

DISPOSAL OF LAND AT HOUNSDOWN, TOTTON

1. INTRODUCTION

- 1.1 The purpose of this report is to consider the disposal of three parcels of land at Hounsdawn, Totton to Swaythling Housing Society (part of the Radian Group).
- 1.2 These three parcels of land were identified by the Housing Asset Management group as suitable for redevelopment for Affordable rented homes. In order to achieve best value it was decided to parcel the plots together and offer them as a project to the RSL partnership. Submissions were presented and the Housing Asset Management group selected Swaythling Housing Society to take the project forward.
- 1.3 A summary of the presentations received is attached at Appendix 1. It should be noted that although the original submission from Swaythling contained a proposal for 7 dwellings this has subsequently been reduced to 6 on advice from the Council's planners. This did not alter the overall financial viability and success of their proposal.
- 1.4 The proposal is to develop: 4 two bedroom bungalows at The Drive, 1 two bed house at 33 Hounsdawn Avenue, and 1 two bed house at Powell Crescent.

2. BACKGROUND

- 2.1 New Forest District Council currently owns the three plots of land. The Drive has a block of 11 garages upon it. (The site is shown in Annexe 1). Please note that the proposed development will not affect the footpath linking The Drive to Hounsdawn Avenue - this will remain in NFDC ownership.

Powell Crescent has a block of 5 garages upon it. (The site is shown as Annexe 2). The garages are currently let on a weekly Garage Tenancy Agreement.

33 Hounsdawn Avenue is a vacant plot of land as the original house was demolished some years ago because of subsidence. (The site is shown as Annexe 3.)

- 2.2 A survey of the garage tenants has been carried out and it has been established that only 9 of these 16 garages are let to people living within 100 metres of the garage courts. After discussion with Highways it has been established that 3 replacement parking spaces are required for general use, plus two hardstandings on private driveways. The remaining 4 garage tenants should be given priority to rent another NFDC garage in Hounsdawn.

The positioning of the 3 replacement spaces has been agreed with Highways and has been incorporated into the Planning application – together with the 2 hardstandings.

- 2.3 The new development will consist of 4 two bedroom bungalows at The Drive, 1 two bed house at 33 Hounslow Avenue and 1 two bed house at Powell Crescent.
- 2.4 All of these homes, plus any properties made available through transferring tenants, will be allocated through the Homeseach register – which at present shows 276 applicants waiting for bungalows in Totton and over 500 applicants waiting for 2 bed houses in Totton.
- 2.5 A planning application for this proposal will be 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 homes to “Affordable Housing”. This will protect the land for the future.

3. FINANCIAL IMPLICATIONS

3.1 The estimated total funding for this scheme is calculated to be **£778,370**. This cost includes the build cost plus **£60,000** to be paid to NFDC for the land. Funding will be obtained from:

- Swaythling’s own resources = £230,841
- 40 year loan (obtained by Swaythling) = £247,529
- Housing Corporation Grant = £300,000

3.2 The Council’s Valuer estimates the value of these three sites at £328,000.

4. OPTIONS

4.1 The Council could decide to retain the garages at The Drive and Powell Crescent and not redevelop the vacant plot at 33 Hounslow Avenue. The implications of this are set out below.

| Disposal Option | Benefits | Costs |
|--|---|--|
| 1. Develop land to provide 4 x 2 bed bungalows and 2 x 2 bed houses | 6 units of affordable housing would be provided. A bid to the Housing Corporation has been made for £300,000 Subject to Planning, there is certainty over delivery. | Loss of 15 garages. Loss of garage income LESS maintenance costs. The vacant plot in Hounslow Avenue does not produce any income for the Council but has to be maintained. |
| 2. Do nothing | Continued income received from garage rental. Average garage rent = £7.60 per week | Potential loss of Housing Corporation funding of £300,000. Loss of Capital receipt of £60,000 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 Swaythling in accordance with Hampshire County Council Highways section.
- 5.3 The new homes to be developed to Code 3 Sustainable Homes standard.

6. CRIME AND DISORDER AND EQUALITY AND DIVERSITY IMPLICATIONS

- 6.1 There are none arising directly from this report.

