



Cabinet 21 October 2009

Affordable Housing: Scheme at the former Fireworks Factory Site, Bury Road, Chedburgh (Nov 09/03)

1. Summary and Reasons for Recommendation

- 1.1 It is recommended that an allocation of £400,000 be made from the Council's Affordable Housing capital budget to enable the delivery of 17 affordable homes at the former Fireworks Factory Site, Bury Road, Chedburgh.
- 1.2 The funding of £400,000 will 'unlock' this site and deliver affordable housing over the next 2 years, assisting the Borough Council to meet its affordable housing target.
- 1.3 Some of this funding will, over a period of time, be reimbursed and will assist delivering other benefits to the community.

2. Recommendation

- 2.1 It is recommended that an allocation of £400,000 be made from the Council's Affordable Housing capital budget to enable the delivery of 17 affordable homes at the former Fireworks Factory Site, Bury Road, Chedburgh.

3. Corporate Objectives

- 3.1 The recommendations meets the following, as contained within the Corporate Plan:-

- (a) Corporate Priority: *'To improve the safety and well being of the community'.*
- (b) Cabinet Commitments: *'Managing the future development of the Borough, and rural services'.*
- (c) Vision 2025: St Edmundsbury will be a place which: *has a range of affordable housing.*

Contact Details

Name
Telephone
E-mail

Portfolio Holder

Sara Mildmay-White
(01359) 270580
sara.mildmay-white@stedsbc.gov.uk

Lead Officer

Carole Herries
(01284) 757603
carole.herries@stedsbc.gov.uk

4. Key Issues

- 4.1 The former fireworks factory has been in the affordable housing development pipeline for a number of years. The current scheme will provide 52 homes of which 17 will be affordable. A site plan is attached as Appendix A and a Street Scene as Appendix B.
- 4.2 The site presents challenges especially in the current economic climate due to contamination issues and the need for the construction of a new vehicular access off the A143. In addition a critical part of the site in terms of the access road is owned by Havebury Housing Partnership.
- 4.3 The scheme was approved by Development Control Committee on 3 September 2009, subject to a widening of the existing footpath link to the village.
- 4.4 Negotiations with the developer on this site have been protracted and in view of the current economic climate one of the options for the developer was to 'mothball' the site. However, funding from the Borough Council and Havebury Housing Partnership will facilitate this scheme.
- 4.5 Discussions have focussed on exploring ways to assist the flow of properties being developed and to continue to meet the demand for affordable housing in the Borough. The outcome of the negotiations has been very positive. Havebury Housing Partnership and the developer will exchange the ownership of appropriate areas of land to facilitate the construction of the new access road from the new junction with Bury Road to the Industrial Estate and the commencement of the estate road onto the private development site, and the construction of 17 affordable dwellings.
- 4.6 The developer will agree a timetable and overage provisions that will reimburse some funds to both the Havebury Housing Partnership and Borough Council.

Details are attached as Exempt Appendix C to this report.

- 4.7 The St Edmundsbury Affordable Housing Capital 'pot' has unallocated funds of £570,000 (£285,000 for 2009/2010 and £285,000 for 2010/2011).
- 4.8 In addition there is also another £96,000 which was received as a S106 contribution which has been earmarked for affordable housing but has not yet been allocated.
- 4.9 As part of the Empty Homes Strategy, £75,000 of the capital budget has been committed to bring empty homes back into use in return for affordable rents and a minimum of 5 years nomination rights, which means that if the £400,000 for this scheme is approved, there will be £191,000 remaining for any future schemes/initiatives.
- 4.10 There is no proposal at present to fund any other affordable housing development. Other schemes currently in the pipeline are not in a position to be brought forward within the next year and in order for St Edmundsbury to meet its affordable housing delivery targets it is important the this development is delivered.

5. Other Options considered

- 5.1 It may have been possible to bid for funds from the Homes and Communities Agency(HCA). However the current National Affordable Housing Programme funding runs until 2011, but priority is being given to schemes which will be completed by March 2011. The completion date for the Chedburgh scheme is March 2012, and therefore this scheme does not fulfil the criteria for funding.

- 5.2 The HCA also have a separate funding 'pot' called 'Kick Start', the purpose of which is to progress schemes that have stalled due to the current economic climate. The HCA have shortlisted schemes for the first phase of this funding and a further bid round will be announced shortly. Again, the HCA will only be giving priority to schemes that can be completed by March 2011.
- 5.3 Due to the current economic climate many developers are mothballing housing schemes which will lead to a reduction in the number of affordable homes being delivered. Where schemes have stalled, officers have been exploring ways to assist the flow of properties being developed and to continue to meet the demand for affordable housing in the Borough.
- 5.4 The development appraisal on the site indicates a negative residual value for the site due to the high up front costs associated with decontamination and infrastructure. The agreed provision of the affordable homes as a first phase represents a reasonable way forward in the current economic climate.

