

ANGUS COUNCIL

NEIGHBOURHOOD SERVICES COMMITTEE – 20 AUGUST 2009
CORPORATE SERVICES COMMITTEE – 03 SEPTEMBER 2009

ANGUS HOUSING ASSOCIATION – HOUSING DEVELOPMENT AT CUNNINGHILL VIEW,
KINGSMUIR, BY FORFAR

REPORT BY DIRECTOR OF NEIGHBOURHOOD SERVICES

Abstract: This report seeks approval to contribute up to a maximum of £23,500 to a housing development being undertaken by Angus Housing Association.

1. RECOMMENDATION

1.1 It is recommended that Members:

- (i) Approve the payment of up to £23,500 from the Affordable Housing Revenue Account towards the costs of constructing a two-bedroom wheelchair-accessible bungalow at Cunninghill View, Kingsmuir, by Forfar.

2. BACKGROUND

- 2.1 Since 2005, Officers from Angus Council and Housing Association's operating in Angus have been working to deliver affordable housing secured as affordable housing contributions from larger developments under the terms of the Council's Affordable Housing Policy (Policy SC9 – Affordable Housing, within the Angus Local Plan Review).
- 2.2 Angus Housing Association has now been approached in relation to the delivery of the required one unit of affordable housing as part of the approved development at Cunninghill View, Kingsmuir, by Forfar. Planning Permission Approvals 07/00371/OUT and 07/00672/FUL refer.
- 2.3 In this instance, Angus Housing Association has been offered the opportunity to acquire a two-bedroom wheelchair accessible bungalow, which would be added to the Association's existing social rented housing stock. There will be an opportunity to tailor the internal layout, fixtures and fittings of the property to meet the needs of a particular household, if required.

3. THE FUNDING PACKAGE

- 3.1 Angus Housing Association has been unable to access funding from the Scottish Government's Affordable Housing Investment Programme (AHIP), to meet the full development costs of the two-bedroom wheelchair accessible bungalow at Cunninghill View, Kingsmuir. A total of £58,250 is to be made available by Scottish Government. However, the Association are keen to acquire the property, and have indicated that they are prepared to meet a significant proportion of the development costs from their own resources (£41,750 plus legal costs).
- 3.2 The funding available to Angus Housing Association from Scottish Government and their own resources is insufficient to cover in full the costs of developing the two-bedroom wheelchair accessible bungalow at Cunninghill View, Kingsmuir. The funding shortfall has now been

estimated at a sum not exceeding £23,500, based upon a purchase price for the property of £123,500.

- 3.3 As Members will be aware, there is significant need for social rented housing in the Forfar area at the present time. There is currently a waiting list of households requiring wheelchair-accessible housing. However, options to meet the housing needs of households with members who are wheelchair users are also relatively limited, despite investment in new social rented housing in recent years. In this context, it would be desirable to add the two-bedroom wheelchair-accessible bungalow at Cunninghill View, Kingsmuir, to the social rented housing stock in the Forfar area.
- 3.4 It is proposed that the funding shortfall for the development of the two-bedroom wheelchair accessible bungalow at Cunninghill View, Kingsmuir, not exceeding £23,500, will be met in full from the Affordable Housing Revenue Account (AHRA) established to manage the income generated from the reduction in Council Tax discount on second homes. This fund is administered by the Council in terms of R12/06 and R299/09.

4. THE PROPOSAL

- 4.1 Construction of the two-bedroom wheelchair accessible bungalow at Cunninghill View, Kingsmuir will enable the housing needs of households with members who are wheelchair users to be met over a period of decades, adding a long-term asset to the social rented housing stock in Angus. Failure to provide appropriate housing solutions for households with members who have complex needs can often have a detrimental impact on the individuals involved.
- 4.2 A Development Agreement will be put in place between the Council and Angus Housing Association regarding the funding contributions detailed above.

5. FINANCIAL IMPLICATIONS

- 5.1 The financial implication arising from this report is expenditure of up to £23,500 from the Affordable Housing Revenue Account.
- 5.2 The uncommitted AHRA balance currently stands at approximately £617,000.

6. HUMAN RIGHTS IMPLICATIONS

- 6.1 Article 8 of the European Convention on Human Rights is relevant to this report. By following the recommended action the Council is supporting this family's rights under Article 8 i.e. the right to home and family life.

7. EQUALITIES IMPLICATIONS

- 7.1 The issues dealt with in this Report have been the subject of consideration from an equalities perspective (as required by legislation). An equalities impact assessment is not required.

8. SINGLE OUTCOME AGREEMENT

- 8.1 This report contributes to the following local outcomes contained within the single Outcome Agreement for Angus:

Outcome 7:- We have tackled the significant inequalities in Scottish society:-

- Good quality housing is available to all in communities throughout Angus.

Outcome 15:- Our public services are high quality, continually improving, efficient and responsive to local people's needs:-

- Resources are used effectively.

9. CONSULTATION

- 9.1 The Chief Executive, the Directors of Corporate Services, Infrastructure Services and Social Work & Health and the Heads of Finance and Law & Administration have all been consulted in the preparation of this report.

10. CONCLUSION

- 10.1 The project will add a valuable asset to the social rented housing stock in Angus, and enable the housing needs of households with members who are wheelchair users to be met over a period of decades. The Council's contribution will not exceed £23,500.

**RON ASHTON
DIRECTOR OF NEIGHBOURHOOD SERVICES**

Note: - The following background papers, as defined by Section 50D of the Local Government (Scotland) Act (1973) (other than any containing confidential or exempt information), were relied on to a material extent in the preparation of this report:

- Report 299/09 - Amended Guidance on Local Authority discretion to reduce Council Tax discount on second homes and long-term empty properties.
- Report 748/08 – Utilisation of “Council Tax Second Homes” Funding.
- Report 62/08 – Hillcrest Housing Association – Development at Alma Works, Arbroath.
- Report 257/06 – Trust Housing Association Limited – Amenity Housing Development at 12 – 30 Garden Street, Gowan Park, Arbroath.
- Report 12/06 – Use of additional Council Tax to provide Affordable Housing.
- Report 152/05 – Changes to Council Tax Discounts.
- Angus Local Plan Review – Angus Council, February 2009.

Hsg/NS/AMcK/KS

EQUALITY SCREENING

Policy Control Document

Name of Policy, Procedure or Report Angus Housing Association – Housing Development at Cunninghill View, Kingsmuir, By Forfar

Lead Department/Service Housing Division

What is the aim of the policy, procedure or report?

Provision of funding for completion of development of affordable housing. Funding to be sourced from Angus Council's Affordable Housing Revenue Account (AHRA).

Is this a new or a review of an existing policy, procedure or report?

Report is in line with established policy.

Screening Process

Has the policy, procedure or report already been assessed for its impact on people from different racial backgrounds, people of different genders and people with disabilities.

Yes No

If Yes, unless there have been significant changes, no further action is required. Please sign and date immediately below and retain for reference.

If No, does the policy, procedure or report involve or have consequences for the people the council serves or employs?

Yes No

If yes, proceed to Step 1 of the Full Impact Assessment on page 2.

If no, please state why not

If no, The policy, procedure or report is not relevant and no further action is required.

Please sign and date immediately and keep for reference

Name: Kenneth Stephen

Signature: _____

Date: 21/07/09