7. CONSULTATIONS

- 7.1 Discussions and meetings have been held with Hampshire County Council, Swaythling Housing Society, NFDC Community Safety Officer, Housing Needs and Development Control to ensure the schemes are suitable for the sites.
- 7.2 The Councillors for the area have also been consulted.

8. PORTFOLIO HOLDER COMMENTS

- 8.1 The Housing Portfolio Holder agrees the recommendation. There is a demand for affordable housing in Totton. This proposal will contribute towards meeting that need.

9. CONSIDERATIONS

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

10. CONCLUSIONS

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

11. RECOMMENDATIONS

- 11.1 The land at The Drive, Hounslow (Annexe 1), Powell Crescent (Annexe 2) and Hounslow Avenue (Annexe 3) be transferred to Swaythling Housing Society, from whom the most favourable proposal was received, for £60,000 (sixty thousand pounds).
- 11.2 The transfer is subject to planning consent being granted to Swaythling Housing Society to develop the sites for affordable housing.

For Further Information Please Contact:

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Background Papers:

Housing Strategy and Business Plan

DISPOSAL OF LAND AT HOUNSDOWN, TOTTON

SUMMARY OF BIDS

| | ASSOCIATION | LAYOUT (NUMBERS) | GRANT | FORWARD FUND | CODE 3 | LAND VALUE | CONSUL'N | TIMESCALE |
|---------------|--|-------------------------------|---------------|-----------------|--------|---------------|----------|-----------|
| PLOT A | HOUSING ASSOCIATION A | 5 X 2/3 BH | NO MENTION | YES | 3/4 | NO MENTION | YES | YES |
| | RADIAN | 3 X 2BH 2 X 1BF 2 X 2BF | £275,000 | YES | 3 | £70,000 | YES | YES |
| | RADIAN Alternative scheme | 4 X 2 BB | £200,000 | YES | 3 | £40,000 | YES | YES |
| | HOUSING ASSOCIATION B | 3 X 2 BB | £150,000 | YES | 3 | £30,000 | YES | YES |
| | HOUSING ASSOCIATION B Alternative scheme | 4 X 2 BB | £200,000 | YES | 3 | £40,000 | YES | YES |
| PLOT B | HOUSING ASSOCIATION A | 1 X 3BH | NO MENTION | YES | 3/4 | NO MENTION | YES | YES |

