

EAST HERTS COUNCIL

EXECUTIVE – 23 JULY 2013

REPORT BY EXECUTIVE MEMBER FOR HOUSING, HEALTH
AND COMMUNITY SUPPORT

PROVISION OF AFFORDABLE HOMES WITH REGISTERED
PROVIDERS IN THE DISTRICT

WARD(S) AFFECTED: ALL WARDS

Purpose/Summary of Report

- To seek Executive's support to undertake land transfers of East Herts District Council owned land to Registered Providers for the provision of affordable homes.

<u>RECOMMENDATIONS FOR EXECUTIVE:</u> That	
(A)	the Council agree to the transfer for £1 to Riversmead/Network Housing Associations, the land identified at Grass Warren, Tewin in exchange for nomination rights to lettings;
(B)	the Council agree to revoke clawback under the Local Voluntary Stock Transfer agreement on the 4 bed house to be developed to the south of no.14 Cannons Meadow to be developed for market sale; and
(C)	the Council agree in principle that delegated powers be given to the Director of Neighbourhood Services and the Executive Member for Health, Housing and Community Support the decision on any future land transfers required to aid sustainable affordable housing development in the district with Registered Providers.

1.0 Background

1.1 Affordable Housing is a key priority for the Council. The Housing Strategy 2012-2015 outlines the key issues and the need to

continue to develop new affordable housing to meet the needs of East Herts residents.

1.2 The Council does not own any affordable housing in the District but does own some adjoining parcels of land to the homes and garages which were stock transferred to Riversmead and South Anglia in 2002.

1.3 The Council works closely with its stock transfer partners to ensure that new developments meet the needs of the applicants on the Housing Needs Register.

2.0 Report

2.1 Riversmead/Network Housing Association has been working on a land assembly programme to develop asset sites across the district to deliver new affordable housing units.

2.2 Riversmead/Network gained planning permission to develop at 17-28 Grass Warren, Tewin in February 2013 (Planning application reference number 3/12/1150/FP).

2.3 The scheme consists of 1 x 4 bed detached house, 4 x 3 bed semi-detached houses, 3 x 2 bed bungalows.

2.3 The planning permission included a parcel of land which is currently in East Herts Council's ownership. On this parcel of land the development includes permission for 3 x 2 bedroom bungalows. See **Essential Reference Paper 'B'**.

2.4 This report seeks to transfer this parcel of land for £1 to Riversmead/Network Housing Associations with nomination rights for East Herts District Council to allocate to applicants on the Housing Needs Register.

2.5 The planning permission includes a 4 bedroom house on land owned by Riversmead/Network which will be for market sale to aid the funding of the development.

2.6 The 4 bedroom detached property would be subject to clawback under the stock transfer agreement which seeks a percentage of the profit for properties sold on the open market on land previously owned by East Herts District Council. This report seeks to revoke this clawback at Grass Warren, Tewin.

3.0 Implications/Consultations

- 3.1 The land at Grass Warren, Tewin for which the transfer is requested was marketed in 2008 along with other vacant sites in the district. A potential sale collapsed as the market failed at this time and the purchaser withdrew.
- 3.2 The current value of the land for private residential development is £150,000.
- 3.3 The potential value of the clawback on the private sale is estimated between £60-80,000 on current values.
- 3.4 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

None

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