

Report to Cabinet

24th May 2018

By the Cabinet Member for Community and Wellbeing



DECISION REQUIRED

Allocation of Section 106 Commuted Sum funding of Countryside development at Broadbridge Heath

Executive Summary

Working in partnership Countryside and Clarion Housing Group, with support from Horsham District Council, is providing new affordable homes on land South of Broadbridge Heath, Old Wickhurst Lane, Broadbridge Heath, West Sussex.

Planning consent was granted for the scheme in July 2017 (DC/17/0388), and the development will provide twenty four affordable homes.

As detailed within the Planning committee report, Horsham District Council proposed to recycle S106 commuted sum funding collected in respect of the wider Wickhurst Green development to uplift the number of affordable units considered to be viable from six to the twenty four now being delivered by Clarion Housing Group.

The payment of commuted sum will enable the Council to secure the provision of ten affordable rented homes that will meet an identified and acute housing need. In addition, the site will also provide fourteen shared ownership homes.

The Council will retain 100% initial nomination rights of tenants and 75% subsequent nomination rights of tenants to the scheme.

Recommendations

Cabinet is asked to:

- i. Approve the grant of £509,000 which is funded from Section 106 receipts secured for new affordable housing, to enable the development of ten new affordable rented homes on land South of Broadbridge Heath, Old Wickhurst Lane, Broadbridge Heath, West Sussex.

Reasons for Recommendations

- i) To assist the Council in achieving its target of delivering 240 affordable homes a year.
- ii) To assist Countryside in partnership with Clarion Housing Group to deliver much needed affordable accommodation for persons in housing need.

Background Papers

Planning applications: DC/17/0388

Wards affected: Broadbridge Heath

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Background Information

1 Introduction and Background

- 1.1 The purpose of this report is to seek the Cabinet's approval to grant fund the development of ten new affordable rented homes by Countryside on land South of Broadbridge Heath, Old Wickhurst Lane, Broadbridge Heath, West Sussex.
- 1.2 These affordable rented units will directly reduce the number of households on Horsham Housing Register with a housing need.

2 Relevant Council policy

- 2.1 District Plan - *Provide access to appropriate and affordable housing*

The Council's Housing Strategy 2013-15 states that in order to meet current and projected housing need in the District, 240 affordable homes a year should be delivered. This scheme contributes to that target provision.

3 Details

- 3.1 The scheme was granted planning consent July 2017 under HDC ref DC/17/0388.
- 3.2 The site will deliver ten affordable rented homes in addition to fourteen Shared Ownership units.

4 Next Steps

- 4.1 Countryside are developing the homes which will then be disposed of to Clarion Housing Group. Horsham District Council will receive 100% nomination rights to the initial lets and 75% of the resulting vacancies.

5 Views of the Policy Development Advisory Group and Outcome of Consultations

- 5.1 Local members have been consulted on this proposal.
- 5.2 The Housing and Public Protection PDAG were consulted 30th April 2018 and supported the recommendations.

6 Other Courses of Action Considered but Rejected

- 6.1 The funding has been offered through the planning committee decision to deliver a significant increase in affordable units. Not confirming the grant allocation is an option however we hold S106 funds for this very purpose. The proposed units will deliver units of the size and in an area in which high demand can be demonstrated.

7 Resource Consequences

- 7.1 The Council has a budget (KT 03001) for Housing Enabling Grants. This is funded from Section 106 receipts which have been secured through the planning system

and the money is used exclusively for the provision of affordable housing in the District. It is proposed that the grant of £509,000 for this new affordable housing development is paid from this budget. Currently sufficient funding has been received by the Council via Section 106 agreements.

- 7.2 The Director of Corporate Resources has been consulted and supports the use of funds to deliver affordable rented units confirming sufficient funds are available.

8 Legal Consequences

- 8.1 No Legal consequences. Grant is being allocated in accordance with the criteria in which it has been received, "For the delivery of affordable housing".

9 Risk Assessment

- 9.1 There are no direct risks associated with this report.

10 Other Considerations

- 10.1 Access to housing is vitally important to preventing people from turning to crime
- 10.2 The Council is obliged (a) to give positive effect to the Convention rights and (b) not to infringe those rights as scheduled in the Human Rights Act 1998. Of particular relevance to the proposal are Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (right to property). Clarion Housing will have primary responsibility – however, the Council will be deemed to have met its statutory duty under the 1998 Act.

As said, the Council is required to consider not only the detrimental effects on citizens' Convention rights but also positively to enhance those rights. Providing affordable housing through the scheme highlighted in this report will enable those in need to have a home of their own.

- 10.3 The scheme will contribute to meeting the housing need of persons in the District.
- 10.4 Delivering affordable housing and preventing homelessness are fundamental to establishing and maintaining sustainable communities.