

**Appendix 1 – Review of Three Year Affordable Housing Programme 2010/11 to 2012/13. Progress on sites assessed in 2010/11.**

Scheme	Current Units / Net Gain	Lead Officer	Update			
<b>99 Kendal Way, Hundred Houses Society</b>  <b>Start on Site: May 2012</b>  <b>Practical Completion: March 2013</b>	<b>Current Units: 4</b>  <b>Net Gain: 10</b>	SW	<b>Evaluation Criteria</b>	<b>Score</b>	<b>Comment</b>	<b>Recommendation</b>
			Current land use		Housing	
			Land assembly		There has been a number of Right to Buy's carried out on the site.	
			Land restriction		None	
			Access		Good	
			Locality		Good	
			Other potential uses		None	
			Increase in no. or quality AH		Increase in both number and quality	Develop but on reduced basis
<ul style="list-style-type: none"> <li>The Registered Social Landlord who was investigating the site assembly has been unable to progress due to the significant costs of buying back Right to Buy properties. It is anticipated that the Council will take a reduced site forward through the Affordable Housing Development partnership.</li> </ul>						
<b>Latimer Close, CCC Own Build</b>  <b>Start on Site: April 2013</b>	<b>Current Units: 20</b>  <b>Net Gain: 0</b>	SW	<b>Evaluation Criteria</b>	<b>Score</b>	<b>Comment</b>	<b>Recommendation</b>
			Current land use		Housing	
			Land assembly		Four owner occupiers have performed their Right to Buy on the site	
			Land restriction		None	
			Access		Good	
			Locality		Very good	
Other potential uses		None				

<b>Practical Completion: 2014</b>			Increase in no. or quality Affordable Housing		Increase in quality and a mix of units	Develop
			<ul style="list-style-type: none"> <li>• To be used as an example site to evaluate tenders for the Affordable Housing Development partnership (AHDp). Once appointed the partners on the AHDp will develop Council owned land going forward.</li> <li>• Design brief completed.</li> <li>• Tenure and mix brief completed but will need reviewing when the site comes to be developed.</li> </ul>			

<b>51-73 Barnwell Road, CCC Own Build</b>  <b>Start on Site: April 2013</b>  <b>Practical Completion: 2014</b>	<b>Current Units: 24</b>  <b>Net Loss: 7</b>	SW	<b>Evaluation Criteria</b>	<b>Score</b>	<b>Comment</b>	<b>Recommendation</b>
			Current land use		Housing	
			Land assembly		Two owner occupiers have performed their Right to Buy on the site	
			Land restriction		None	
			Access		Good	
			Locality		Very good	
			Other potential uses		None	
			Increase in no. or quality Affordable Housing		Improved dwelling mix and quality	Develop
<ul style="list-style-type: none"> <li>• Tenure and mix brief completed but will need reviewing when the site comes to be developed.</li> <li>• Anticipated to be one of the first sites brought forward under the AHDp.</li> </ul>						
<b>Aylesborough Close</b>	<b>Current units: 16</b>  <b>Nett gain: 8</b>	SD	<b>Evaluation Criteria</b>	<b>Score</b>	<b>Comment</b>	<b>Recommendation</b>
			Current Land use		Housing	
			Land assembly		may be owner occupiers	
			Land restriction			
			Access		good	
			Locality		good as already residential	
			Other potential uses		none identified	
			Increase in no. or quality AH		projected increase in number but definite improved quality and mix	
<ul style="list-style-type: none"> <li>• Desktop exercise moving forward – it remains to suggest recommended mix for site. Need tree survey ,then completed desktop</li> </ul>						

161-169 Lichfield Road	Current units: 0 Nett gain: 20	SD	<b>Evaluation Criteria</b>	<b>Score</b>	<b>Comment</b>	<b>Recommendation</b>
			Current land use			
			Land assembly			
			Land restriction		right of way across centre of site - tbc	
			Access		As is, there would be difficulties in accessing	
			Locality			
			Other potential uses			
			Increase in no. or quality AH		increased units	
<ul style="list-style-type: none"> <li>Desktop exercise moving forward – it remains to suggest recommended mix for site. Then completed desktop</li> </ul>						
Seymour Court, CCC Own Build  Start on Site: October 2011  Practical Completion: December 2012	Current Units: 50  Net Loss: 14	SW	<b>Evaluation Criteria</b>	<b>Score</b>	<b>Comment</b>	<b>Recommendation</b>
			Current land use		Housing and health related office space	
			Land assembly		Potential issue with an outstanding lease	
			Land restriction		Drainage on part of the site	
			Access		Good	
			Locality		Very good	
			Other potential uses		None	
			Increase in no. or quality Affordable Housing		Increase in quality	Develop
<ul style="list-style-type: none"> <li>Currently completing legal documentation with Kier</li> <li>Programmed to submit a planning application in late June / early July</li> </ul>						

<b>St Matthews Street Garages</b>	<b>5-10</b>	SD	<b>Evaluation Criteria</b>	<b>Score</b>	<b>Comment</b>	<b>Recommendation</b>
			Current land use		multi-storey car park – in an area where parking is an issue	
			Land assembly		CCC owned.	
			Land restriction		concern re parking/loss of parking	
			Access		may be limited	
			Locality			
			Other potential uses		proposal may conflict with current use	
			Increase in no. or quality AH		increase	
<ul style="list-style-type: none"> <li>• April Local ward members notified of revised date for completion of investigation</li> <li>• Finalising desktop exercise proceeding - info on suggested mix still to be gathered. The desktop then completed.</li> </ul>						
<b>Wadloes Road</b>	<b>Current Units: 0</b> <b>Net Gain: 7</b>	SW	<b>Evaluation Criteria</b>	<b>Score</b>	<b>Comment</b>	<b>Recommendation</b>
			Current land use		Disused nursery	
			Land assembly		CCC owned.	
			Land restriction		Currently planning designation for community use	
			Access		Good	
			Locality		Good	
			Other potential uses		None	
			Increase in no. or quality AH		Increase	Develop
Recommended to be worked up for redevelopment through the AHDp.						