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Date: *21 March 2013*

NOTIFICATION OF PORTFOLIO HOLDER DECISION

On 20 March 2013, Cllr Mrs J L Cleary, the Housing and Communities 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 THURSDAY, 28 MARCH 2013.**

Details of the documents the Portfolio Holder considered are attached.

DECISION:

Allocation of £60,000 from the Local Authority Social Housing Grant to Hyde Housing Association for new affordable housing at land adjacent New Cottages, Fordingbridge Road, Whitsbury, SP6 3PY.

REASON:

To provide much needed rural affordable housing in an area of relative high housing need.

ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED:

None.

CONFLICTS OF INTEREST DECLARED:

None.

For Further Information Please Contact:

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Senior Housing Strategy and Development Officer
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DECISION OF THE PORTFOLIO HOLDER FOR HOUSING AND COMMUNITIES

ALLOCATION OF SOCIAL HOUSING GRANT TO HYDE HOUSING ASSOCIATION FOR NEW AFFORDABLE HOUSING AT LAND ADJACENT NEW COTTAGES, FORDINGBRIDGE ROAD, WHITSBURY SP6 3PY

1. INTRODUCTION

This report outlines details of a new rural affordable housing scheme at:

Land adjacent New Cottages, Fordingbridge Road, Whitsbury

- 1.1 To seek approval from the Portfolio Holder for Housing and Communities for the allocation of social housing grant to Hyde Housing Association.

2. BACKGROUND

- 2.1 Hyde Housing Association is a Registered Provider and a preferred partner of New Forest District Council. Hyde Housing Association is also the development partner of the Hampshire Alliance for Rural Affordable Housing.
- 2.2 Hyde Housing Association will develop the site, which is proposed to consist of 6 dwellings and the Council will have nomination rights to the dwellings. The tenure of the homes will be for general needs rent. The development will meet the Lifetime Homes standard and Code Level 3 of the Code for Sustainable Homes.
- 2.3 A planning application has been submitted (13/10006) for the proposals, which aim to provide 6 houses consisting of 1 one bedroom house, 4 two bedroom houses and 1 three bedroom house.
- 2.4 Hyde Housing Association has worked in close partnership with New Forest District Council, Community Action Hampshire and Whitsbury Parish Council since 2009 to help solve the shortage of affordable housing in Whitsbury.
- 2.5 The development proposal is the culmination of, extensive community involvement in measuring housing need, identifying a suitable site and determining a design complementary to the location. Whitsbury Parish Council supports this development.

3. SOCIAL HOUSING GRANT REQUIREMENT

- 3.1 Hyde Housing Association has secured grant funding of £204,000 from the Homes and Communities Agency (HCA) to enable this development.
- 3.2 The table below outlines the sources of funding sought for the development by Hyde Housing Association.

Scheme	HCA	LASHG	Loan	Hyde
Whitsbury	£204,000	£60,000	£556,211	£150,000

3.3 Hyde Housing Association will carry a debt on the loan of £556,211 for a period of 60 years before the development achieves a cash positive value. Hyde Housing Association will also be investing £150,000 of its own resources.

3.4 The financial proposal outlines the requirements to meet the scheme development cost and has been checked and validated by Finance to measure the viability. This can be made available on request.

4. CONSIDERATION

4.1 This proposal offers the opportunity to provide much needed rural affordable housing in an area of relative high housing need. The dwellings are projected for completion in June 2014.

4.2 The provision of affordable housing for local people is a corporate aim and this opportunity will also enable the Council to achieve its annual Housing Strategy target to develop 10 rural affordable new homes per annum.

5. FINANCIAL CONSIDERATIONS

5.1 Officers have undertaken a financial appraisal of the scheme and confirm that the scheme offers good value for money.

5.2 The budgetary provision for the allocation of social housing grant for 2012/2013 is £100,000. The table below illustrates how the social housing grant is committed:

Scheme	Funding Required	LASHG Budget 2012/13 £100,000
Whitsbury	£60,000	£100,000
Total	£60,000	£40,000

5.3 Funding for this development will be paid in two tranches. 50% will be paid at the projected start on site in August 2013 and the remaining 50% will be paid on practical completion.

5.4 If approval is granted to commit £60,000 to this scheme, there will still be £40,000 available for 2012/13 to fund further affordable housing projects.

6. RECOMMENDATION

6.1 Local Authority Social Housing Grant totalling £60,000 be allocated to facilitate these proposals.

7. PORTFOLIO HOLDER ENDORSEMENT

7.1 I have agreed to the allocation of funds as set out in this report.

Signed: COUNCILLOR JILL CLEARY

Date: 20/3/2013.

Councillor Jill Cleary, Portfolio Holder for Housing and Communities

Date on which notice of Decision given..... 21 March 2013.....

Last date for call-in - 28 March 2013

Contact:

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