital programme to provide grant funding to enable the provision of affordable housing. The Council has previously committed £500,000 to developments at Springfield Road, Rowde and Le Marchant Barracks, Devizes.
- 2.2 The committed allocations, which are in the Council's Approved Capital Programme, are £220,000 allocated to Le Marchant Barracks, Devizes and £280,000 allocated to Springfield Road, Rowde.

**3. RISK IMPLICATIONS**

- 3.1 Both affordable housing schemes are jointly funded with the Housing Corporation, and therefore fall within the Housing Corporation's regulatory framework. Any financial risk is therefore considered to be negligible.

**4. STAFFING IMPLICATIONS**

- 4.1 There are no staffing implications arising from this report.

**5. LEGAL IMPLICATIONS**

The Council and the Housing Association will be bound by Housing Corporation's terms and conditions applicable to joint funded schemes.

## **6. INTRODUCTION & BACKGROUND**

- 5.1 Kennet District Council's Housing Strategy 2004-2008 seeks the delivery of 400 affordable homes. The Council's Corporate Strategy to 2024 identifies the provision of affordable homes as a key area of activity to meet the full range of needs within local communities.
- 5.2 The Springfield Road and Le Marchant Barracks developments provide affordable housing which meet government and this council's strategic objectives, each providing tenure and property types that meet the identified needs of local households.
- 5.3 Springfield Road, Rowde is a development that will provide 18 affordable homes for eligible households on the Kennet Housing Register. All properties will be for social rent, enabling a sustainable community as part of the wider development of open market properties for sale within Rowde
- 5.4 Le Marchant Barracks; Devizes is a scheme that will provide a mixture of different types of affordable homes for eligible households on the Kennet Housing Register. The Le Marchant Barracks development enables access to home ownership opportunities for those eligible households wishing to purchase and also creates greater choice with the provision of Social Rented properties for households whose needs are better served by renting. The Council's grant funding will contribute to 22 homes for rent within the larger scheme.

## **7. CONCLUSIONS**

- 7.1 The committed funds enables Kennet District Council to increase the amount of affordable housing within the district; meeting government and local objectives, and identified local needs.
- 7.2 The joint funding of the above developments, with Housing Corporation support, helps address priorities identified in the Council's Housing Strategy 2004 – 08 as well as adhering to recently published guidance and objectives that form the wider government framework regarding affordable housing.

## **8. RECOMMENDATION**

- 8.1 To approve payment of the committed allocations of £280,000 for Springfield Road, Rowde (to be paid in two tranches of £140,000) and £220,000 for Le Marchant Barracks, Devizes to Sarsen Housing Association, and to grant delegated authority to the Environmental

Protection & Housing Services Manager and the Head of Financial Services to agree the detailed funding arrangements.