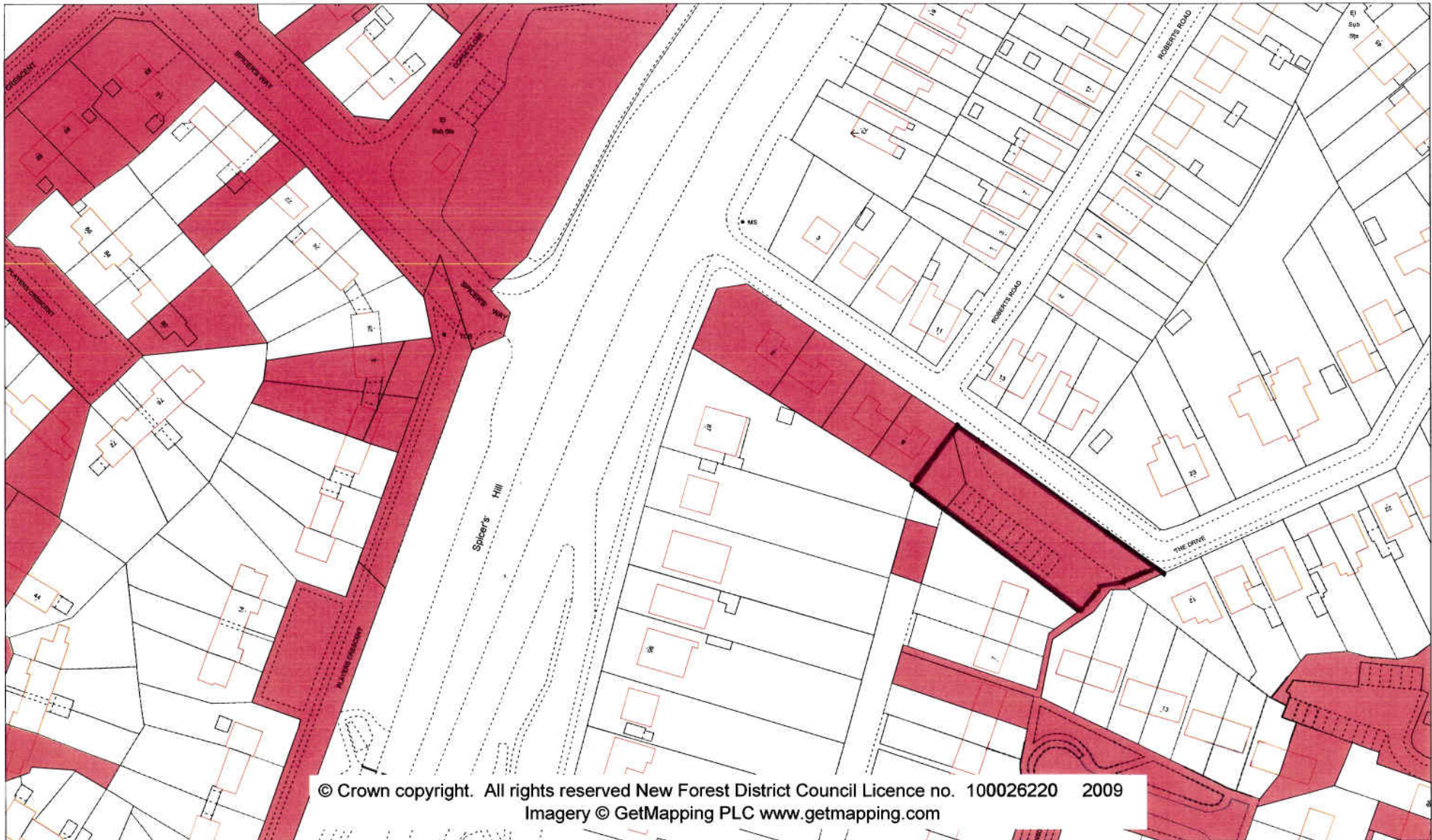
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|---------------|-----------------------|---------------|------------|-----|-----|------------|-----|-----|
| | RADIAN | 2 X 1BB | £50,000 | YES | 3 | £20,000 | YES | YES |
| | HOUSING ASSOCIATION B | 1 X 2BB | £50,000 | YES | 3 | £10,000 | YES | YES |
| PLOT C | HOUSING ASSOCIATION A | 1 X 3BH (EOT) | NO MENTION | YES | 3-4 | NO MENTION | YES | YES |
| | RADIAN | 1 X 2BH | £50,000 | YES | 3 | £10,000 | YES | YES |
| | HOUSING ASSOCIATION B | 1 X 2BH | £50,000 | YES | 3 | NIL | YES | YES |

ANALYSIS OF RESULTS:

| | NUMBER OF DWELLINGS | GRANT REQUIRED | LAND VALUE | SCORING |
|------------------------------|----------------------------|-----------------------|-------------------|-----------------|
| HOUSING ASSOCIATION A | 7 | NO MENTION | NO MENTION | Unable to score |
| RADIAN | 10 | £375,000 | £100,000 | |
| HOUSING ASSOCIATION B | 5 (POSS 6) | £250,000 | £40,000 | |

ANALYSIS OF RESULTS – using alternative bungalow scheme

| | NUMBER OF DWELLINGS | GRANT REQUIRED | LAND VALUE | SCORING Grant | SCORING Land value | DECISION |
|------------------------------|----------------------------|-----------------------|-------------------|------------------------------|---------------------------|---|
| RADIAN | 7 | £300,000 | £70,000 | Grant per property - £42,857 | £70,000 | One more dwelling. Lower grant per property. Higher land value. |
| HOUSING ASSOCIATION B | 6 | £300,000 | £50,000 | Grant per property- £50,000 | £50,000 | |



