

Report of	Meeting	Date
Director of Development and Regeneration (Introduced by the Executive Member for Economic Development & Regeneration)	Executive Cabinet	26/06/07

## **PROVISION OF AFFORDABLE HOUSING – FAIRVIEW FARM, ADLINGTON**

### **PURPOSE OF REPORT**

1. To seek approval for arrangements concerning the disposal of land at Fairview Farm, Adlington for the provision of affordable housing.

### **CORPORATE PRIORITIES**

2. The proposal fits well within the Council's strategic objectives. One of the targets under the objective to 'develop the character and feel of Chorley as a good place to live' is to complete 250 units of affordable housing by March 20089.

### **RISK ISSUES**

3. The report contains no risk issues for consideration by Members other than to note that responsibility for any maintenance or risk associated with this land will pass to the Housing Association.

### **BACKGROUND**

5. The affordable housing plot is situated off the Fairview development in Adlington and is owned by the Council. It was acquired from Adlington Urban District Council in 1974. The land was identified as an affordable housing plot to be provided with appropriate services and connections for electricity, foul and surface water drainage, water, telephone and gas by the developers of the adjoining lands (Fairview development) under a section 106 agreement dated 12 November 1999. The land was sold in 2001 and permission was granted for 176 houses (excluding affordable housing), community center and outdoor recreational space for community use.
6. The work agreed under the section 106, has now been concluded by Westbury Homes. The drainage is to be adopted by United Utilities.
7. The Council has received a number of complaints concerning drainage issues , adjoining plots on the development flooding. It is believed that any development on the Council owned land will resolve this issue.

8. Chorley Council have been working with officers from Places for People Housing Association (formerly North British Housing Association), around the development of the land for affordable housing purposes for a number of years. It was included in the Council's 2005-08 Housing Strategy as a site of particular strategic importance. Unfortunately the proposed scheme was unsuccessful in the National Affordable Housing bid to the Housing Corporation in 2005.
9. Officers have since been working with Places for People on a scheme to produce a mix of rented and low cost home ownership units. It is proposed to place five 2-bed houses and nine 3-bed house on the site for social renting, and twelve 2-bed houses, three larger 2-bed houses, and thirteen 3-bed houses for low cost sale. It is hoped to start work on site in August of this year. Around £900,000 of the development costs will be met by the Housing Association, with a further £600,000 being sought from the Housing Corporation. Planning applications will be made shortly if the proposals in this report are agreed.
10. If Places for People are able to provide evidence to confirm ownership of the land and planning permission has been obtained, the Housing Corporation (who are responsible for funding affordable housing, have indicated they will look favourably upon the scheme as deliverability risks will have been addressed.

## **PROPOSALS**

11. Authority is sought to enter into an agreement to transfer this land, on terms to be agreed, to Places for People Housing Association in order to allow this development to proceed. The proposed mix of housing will match with the known housing requirements of the Council and is in accord with our corporate objectives.

## **COMMENTS OF THE HEAD PROPERTY SERVICES**

12. No comments

## **COMMENTS OF THE DIRECTOR OF FINANCE**

13. To ensure that there is no possibility of a pooling requirement arising if this land is disposed of before the closure of the Housing Revenue Account on 31 March 2008, I recommend the appropriation of the site to the General Fund prior to the proposed transfer. The affordable housing land is held in the Council's balance sheet at a value of £150,000, which reflects its intended use.

## **COMMENTS OF THE DIRECTOR OF HUMAN RESOURCES**

14. There are no human resource implications to note in this report.

## **RECOMMENDATIONS**

15. That the affordable housing plot at Fairview Farm, Adlington be appropriated from the Housing Revenue Account to the General Fund.
16. That Chorley Borough Council enters into an agreement with Places for People Housing Association to transfer land at Fairview Farm, Adlington for the purposes of providing social rented and low cost housing.

## REASONS FOR RECOMMENDATIONS

17. To ensure that a supply of low cost and social housing is maintained in the Borough.

JANE MEEK  
DIRECTOR OF DEVELOPMENT AND REGENERATION

There are no background papers to this report.

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