

DISPOSAL OF LAND AT OLD BARN CLOSE, RINGWOOD

1. INTRODUCTION

- 1.1 The purpose of this report is to consider the disposal of land at Old Barn Close, Ringwood to Hampshire Voluntary Housing Society (HVHS).
- 1.2 The proposal is to develop 2 affordable homes for rent to applicants from the Council's Homesearch register.

2. BACKGROUND

- 2.1 New Forest District Council currently owns the land with a block of 16 garages upon it. (The site is shown in Annexe 1).The garages are currently let on a weekly Garage Tenancy Agreement.
- 2.2 A survey of the garage tenants has been carried out and it has been established that only 4 of these garages are let to people living within 100 metres of the garage court. After discussion with Highways it has been established that vehicular crossovers should be provided to 3 properties within the Planning Application. No other parking provision is required.
- 2.3 The new development will consist of 2 two semi detached houses – one 3 bedroom house and one 4 bedroom house to be let to applicants from the Homesearch register.
- 2.4 A planning application for this proposal has been submitted. The site lies within an area of established housing. Policy AH-1 of the New Forest local Plan permits affordable housing schemes for local needs. A covenant to be written into the land transfer will restrict the use of the houses to "Affordable Housing". This will protect the land for the future.
- 2.5 At present the Homesearch register has 115 applicants seeking 3 bed Houses and 23 applicants seeking 4 bedroom houses in Ringwood. These new homes will help applicants in urgent need of larger homes in Ringwood.

3. FINANCIAL IMPLICATIONS

- 3.1 Housing Corporation grant totalling £113,000 has been bid for 2006/07 to develop this scheme. HVHS has also committed £20,000 re-cycled capital grant for this scheme.
- 3.2 The value of the site is estimated at £100,000. In line with previous disposals of land for affordable housing, the site will be disposed of for £1. (one pound)

4. OPTIONS

- 4.1 The Council could decide to retain these garages. The implications of this are set out below.

Disposal Option	Benefits	Costs
1. Develop land to provide 1 x 3 bed house and 1 x 4 bed house	2 units of affordable housing would be provided. A bid to the Housing Corporation has been made for £113,000 Subject to Planning, there is certainty over delivery.	Loss of 16 garages. Loss of garage income LESS maintenance costs.
2. Do nothing	Continued income received from garage rental. Average garage rent = £4.80 per week	Potential loss of Housing Corporation funding of £113,000 and capital receipt £1. The opportunity to provide affordable housing on the site would be lost.

5. ENVIRONMENTAL IMPLICATIONS

- 5.1 The Local Planning Authority will assess the impact of the development through the Planning process.
- 5.2 The vehicular crossovers will be provided by HVHS
- 5.3 The new homes will be developed to Eco-Homes 'very good' rating.

6. CRIME AND DISORDER IMPLICATIONS

- 6.1 None registered.

7. CONSULTATIONS

- 7.1 Discussions and meetings have been held with Hampshire County Council, HVHS Housing Group, NFDC Community Safety Officer, Housing Needs, Urban Design, Development Control and Trees to ensure the scheme is acceptable for the site.

8. PORTFOLIO HOLDER COMMENTS

- 8.1 The Housing Portfolio Holder supports the disposal of land for affordable housing purposes.

9. CONSIDERATIONS

- 9.1 The proposed scheme will make a valuable contribution towards meeting local housing needs and provide housing for households on the Homeseach register.
- 9.2 The loss of garages on this site has been carefully considered and no replacement parking is required other than that referred to in 2.2 of this report.

10. CONCLUSIONS

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

11. RECOMMENDATIONS

- 11.1 The land at Old Barn Close, Ringwood (as outlined in Annexe 1) is transferred to HVHS for £1.(one pound)
- 11.2 The transfer is subject to planning consent being granted to HVHS to develop the site for affordable housing.

For Further Information Please Contact:

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Background Papers:

Housing Strategy and Business Plan

APPENDIX ONE

SITE PLAN – OLD BARN CLOSE

OLD BARN CLOSE

3

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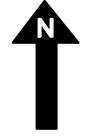
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Date 28/06/05

SU1505

Title
Old Barn Close
Ringwood

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