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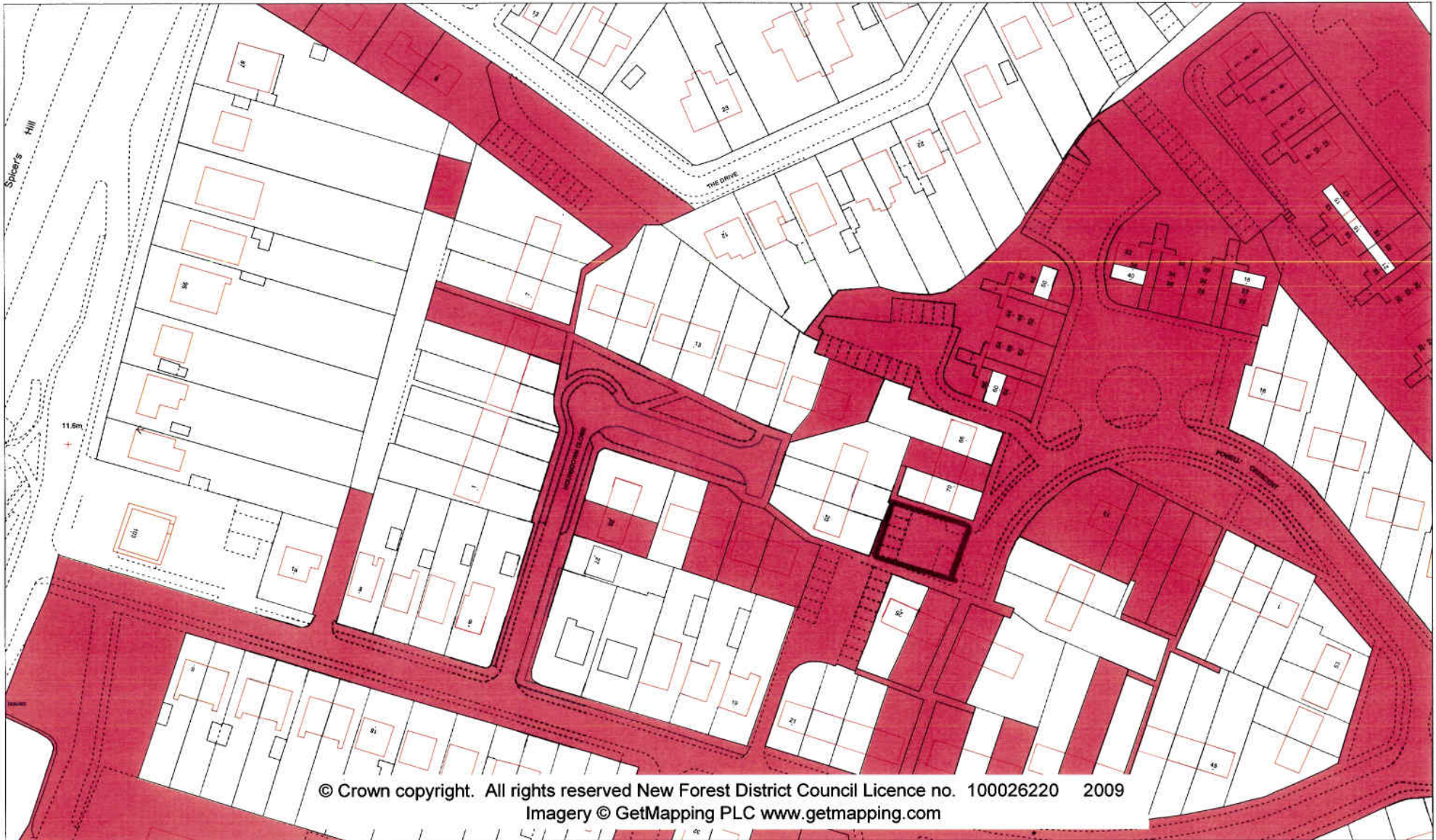
THE DRIVE, HOUNSDOWN, TOTTON

Tel: (023) 8028 5000
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Date 29/01/09

Scale 1:1250

ANNEXE 1.



