

Report for Resolution

Report to Executive
23 July 2008
Report of Head of Strategic Housing Services
Subject Land disposal for Affordable housing

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Purpose

To seek approval for the disposal of a fourth tranche of sites to the Delivering Affordable Housing Partnership.

Recommendations

That the City Council agrees to dispose of a fourth tranche of sites to the Delivering Affordable Housing Partnership.

Financial Consequences

The financial consequences of this report are outlined in the accompanying report that is not for publication.

Strategic Objective/Service Priorities

The report helps to achieve the corporate objective to strive for sufficient, good-quality, affordable housing, providing choice and accessibility and the service plan priority to enable new affordable homes, which achieve the highest standards in energy efficiency in places where people want to live.

Executive Member: Sustainable City Development , Cllr Brian Morrey.

Ward: All

Contact Officers

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Report

Delivering Affordable Housing Partnership

1. The Delivering Affordable Housing Partnership is a partnership between Norwich City Council, Broadland District Council, South Norfolk Council, Broadland Housing/Orbit Housing Partnership, Circle Anglia, Flagship Housing and Lovell Partnerships Ltd committed to delivering new affordable housing in Greater Norwich. Since its creation in July 2005 it has delivered 125 new affordable homes in Norwich. Forty-nine additional units are currently under construction and likely to finish in the current financial year. It is estimated that the disposal of these sites will enable the construction of an additional 24 new affordable homes.

Disposal of Sites

2. The list of sites recommended for disposal is listed in Appendix one with location plans attached in appendix two. It is estimated that these three sites will provide twenty-four new affordable homes.
3. A consultation event was held for the site at Dolphin Grove on the 16th June 2008. The event was well attended. Residents views ranged from strong support of the development of new affordable housing to concerns over the current and projected parking provision in the area. Any issues raised will be addressed as the design for the scheme is progressed. The site is considered suitable for redevelopment for new affordable housing by housing development and planning officers. This is due in part to problems with anti-social behaviour on the site, parking capacity close by in the area, large numbers of vacant garages and the potential to construct a relatively large number of new affordable homes.
4. Public consultations have not yet been held for the sites at Martineau Lane nor Hillmead but these will be carried out in close co-operation with the Executive Member for Sustainable City Development and ward Councillors prior to any planning application being submitted. The site at Hillmead is expected to receive support from local residents, in part because some approached the Council to develop the site in order to enable them to sell their gardens for the development of a larger site. On both of these sites initial detailed discussions have been held with Planning Services who support the principle of development for new affordable housing.

Recommendation

5. That Councillors utilise the general consent under section 25 of the Local Government Act 1988 for the disposal of land to registered social landlords 2005 and agree the disposal of the fourth tranche of sites to the Delivering Affordable Housing Partnership, in order to enable the provision of twenty-four new affordable homes.

