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Date: *2 February 2011*

NOTIFICATION OF PORTFOLIO HOLDERS DECISION

On 2 February 2011, Cllr C A Wise, the Finance & Efficiency Portfolio Holder and Cllr Mrs J L Cleary, the Housing Portfolio Holder, made the following decision. Any member of the Council, who is not a Portfolio Holder, who considers that this decision should be reviewed should give notice to the Monitoring Officer (Grainne O'Rourke) (in writing or by e-mail) to be received **ON OR BY 5.15 P.M. ON WEDNESDAY, 9 FEBRUARY 2011.**

Details of the documents the Portfolio Holders considered are attached.

DECISION:

To agree to the disposal of a parcel of land at Downview Road, Martin to Hyde Housing Association for £48,000.

REASON:

As outlined in the report to enable the provision of rural affordable homes.

ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED:

As detailed in the report.

CONFLICTS OF INTEREST DECLARED:

None.

For Further Information Please Contact:

Javed Ditta
Senior Housing Strategy and Development Officer
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**DISPOSAL OF LAND AT DOWNVIEW ROAD, MARTIN TO HYDE
HOUSING ASSOCIATION FOR THE PROVISION OF RURAL
AFFORDABLE HOUSING**

1. INTRODUCTION

- 1.1 The purpose of this report is to consider the disposal of a parcel of land at Downview Road, Martin to Hyde Housing Association for £48,000.
- 1.2 This parcel of land has been identified by the Housing Asset Management group as suitable for redevelopment for the provision of rural affordable homes.
- 1.3 The proposal is to develop 6 new affordable homes to be built to high sustainability standards.

2. BACKGROUND

- 2.1 New Forest District Council currently owns the plot of land at Downview Road, Martin.
- 2.2 The plot of land is vacant and was previously licensed as grazing land, the license expired in March 2010.
- 2.3 The proposals are to develop 1 x 2 bedroom bungalow, 3 x 2 bedroom houses and 2 x 3 bedroom houses. The homes will be built to meet Code 3 of the Code for Sustainable Homes.
- 2.4 Hyde Housing Association has secured funding from the Homes and Communities Agency for the proposals.
- 2.5 The new homes will be allocated through the Homesearch register – which at present shows 14 applicants waiting for one bedroom dwellings, 5 waiting for two bedroom, 3 waiting for three bedrooms and 1 waiting for four bedrooms.
- 2.6 The provision of affordable housing is a corporate aim for the Council and any additional affordable housing would help to meet the Councils own delivery target of 10 rural affordable homes per annum.

3. FINANCIAL IMPLICATIONS

- 3.1 The estimated total funding for this scheme is calculated to be **£806,595**. Funding will be obtained from:
 - 30 year loan (obtained by Hyde Housing Association) **£344,595**
 - HCA grant **£462,000**

3.2 The Councils Valuer has estimated an open market value for this plot of land at £10-15,000. This valuation is based on the assumption that the site cannot be developed by a private developer as it lies outside of the settlement boundary and would only come forward for housing as an exception site. This assessment is therefore based on the sale of the land as pony paddock at circa £20,000 per acre.

4. OPTIONS

4.1 The Council could decide to retain the plot of land or sell it on the open market.

Disposal Options	Benefits	Costs
1. Develop land to provide 6 rural affordable homes	6 units of rural affordable housing would be provided. Use of already allocated grant funding from the HCA. Help to meet Councils corporate aim for affordable housing. Capital receipt of £48,000.	Loss of potential £10-15,000 receipt for sale of land on open market.
2. Do nothing	None.	Loss of HCA grants funding of £462,000 Loss of Capital receipt of £10-48,000. The opportunity to provide rural affordable housing on the site would be lost.
3. Sell the land on the open market	Potential capital receipt of £10-15,000.	Loss of HCA grants funding of £462,000. The opportunity to provide rural affordable housing on the site would be lost. Failure to meet Council's corporate priority. Loss of capital receipt of £48,000.

5. ENVIRONMENTAL IMPLICATIONS

5.1 The new homes to be developed to Code 3 of the Code for Sustainable Homes.

5.2 The Local Planning Authority will assess the impact of the development on the environment through the planning process.

6 CRIME AND DISORDER IMPLICATIONS

6.1 None registered.

7. CONSULTATIONS

7.1 Discussions and meetings have been held with Planning, the Parish Council, and the Housing Asset Management Group to ensure the suitability of the site for re-development.

7.2 The local Councillor for the area has been consulted.

7.3 There was a public consultation held on 23 February 2009 at Martin village hall and a further public meeting is confirmed for 12 February 2011.

8. CONSIDERATIONS

8.1 The proposed scheme will make a valuable contribution for the provision of affordable housing and in particular to meet the local housing need for Martin.

8.2 The reduction of the Housing Need waiting list.

8.3 The potential loss of a capital receipt.

9. CONCLUSIONS

9.1 Given the priority attached to the provision of affordable housing, disposal to Hyde Housing Association.

10. RECOMMENDATIONS

10.1 The land at Downview Road, Martin is transferred to Hyde Housing Association for £48,000.

11. PORTFOLIO HOLDER ENDORSEMENT

11.1 I have agreed to the disposal of land as set out in this report.

Signed: ÔŠŠÛÁŔÔŠÒËÛŸ

Date: 2/2/11

Councillor Jill Cleary, Portfolio Holder for Housing

Date on which notice of Decision given.....2 February 2011

Last date for call-in - 9 February 2011

Signed: ÔŠŠÜ/ÔÁÝ ÒÒ

Date: 2 / 2 / 11

Councillor Colin Wise, Portfolio Holder for Finance and Efficiency

Date on which notice of Decision given.....2 February 2011

Last date for call-in - 9 February 2011

For Further Information Please Contact:

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