

HOUSING DEVELOPMENT ON COUNCIL OWNED LAND BY SWAN HOUSING GROUP

1 SUMMARY

- 1.1 To seek Members approval for the formal transfer of Council owned land at nil cost to Swan Housing Group (Cygnet Housing Association) to enable the development of a number of housing schemes to proceed.

2 BACKGROUND

- 2.1 Members will recall that a number of capital funding bids made by Swan Housing Group for housing developments within the District which had previously been supported in principle by Members have now been approved by the Housing Corporation.

<u>Location</u>	<u>Scheme</u>
(1) Hardwick House and adjacent land	New elderly persons scheme and general needs accommodation in refurbished block
(2) Bardfield Way, Rayleigh	Six units of supported accommodation for people with learning disabilities
(3) Hambro Close, Rayleigh	Four units of supported accommodation for young people at risk
(4) Warwick Drive, Rochford	Two units of move-on accommodation
(5) Tendring Avenue, Rayleigh	Joint scheme with Castle Point BC providing five units of accommodation for women escaping domestic violence

- 2.2 Site plans are appended to this report showing the land to be transferred.

- 2.3 Although Members have supported the bids to the Housing Corporation, the funding which has now been agreed by that body is for the capital costs only. In the case of schemes (1), (2) and (5) there is also a need to secure revenue funding from the Supporting People budget to finance the ongoing support service costs. Applications for this were made but, at the time of writing this report, the Office of the Deputy Prime Minister (ODPM) has still to decide which new schemes across the country will be funded.

- 2.4 Swan Housing Association is, however, anxious to progress as far as possible in anticipation that funding will be forthcoming in due course, and is continuing with preparatory work on the schemes.

3 LEGAL IMPLICATIONS

- 3.1 The disposal of land to a registered social landlord to facilitate housing development has the benefit of general ministerial consent subject to prescribed stipulations as to the nature of the accommodation, tenure, nomination rights and the monetary value of the assistance, which the proposed scheme would be required to meet.

4 RISK MANAGEMENT

4.1 Strategic Risk

It is important that all the developments meets the Council's strategic housing needs. The Council's Housing Needs study identified a range of client groups where there was a shortfall in properties suitable for their needs. These proposals meets these strategic priorities.

4.2 Resource Risk

The land to be transferred is a valuable Council asset and is being used to meet high priority needs.

4.3 Operational Risk

Given the range and type of client groups being assisted it will be important for the developers to give local residents information about the schemes and the development timetable.

4.4 Reputation Risk

The sites identified have been vacant for a number of years and the Council may be criticised if the developments do not proceed.

4.5 Third Party Risks

Swan Housing Association will carry the risks associated with the development and management of the schemes.

5 RECOMMENDATION

5.1 It is proposed that the Committee **RESOLVES**

That Members agree to the designated land being transferred to Swan Housing Group at nil cost, subject to planning permission and that for schemes (1), (2) and (5) Supporting People Funding be obtained on such terms that the Head of Legal Services considers appropriate in accordance with the general consent and to secure the provision of the approved housing scheme. (HHHCC)

Graham Woolhouse

Head of Housing, Health & Community Care

Background Papers:

None

For further information please contact Alex Coulson on:-

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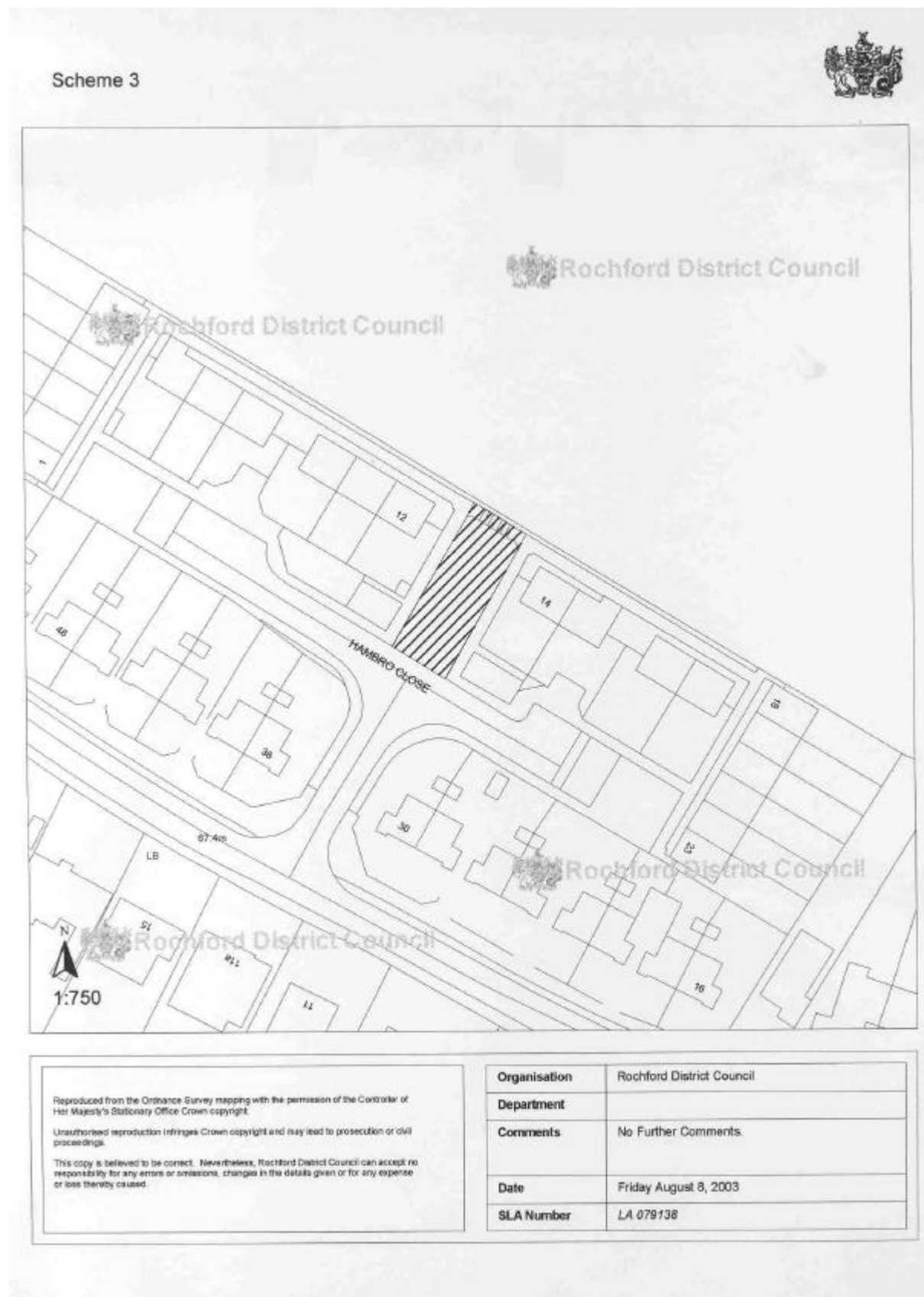


Scheme 2



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Department	
Comments	No Further Comments.
Date	Friday August 8, 2003
SLA Number	LA 079138



Scheme 4



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Scheme 5



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