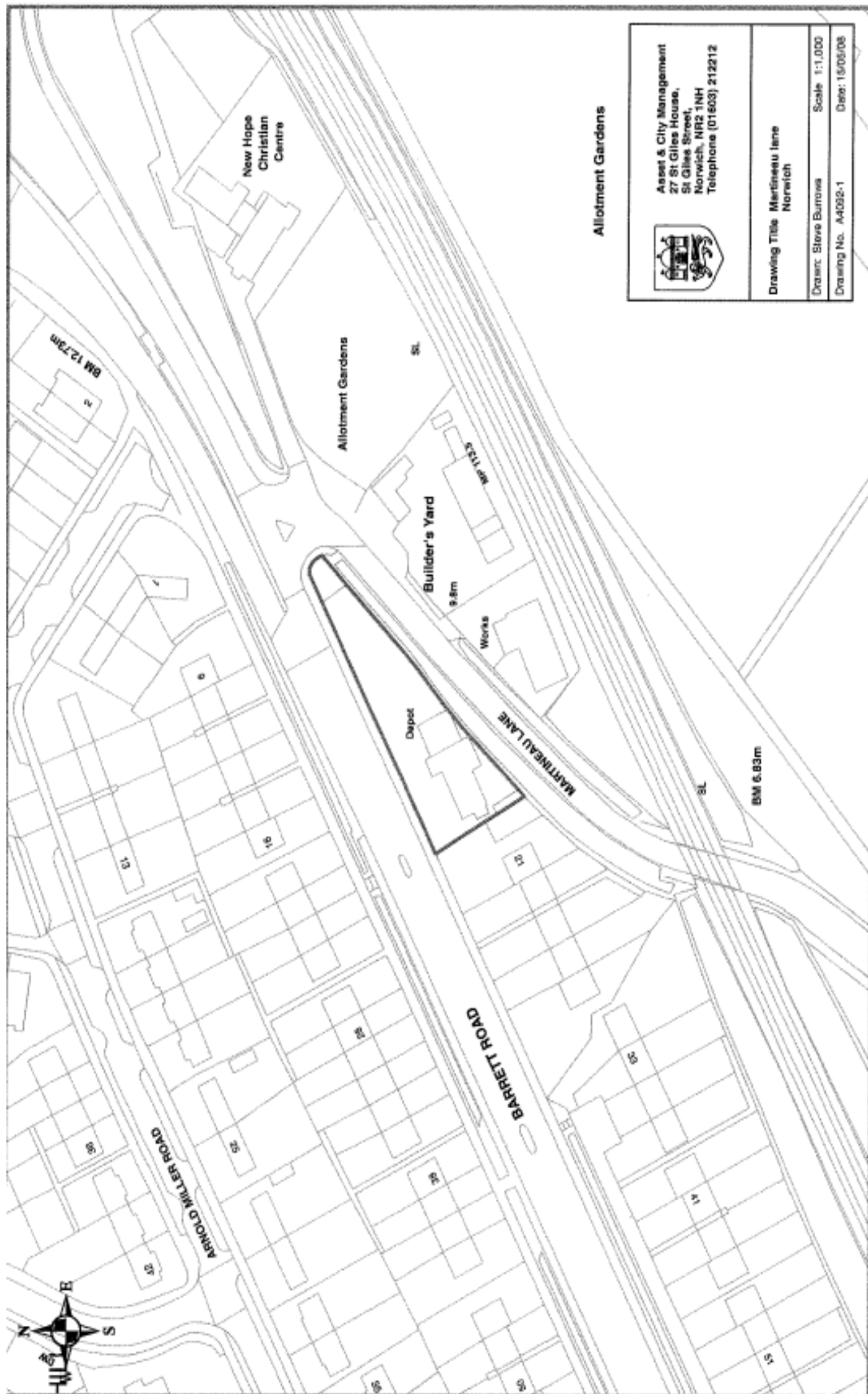
Appendix One

Site Name	Delivery Partner	Description	Size of site	No. units
Dolphin Grove - large garage site	Lovell Partnership Ltd	Garage site.	0.49 acres	13
Martineau Lane – small site off Barratt Road	Circle Anglia Ltd	Former CityCare depot.	0.21 acres	5
Hillmead – Medium sized garage site	Broadland Housing Association	Vacant land, demolished garages and garage site.	0.08 acres	6*
Total			0.78 acres	24

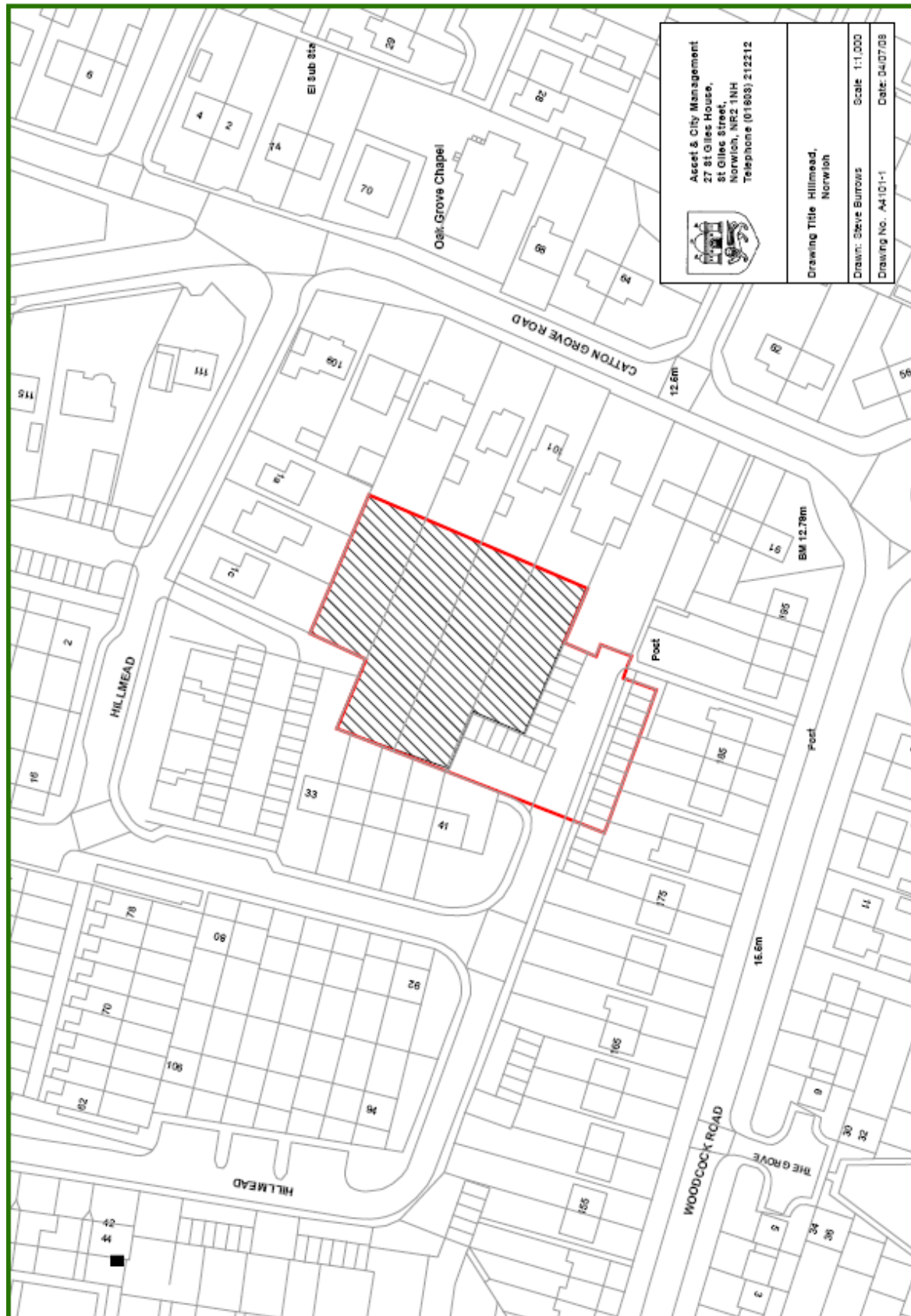
* NB The valuations of the site and the proposed disposal price are in the accompanying report that is not for publication.

Appendix 2





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Drawing Title Hillmead,
Norwich

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