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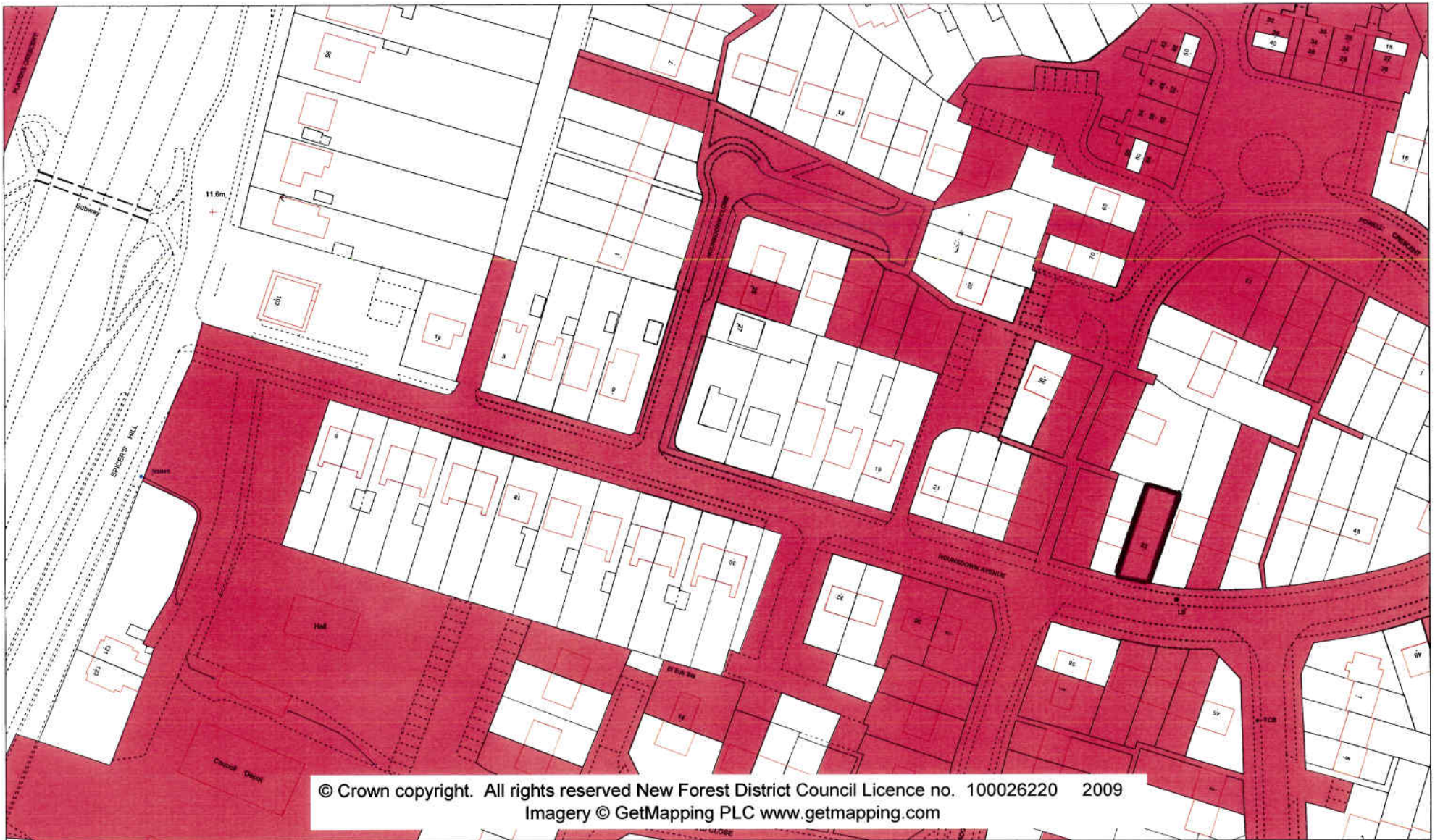
POWELL CRESCENT, HOUNSDOWN, TOTTON

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ANNEXE 2.



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33 HOUNSDOWN AVENUE, HOUNSDOWN, TOTTON

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 www.newforest.gov.uk

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ANNEXE 3