

## CABINET – TUESDAY 3 JULY 2012

### REPORT NO CAB12/010 – INTERIM HOUSING STRATEGY

#### AMENDMENT TO APPENDIX 1

*(amendments highlighted in bold/italics)*

#### **Land availability**

- Forest Heath sold its housing stock to Kings Forest Housing (now Flagship) in October 2004. Flagship has been the principal partner of Forest Heath in terms of developments of affordable housing. As part of the transfer in the sale a land bank was included as part of the negotiations. This has now been largely developed out and produced around 450 new affordable housing units. The development of these sites made a significant contribution to reducing housing need over recent years.
- Further sites ***which have subsequently become*** capable of being developed (***garage sites***) were included in the transfer to the new organisation although not factored into the valuation of the transfer. The Local Investment Plan agreed with the Homes and Communities Agency is largely based on the development of these sites within the ownership of Flagship housing. However these sites are not being brought forward for development at this time ***and the Council will seek to continue to work positively to enable development where possible.***
- As the principal partner the lack of development proposals from Flagship is leaving a significant shortfall in the expected delivery of affordable housing in Forest Heath.
- FHDC does not own very much land itself that could be used for future housing developments.
- Nearly 50% of the District has some form of nature conservation/environmental designation thereby restricting land potentially available for development.