

BIDS FOR HOUSING CORPORATION FUNDING

1 SUMMARY

- 1.1 This report seeks the Committee's views on various proposals being put forward by Housing Associations for social housing developments in the District.

2 INTRODUCTION

- 2.1 Housing Associations are able to apply each year for Housing Corporation capital funding for the development of social housing schemes.
- 2.2 Scheme bids should be designed to help meet strategic housing needs, in terms of the priorities identified in the Council's Housing Strategy and in the Sub-Regional and Regional strategies.
- 2.3 Funding bids have to be submitted by mid October and the Housing Corporation will be seeking the Council's views on whether it supports each one. If proposals are not fully developed at this time, there is also a process by which in-year assessment and funding can be undertaken.

3 PROPOSED DEVELOPMENTS

- 3.1 Attached as an appendix is information about the proposals currently being put forward by housing associations.
- 3.2 The proposals all fit with the Council's strategic housing priorities of providing affordable houses and supported housing within the District.

4 RESOURCE IMPLICATIONS

- 4.1 In some cases, the Council will be providing land at nil cost if the development proceeds; in others, the land is in Housing Association ownership.
- 4.2 Apart from the transfer of land in identified cases, there are no resource implications for the Council. The units will be owned and managed by the Housing Association concerned and they will carry all the risks.
- 4.3 The Council will receive nomination rights to the properties which are developed, where appropriate working with partner agencies such as Essex County Council.

5 RECOMMENDATION

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

That, subject to Member's comments, the proposals identified in the appendix be supported.

Graham Woolhouse

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Background Papers:-

None

For further information please contact Graham Woolhouse on:-

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APPENDIX**1. Genesis Housing Group – St Mark's Field , Rochford**

New-build scheme for 30 rented flats on the remaining undeveloped area of land adjacent to St Mark's Community Hall. The land is owned by Genesis.

Subject to Housing Corporation funding and planning permission, a start on site is proposed in February 2006 with completion July 2007.

2. Genesis Housing Group – Rear of St Luke's Place, Rochford

Details for this scheme are still being finalised. At present, the proposal is for new build comprising 13 flats for people with learning disabilities. Essex Adult Social Care Services have indicated to Genesis that there is a great need for such accommodation, both for Rochford residents and in surrounding areas. The land is owned by Genesis. Genesis Housing Group are discussing revenue funding with Essex County Council's Adult Service Care and Supporting People teams, but the Housing Corporation do not require this to be agreed before determining capital bids.

3. Genesis Housing Group – Rear of 123 Daws Heath Road, Rayleigh

New build scheme of two x 2 bedroomed houses for shared ownership. The land is owned by Genesis.

Subject to Housing Corporation funding and planning permission, a start on site is proposed in January 2006 with completion January 2007.

4. Genesis Housing Group – Johnson Court, Rochford

New build scheme of four x 2 bedroom flats either all for rent or a mix of rent and shared ownership. The land is owned by Genesis.

Subject to Housing Corporation funding and planning permission, a start on site is proposed in February 2006 with completion July 2007.

5. Swan Housing Group – Twyford Avenue, Gt. Wakering

New build scheme of two bungalows for rent suitable, if required, for wheelchair users.

The land is currently owned by the Council and further details of the proposal are contained in a separate report to this meeting.

6. **Swan Housing Group – Tylney Avenue, Rochford**

New Build scheme of 10 units for rent, including two bungalows suitable for wheelchair use.

The Council has already agreed the transfer of this land to Swan. Further details of the revised scheme for this site are contained in a separate report to this meeting.

7. **Swan Housing Group – Timber Grove, London Road, Rayleigh**

Details of this development are still being finalised. New build scheme to re-provide the current dwelling for people with learning disabilities, which is no longer fit for purpose. The development will comprise four buildings providing homes for 12 people in total. Swan Housing Group are discussing revenue funding with Essex County Council's Adult Social Care and Supporting People teams, but the Housing Corporation do not require this to be agreed before determining capital bids.

In addition, there will be 18 flats, half of which will be for social rent, with the remainder split between shared ownership and market sale.

The land is owned by the Diocese of Brentwood.