

Report on the Carlton Affordable Housing Project

1. Report 2011-17 reviewed the history of the project and developments up to July 2011, and put forward five options (A-E) for consideration. The position was also reviewed, and the options re-evaluated in an internal discussion paper on 6th August 2011, when Option E appeared to offer the best way forward.
2. **Option A.** NCHA decided to pursue the Carlton project at a Board meeting in October, and the PC has confirmed that it wishes to continue to work with NCHA as preferred project partner.
3. **Option B.** Other organisations have expressed interest in working with the PC on this project, but all would require external funding.
4. **Option D.** Application was made to the LCC New Homes Bonus Fund in September 2011, and this was considered by LCC Cabinet on 13th September, and ratified on 20th December 2011. It was agreed that £520,000 of the County Council's NHB funding for 2011/12, subject to investment of NHB from the appropriate District Councils, be applied to two rural affordable housing schemes, at Sapcote and Somerby. It was also agreed that two further rural affordable housing schemes at Carlton and Thurlaston be reassessed with a view to supporting the delivery of those two schemes in 2012/2013, also subject to support from the District Councils from their NHB.
5. **Option E.** This was investigated. Firstly, anticipated profits from residential development of the additional land would not be capable of fully funding the affordable housing development. Secondly, NCHA would not be able to carry out such development itself because it was a registered charity.
6. **Option C.** This option is now being actively pursued.
 - 6.1 The HCA published its criteria for Community-Led Projects in November 2011; a draft interpretation was copied to Councillors and Shackerstone PC on 24th November; and a revised draft discussed with R Windley (RHE) and C Hewitt (NCHA) on 30th November.
 - 6.2 A meeting on 14th December was attended by H Raybould (HCA), R Windley (RHE), V Bunting (H&BBC), C Hewitt & E Smithard (NCHA), the Chairman, W R Sharp and the Clerk. The history of the project, partnership working methods and proposals for future management were discussed. H Raybould confirmed that Carlton PC was eligible for this HCA funding stream.
 - 6.3 The HCA criteria require a long-term role for the community in the project. This aspect of the project might be enhanced if the PC owned the site and leased it to NCHA, possibly under a reversion agreement. This is currently being discussed by H Raybould and C Hewitt.
 - 6.4 An application to the HCA in the name of Carlton PC, with NCHA as project partner, is in preparation by NCHA for submission by mid-January.

6.5 Detailed plans are being drawn up by the NCHA Architect for pre-application public consultation on 10-11th February.

6.6 Landscaping and tree planting proposals for the northern part of the site are being drafted by the Clerk, for consideration by Councillors and Shackerstone PC. These plans are to be incorporated into the detailed project drawings for 10th February.

6.7 A public exhibition of the plans and consultation event has been arranged to take place in St Andrews Church on Friday and Saturday, 10-11th February. The event will be attended by the Project Manager, Scheme Architect, Rural Housing Enabler and Parish Councillors. Final arrangements are being made for this event.

6.8 A press release has been drafted, and the event will be advertised in Carlton News and Aspect. Posters have been prepared for Barton in the Beans, Bilstone, Cadeby, Congerstone, Market Bosworth, Nailstone, Odstone, and Shackerstone.

6.9 The PC's new website <www.carltonpc.co.uk> will include a page dedicated to the affordable housing project. Text for this page has been circulated for comment and agreed.

7. Recommendations

7.1 - that the PC supports the concept of owning the affordable housing site and leasing it back to NCHA if this would make the project more attractive to the HCA;

7.2 - that the Clerk be authorised to appoint a solicitor to advise and act for the PC in the matter of any acquisition, sale or leaseback agreement of the affordable housing site;

7.3 - that the resolution made by the PC in September 2007 be reviewed and that tenancies of the affordable homes be offered to eligible parishioners from the following parishes, in order of priority: 1 – Carlton; 2 – Shackerstone; 3 – Nailstone, Osbaston, Cadeby and Market Bosworth; 4 – the Borough of Hinckley & Bosworth;

7.4 - that the landscaping and tree planting proposals be approved;

7.5 - that the draft press release and public notices be approved;

7.6 - that arrangements for the public consultation event be approved;

7.7 - that a rota for attendance at the consultation event be agreed.

C J Peat
5th January 2012

Abbreviations in this report:

HCA	Homes & Communities Agency
LCC	Leicestershire County Council
H&BBC	Hinckley & Bosworth Borough Council
NCHA	Nottingham Community Housing Association
NHB	New Homes Bonus
PC	Parish Council
RHE	Rural Housing Enabler