

Contact Name: *Andy Rogers*

Tel No: *(023) 8028 5588*

E-mail: *andy.rogers@nfdc.gov.uk*

Date: *2 May 2012*

NOTIFICATION OF PORTFOLIO HOLDER DECISION(S)

On 2 May 2012, Cllr Jill Cleary (Housing and Communities Portfolio Holder) and Cllr Colin Wise (Finance and Efficiency 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 **BY THURSDAY, 10 MAY 2012**.

Details of the documents the Portfolio Holder considered are attached.

DECISION:

To authorise the disposal of Council owned land in Hounslow.

REASON(S):

Please see report.

ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED:

Please see report.

CONFLICTS OF INTEREST DECLARED:

None.

For Further Information Please Contact:

Pamela Smith
Housing Development and Strategy Officer
Tel (023) 8028 5588
E-mail pamela.smith@nfdc.gov.uk

Background Papers:

6 May 2009
Cabinet Report

PORTFOLIO HOLDER DECISION: AMENDMENT OF CABINET DECISION OF 6 May 2009: DISPOSAL OF LAND AT:

- (1) THE DRIVE, HOUNSDOWN**
- (2) POWELL CRESCENT, HOUNSDOWN**
- (3) 33 HOUNSDOWN CLOSE, HOUNSDOWN**

1. BACKGROUND:

- 1.1 The Cabinet agreed on 6 May 2009 to dispose of the above three parcels of Council owned land to Swaythling Housing Society (now known as Radian Group Ltd) to develop for affordable housing.
- 1.2 The disposals are subject to planning permission being granted.
- 1.3 The Cabinet Approval was for the following accommodation to be provided:
 - Four 2 bed room bungalows at The Drive
 - One 2 bed room house at Powell Crescent
 - One 2 bed room house at 33 Hounsdwn Crescent
- 1.4 All three sites to be transferred to the Radian Group Ltd for £60,000
- 1.5 Planning advice has been sought and, following this advice, a planning application has now been submitted. As a result of planning advice, the number of bungalows at The Drive has been reduced from four bungalows to three bungalows. Therefore, the total number of dwellings has reduced from six to five.
- 1.6 The Radian Group Ltd still wishes to develop these affordable housing sites but wishes to reduce the cost of the transfer from £60,000 to £50,000.
- 1.7 The Strategic Housing Team wishes to progress these schemes in order to provide the much needed affordable housing

2. FINANCIAL IMPLICATIONS:

- 2.1 In the original Cabinet report of 6 May 2009 the transfer cost was agreed at £60,000 for six units. This equates to £10,000 for each unit.
- 2.2 The present proposal is for NFDC to transfer the land to the Radian Group for £50,000 for five units. This equates to £10,000 for each unit.

Therefore, the Council's capital receipt from this Transfer will reduce from £60,000 to £50,000.

3. CONSULTATION:

Extensive consultation has taken place prior to agreement by Cabinet on 6 May 2009. The proposal to dispose of the Council owned land for affordable housing is supported.

4. ENVIRONMENTAL OR CRIME AND DISORDER IMPLICATIONS:

There are none arising directly from this Report.

5. RECOMMENDATION:

That the Portfolio Holders agree to the disposal of Council owned land at the following sites:

The Drive, Hounslow
Powell Crescent, Hounslow
33 Hounslow Close, Hounslow

to the Radian Group Ltd for the total sum of £50,000. This disposal is subject to planning permission being granted to develop five affordable homes for rent.

PORTFOLIO HOLDERS' ENDORSEMENTS:

I agree the recommendation as set out above.

Signed:

Signed:

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Cllr Jill Cleary
Portfolio Holder Housing
New Forest District Council

Cllr Colin Wise
Portfolio Holder Finance and Efficiency
New Forest District Council

Date notice of decision given..... 2 / 5 / 2012

Last date for call-in - 10 May 2012

For further information contact:
Pamela Smith
Housing Development and Strategy Officer
Tel No 023 80285577
E-mail: pamela.smith@nfdc.gov.uk

Background Papers:
6 May 2009
Cabinet Report

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 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 Hounsdawn 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 Homesearch 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 IMPLICATIONS

- 6.1 None registered.

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

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. CONCLUSIONS

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

10. RECOMMENDATIONS

- 10.1 The land at The Drive, Hounslow (Annexe 1), Powell Crescent (Annexe 2) and Hounslow Avenue (Annexe 3) is transferred to Swaythling Housing Society for £60,000 (sixty thousand pounds).
- 10.2 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:

Pamela Smith
Housing Development and Strategy Officer
Tel (023) 8028 5577
E-mail pamela.smith@nfdc.gov.uk

Background Papers:

Housing Strategy and Business Plan