- 6. Community impact** *(including Section 17 of the Crime and Disorder Act 1998 and diversity issues)*
- 6.1 General
- The provision of affordable housing on this site will help meet a local housing need for the village of Chedburgh and contribute to the overall supply of housing to meet demand.
- 6.2 Diversity
- The affordable housing will be advertised through the Home-Link Choice Based Lettings scheme which has undergone an Equalities Impact Assessment to ensure accessibility to all.

- 7. Consultation**
- 7.1 Consultation has taken place with the local ward member, the Portfolio Holder for Community, the Parish Council and through the normal planning process.

- 8. Resource implications** *(including asset management implications)*
- 8.1 In order to 'unlock' this development and to deliver 17 affordable homes will require £1,600, 000, of which Havebury Housing Partnership will contribute £1,200,000. It is proposed that the remaining £400,000 should come from the Borough Council's affordable housing capital fund. Due to the overage clause agreed this in effect means that part of the funding will be recycled to enable further community benefits for the village, which could include additional affordable housing.

9. Risk Assessment (*potential hazards or opportunities affecting corporate, service or project objectives*)

9.1

Risk area	Inherent level of Risk (before controls)	Controls	Residual Risk (after controls)
	High/Medium/Low		High/Medium/Low
Commitment to rural areas	Medium	Rural action plan item - delivery of affordable housing	Low
Provision of affordable housing	High	Continue to develop affordable housing, particularly in rural areas	Medium

10. Legal or policy implications

10.1 The developer will be required to enter into a Section 106 agreement prior to planning permission been issued.

Ward affected	Chedburgh	Portfolio Holders	Community
Background Papers		Subject Area	Housing



The drawings are copyright of Vaughan English Associates Ltd and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of Vaughan English Associates Ltd. Vaughan English Associates Ltd is not responsible for any errors or omissions in this drawing. Vaughan English Associates Ltd is not responsible for any errors or omissions in this drawing. Vaughan English Associates Ltd is not responsible for any errors or omissions in this drawing.

Rev	Date	Description	Drawn
1	10/04/08	Final layout plan	
2	10/04/08	Final layout plan	

AME Vaughan English Associates Ltd
PLAN

PLANNING
 - 5 MAY 2008
HELPCENTRE



Vaughan English Associates Ltd

Site:
 FORMER FRAMWORK FACTORY
 CHADDERTON, SURFPOLE

Title:
 COLOURED
 SITE LAYOUT PLAN

Scale: 1:500
Drawn by: JLB
Date: 10/04/08
Checked:
Drawing no: 07-524-008
Revision: 2

Status: PLANNING
 Sheet 1 of 1 Paper size: A1



Blocks 1 - 4



Block 6



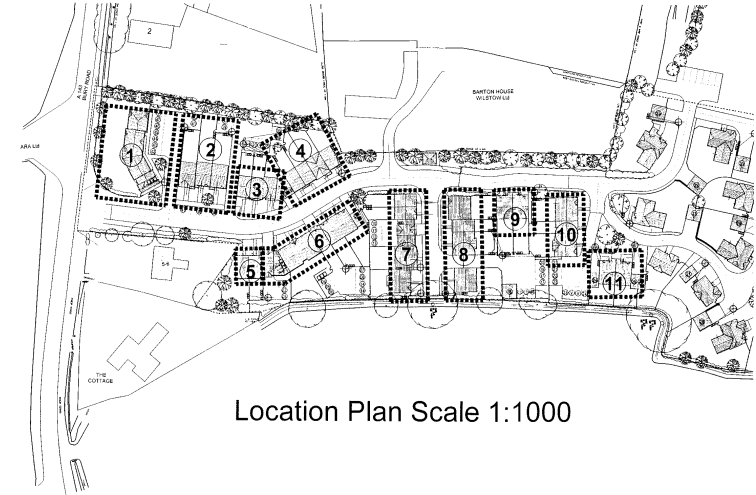
Block 7



Block 8



Blocks 10, 9, 8 & 7



Location Plan Scale 1:1000

This drawing is copyright of Vaughan English Associates Ltd and must not be copied or reproduced in whole or in part. No liability is accepted in connection with any project unless Vaughan English Associates Ltd makes contact.
Do not base work on this drawing. All dimensions are to be checked on site prior to any work commencing and discrepancies are to be reported to Vaughan English Associates Ltd immediately. All drawings are to be read in conjunction with any specifications or Contract documents. It is the responsibility of the Client. Contractors approval of any design, regulation, statutory discrepancies relating to drawing are made material or product specification.

Revision	Date	Description	Checked
A	01/02/08	Elevation treatments amended to suit planning comments	
B	08/12/08	Block 7 & 8, 10 elevation amended	
C	10/04/09	Final submission following planning comments	

PLANNING
- 6 MAY 2009
HELPSK



Site:
FORMER FIREWORKS FACTORY
CHEDBURGH, SUFFOLK
Title:
STREET SCENES

Scale: 1:1000 & 1:200
Date: October 2007
Drawing no: 07.556.037
Status: PLANNING
Drawn by: AT
Checked:
Revision: C
Paper size: A1