

Cyngor Sir Powys County Council

Affordable Housing

5th May 2011

REPORT AUTHOR: Terry Flynn, Affordable Housing Officer

SUBJECT: Allocation of Social Housing Grant 2011 - 2014

REPORT FOR: Approval by Board Portfolio Holder and Shadow Cabinet Member

Background:

1. The Affordable Housing Partnership, at its meeting of 1st April 2011, approved the open and transparent method of arriving at a deliverable programme of RSL development using Social housing Grant.
2. The discussions of this sub group identified three schemes to be undertaken in the current financial year, these being: A development of 16 units at Llanfyllin by Mid Wales Housing; 8 units at Bwlch by Melin Homes and 6 at Tan y Garth, Abercrave, by Gwalia.

Current position:

3. The grant allocation for Powys for 2011 – 2012 is £1.871 million. It is proposed that this will be split between the schemes thus: Llanfyllin £825,000; Bwlch £609,000 and Tan y Garth £437,000.
4. A list of schemes for future years was also discussed and presented to Strategy Officers and the Housing Services Manager for strategic approval for the coming years as the Welsh Assembly Government requires a three year programme to be submitted by 14th May 2011.

Future Programme:

5. The forward indicator of grant for 2012 – 13 is £1.732 Million. Balancing strategic need and deliverability it is proposed that this sum should be allocated according to the following prioritised list:
 - 5.1 Acquisition of land at Presteigne for development by Mid Wales HA in the following financial year; £153,000
 - 5.1.1 Development of 5 units at Trefecca Rd Talgarth by Melin Homes £405,000
 - 5.1.2 Development of 12 mixed-tenure units at Redbank, Welshpool by Mid Wales HA £621,000; and
 - 5.1.3 Provision of 10 extra units at the Pont Aur sheltered housing scheme in Ystradgynlais by Gwalia, £553,000
6. The provisional indicator for 2013 – 2014 is £1.595 million and it is proposed that this be allocated thus:
 - 6.1 To completing the Redbank scheme a further £577,000
 - 6.1.1 Development of 12 units at Smithfield Rd Builth Wells, £750,000

- 6.1.2 Development of 10 units of Older Persons accommodation (subject to confirmation of strategic need nearer the date) at Severnside Yard Newtown by Wales & West HA, £254,000
7. A copy of the spreadsheet of the development programme to be submitted to the Welsh Assembly Government is attached at annexe 1.
8. A list of other potential schemes to be held in reserve should any of the above meet with difficulties in delivery is attached at annexe 2.

Recommendation:	Reason for Recommendation:
That the Portfolio Holder approve the Development Plan for submission to the Welsh Assembly Government	To comply with the recommendations of the Affordable Housing Partnership and the requirements of the WAG.

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