

DISPOSAL OF LAND AT SPITTLEFIELDS, RINGWOOD

1. INTRODUCTION

- 1.1 The purpose of this report is to consider the disposal of land at Spittlefields, Ringwood to Hampshire Voluntary Housing Society (HVHS).
- 1.2 The proposal is to develop 3 two bedroom bungalows for affordable 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 30 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 13 of these garages are let to people living within 100 metres of the garage court. After discussion with Highways it has been established that only 8 replacement parking spaces are required to cater for the loss of the garages. The positioning of these spaces has been agreed with Highways and the spaces have been incorporated into the Planning application.
- 2.3 The new development will consist of 3 two bedroom bungalows to be let to applicants on the Homesearch register. It is hoped that the provision of these bungalows may encourage tenants who are under occupying family houses to move into these smaller homes and free up the larger properties which will also be allocated to applicants on 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 bungalow to "Affordable Housing". This will protect the land for the future.
- 2.5 At present the Homesearch register has 84 applicants seeking 2 bed bungalows in Ringwood. The bungalows will be allocated to applicants from the Homesearch Register.

3. FINANCIAL IMPLICATIONS

- 3.1 Housing Corporation grant totalling £171,000 has been bid for 2006/07 to develop this scheme. HVHS has also committed £27,000 re-cycled capital grant for this scheme.
- 3.2 The value of the site is estimated at £185,000. 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 3 x 2 bed bungalows	3 units of affordable housing would be provided. A bid to the Housing Corporation has been made for £171,000 Subject to Planning, there is certainty over delivery.	Loss of 30 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 £171,000 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 Replacement parking areas will be provided by HVHS in accordance with Hampshire County Council Highways section.
- 5.3 The new homes to 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.
- 7.2 The Councillors for the area have also been consulted.

- 7.3 The Portfolio Holder for Housing agrees the recommendation; there is a demand for affordable housing in Ringwood. This proposal will contribute towards meeting that need as it may happen that the new tenants of the bungalows release family homes in the area. Therefore, this scheme would not only increase the stock of bungalows but may also increase the stock of family homes for re-allocation.

8. CONSIDERATIONS

- 8.1 The proposed scheme will make a valuable contribution towards meeting local housing needs and provide housing for households on the Homesearch register.
- 8.2 The loss of garages on this site has been carefully considered and replacement parking will be provided as agreed by Highways.

9. PORTFOLIO HOLDER COMMENTS

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

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 Spittlefields, 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:

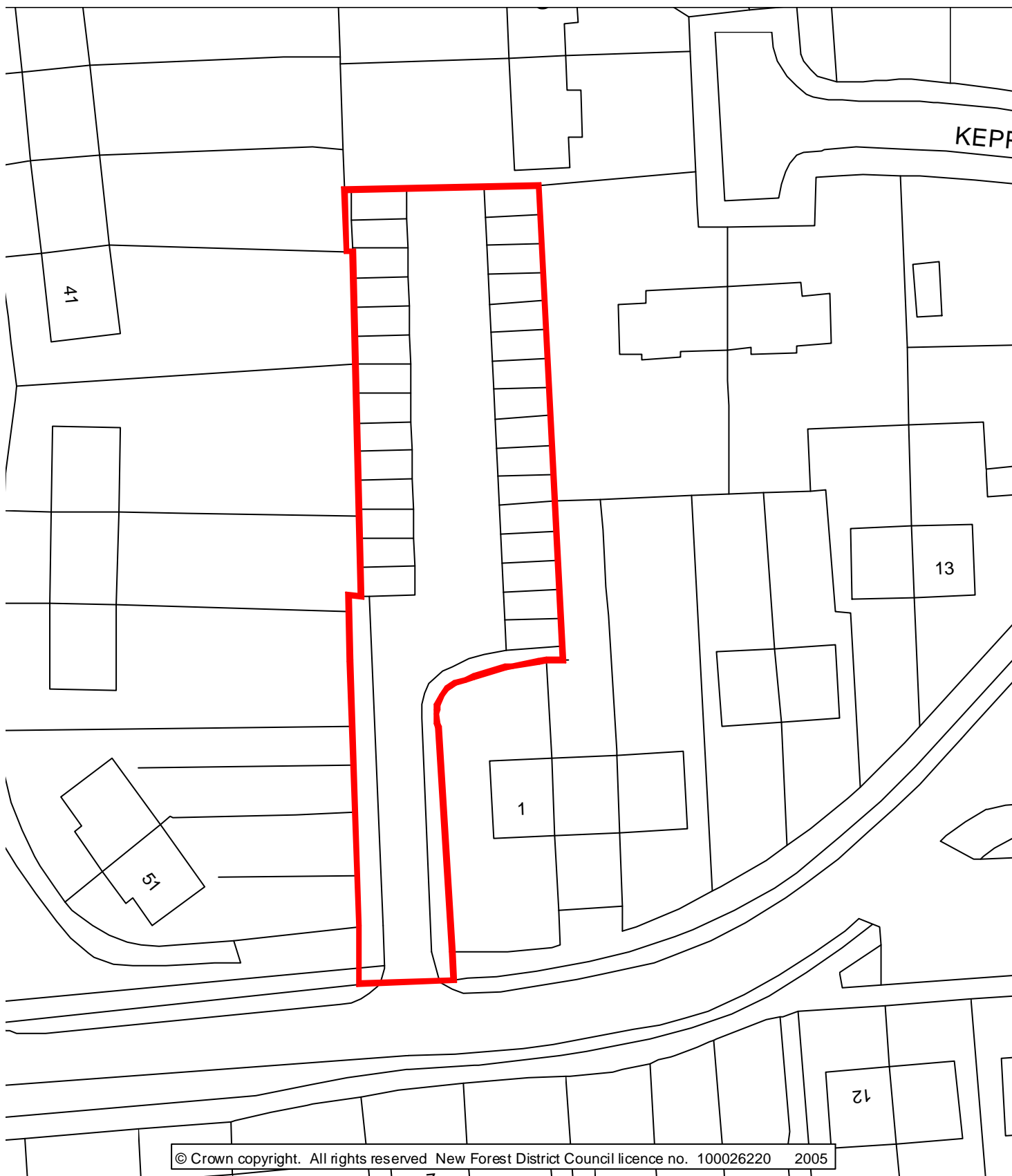
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Background Papers:

Housing Strategy and Business Plan

APPENDIX ONE

SITE PLAN - SPITTLEFIELDS



New Forest
DISTRICT COUNCIL

Town Hall
Avenue Road
Lymington
Hants
SO41 9ZG

Tel (023) 80285000

Title

Spittlefields
Ringwood

Date 28/06/05

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