

BRIEFING NOTE FOR:	Forward Plan Select Committee
DATE:	11 th August 2010
SERVICE AREA:	Housing and Community Care

Report title:	ALMO New Build Programme
<p>SUMMARY</p> <p>This report seeks to progress the Brent Housing Partnership Limited (BHP) development of new affordable homes under the Homes and Communities Agency's (HCA) 2008-11 National Affordable Housing Programme. This report specifically requests the Executive to agree to dispose of the Ander Close, Mead Court and Coppermead Close Garage sites to BHP at nil financial consideration and for the Council to enter into performance guarantee bond arrangements (if required by the HCA). The Council will receive nomination rights to these homes. The development costs of the scheme will be met by BHP from their reserves.</p> <p>The development proposals are to build five family homes for affordable rent on these sites. Planning consent has obtained for the development of two 3 bedroom houses at the Ander Close garage site. Planning applications are due to be submitted for the development of a four bedroom house at the Coppermead Close garage site and for two 3 bedroom houses at the Mead Court Garages site.</p> <p>The HCA have advised that for small schemes they would only consider providing funding support for affordable rented tenures. Additionally, the HCA funding in respect of disposal of these sites is predicated that they are to be disposed at nil value. If a receipt is generated, then the HCA would apply a corresponding reduction in grant support. Funding for intermediate sale or rented schemes would only be considered where the schemes are of a sufficient quantum and the intermediate housing provision contributes to the overall viability and sustainability of the scheme. A bid for funding is currently being considered by the HCA and officers are hoping to receive confirmation as to whether the funding bid has been successful by the end of August.</p> <p>If the funding from the HCA has been secured, officers are aiming to present a report to the Executive recommending the disposals of these sites at the September meeting.</p>	
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