

**DISPOSAL OF LAND AT BROOKS CLOSE, RINGWOOD****1. INTRODUCTION**

- 1.1 The purpose of this report is to consider the disposal of land between 6 and 8 and 19 and 20 Brooks Close, Ringwood to Swaythling Housing Society.
- 1.2 The proposal is to develop 2 affordable homes for general need rent that would be allocated to applicants from the Council's Homesearch register.

**2. BACKGROUND**

- 2.1 New Forest District Council owns the land (Annexe 1) at Brooks Close which is a concreted area.
- 2.2 Based on comments from Housing Management, it is not used by residents in the area and was previously retained as garden area in 2003. There are no covenants or restrictions and it is not a dedicated amenity space. There is an access to the rear drying area of the flats, which will be retained.
- 2.3 The new development will be 2no. 1 bed flats. The tenure will be for general need rent. There is a high need for all types of property in Ringwood and there are 864 people registered. Of these there are 486 people registered for 1 bed accommodation.
- 2.4 A planning application was submitted in August 2005 and full planning approval was granted at Planning Committee 14<sup>th</sup> September 2005.
- 2.5 Swaythling Housing Society had discussions with Planning and Housing Development prior to submitting the application. They also consulted with the residents prior to the application.
- 2.6 Ringwood has a high number of households on the Council's Homesearch Register (currently 864). The properties will be allocated to applicants on the Council's Homesearch register.

**3. FINANCIAL IMPLICATIONS**

- 3.1 Housing Corporation grant totalling £98,881 has been bid for 2006/07 to develop this scheme.
- 3.2 The site is valued at £95,000. As this asset will be transferred to the RSL at nominal £1 there will be no capital receipt.
- 3.3 Further financial details are set out in Section 4 below.

## 4. OPTIONS

4.1 There are a couple of options for this site that are set out below:

<b>Disposal Option</b>	<b>Benefits</b>	<b>Other Factors</b>
1.2 Affordable Dwellings	2 units of affordable housing would be provided.  A bid to the Housing Corporation has been made for £98,881.  Subject to Housing Corp funding there is certainty over delivery.	Loss of open space.  The site is valued at £115,000. As this asset will be transferred to the RSL at nominal £1 there will be no capital receipt

<b>Disposal Option</b>	<b>Benefits</b>	<b>Other Factors</b>
2. Do nothing	Land would be retained as open space	Potential loss of Housing Corporation funding £98,881.  The opportunity to provide affordable housing on the site would be lost.

## 5. ENVIRONMENTAL IMPLICATIONS

5.1 There are no environmental issues raised.

5.2 The new homes will be developed to Eco-homes 'very good' rating.

## 6. CRIME AND DISORDER IMPLICATIONS

6.1 There are no crime and disorder issues or implications.

## 7. CONSULTATIONS

7.1 Discussions and meetings were held with Swaythling HS, NFDC Housing Officer, Housing Needs and Development Control to ensure the scheme was suitable for the site.

7.2 The Councillors for the area have been consulted.

- 7.3 The Portfolio Holder for Housing agrees the recommendation; there is a demand for affordable housing in Ringwood. This proposal would go some way towards meeting that need.

## **8. CONSIDERATIONS**

- 8.1 The proposed scheme will make a contribution towards meeting local housing needs and provide housing for households on the Homesearch register.
- 8.2 The loss of open space on the site balances with the replacement of affordable general need rented accommodation.

## **9. CONCLUSIONS**

- 9.1 Given the priority attached to the provision of affordable housing, disposal option 1(section 4) is recommended.

## **10. PORTFOLIO HOLDER COMMENTS**

- 10.1 The Portfolio Holder for Housing supports the proposal for the re-development of the site for 2 affordable homes to be provided by Swaythling Housing Society.

## **11. RECOMMENDATIONS**

- 11.1 The land at Brooks Close, Ringwood is transferred leasehold to Swaythling Housing Society for nominal £1.

### **For Further Information Please Contact:**

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### **Background Papers:**

Housing Strategy and Business Plan



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