



SHEFFIELD CITY COUNCIL Cabinet Report

Report of: Executive Director (Place)

Date: 20 November 2013

Subject: Disposal of sites for Affordable Housing

Author of Report: Dave Mason (27 35349)

Summary:

The Homes & Communities Agency (HCA) recently announced the grant allocations from the Government's Affordable Homes Guarantees programme. Local housing associations have, with the City Council's support, secured funding to develop 284 new affordable homes in Sheffield. 213 of these are to be delivered across seven Council-owned sites.

This report recommends the disposal of the following sites for the development of housing for Affordable Rent:

- Catherine Street, Burngreave to Arches Housing
- Chapelwood Road, Darnall to South Yorkshire Housing Association (SYHA)
- Hazlehurst / Chantrey, Jordanthorpe to SYHA
- Adlington Phase 1, Parson Cross to Great Places Housing Group (GPHG)
- Cricket Inn Road Phase 2, Wybourn to GPHG
- Maltravers Way, Wybourn to GPHG
- Sevenfields, Wisewood to Pennine Housing 2000

In order to enable the delivery of these schemes as affordable housing, the Council would need to dispose of the sites at nil consideration. However, it is proposed to use dedicated affordable housing funding to ensure that the Corporate Resource Pool is not adversely affected.

Reasons for Recommendations:

Building housing at Catherine Street would regenerate this site in the heart of Burngreave, which was identified as a key intervention in the Burngreave and Fir Vale masterplan.

Developing the site at Chapelwood Road in Darnall would address a long term vacant site and provide affordable larger family homes that are particularly needed in the local area.

The proposed scheme at Hazlehurst and Chantrey in Jordanthorpe would build on the success of the existing White Willows Extra Care scheme and provide further older persons accommodation in an accessible location.

Developing an initial phase of affordable housing at the Adlington regeneration site would address the local need for affordable housing whilst also setting the quality standard for future phases of private development.

The sites at Cricket Inn Road and Maltravers Way are both identified in the Wybourn, Arbourthorne and Manor Park Masterplan and their development would contribute significantly to the regeneration of the Wybourn estate, under the stewardship of Great Places.

The development of older persons housing at Sevenfields would meet a local need identified in the consultation that took place following the closure of Wisewood Secondary School. It would also contribute to the successful marketing of the Spider Park development site as agreed by Cabinet in May 2013.

The payment of dedicated affordable housing funding into the Corporate Resource Pool in lieu of capital receipts would ensure that the Council maintains maximum flexibility in the use of its resources.

Recommendations:

- R1 That the land now shown at Appendix A be declared surplus to the requirements of the City Council and disposed to Arches Housing Limited at nil consideration for use as social housing
- R2 That the land now shown at Appendices B & C be declared surplus to the requirements of the City Council and disposed to South Yorkshire Housing Association at nil consideration for use as social housing
- R3 That the decision made by Cabinet on 11 July 2007 to dispose of the land now shown at Appendix D to Places for People be rescinded and that the land now shown at Appendix D be disposed to Great Places Housing Group at nil consideration for use as social housing provided that there are no objections to the disposal of open space

- R4 That the land now shown at Appendix E be declared surplus to the requirements of the City Council and disposed to Great Places Housing Group at nil consideration for use as social housing provided that there are no objections to the disposal of open space
- R5 That the land now shown at Appendix F be declared surplus to the requirements of the City Council and disposed to Great Places Housing Group at nil consideration for use as social housing
- R5 That the land now shown at Appendix G be declared surplus to the requirements of the City Council and disposed to Pennine Housing 2000 at nil consideration for use as social housing
- R7 That the Director of Capital and Major Projects be authorised to negotiate and agree terms for the disposal of the sites for the purposes set out in the report including the variation of any boundaries as required and to instruct the Director of Legal Services to complete the necessary legal documentation.
- R8 That dedicated affordable housing funding is paid into the Corporate Resource Pool in lieu of the estimated capital receipts forgone on the General Fund land (excluding the land shown at Appendices A and B).
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Background Papers:

Category of Report: OPEN except Appendix H CLOSED

Appendix H is not for publication because it contains exempt information under Paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended).

Statutory and Council Policy Checklist

Financial Implications
YES Cleared by: Paul Schofield
Legal Implications
YES Cleared by: Andrea Simpson
Equality of Opportunity Implications
NO Cleared by: Ian Oldershaw
Tackling Health Inequalities Implications
NO
Human rights Implications
NO
Environmental and Sustainability implications
NO
Economic impact
NO
Community safety implications
NO
Human resources implications
NO
Property implications
YES
Area(s) affected
Central, South, North East & East
Relevant Cabinet Portfolio Leader
Cllr Harry Harpham
Relevant Scrutiny and Policy Development Committee if decision called in
Safer and Stronger Communities
Is the item a matter which is reserved for approval by the City Council?
NO
Press release
YES

Disposal of sites for Affordable Housing

1. SUMMARY

- 1.1 The Homes & Communities Agency (HCA) recently announced the grant allocations from the Government's Affordable Homes Guarantees programme. Local housing associations have, with the City Council's support, secured funding to develop 284 new affordable homes in Sheffield. 213 of these are to be delivered across seven Council-owned sites.
- 1.2 This report recommends the disposal of the following sites for the development of housing for Affordable Rent:
- Catherine Street, Burngreave to Arches Housing
 - Chapelwood Road, Darnall to South Yorkshire Housing Association (SYHA)
 - Hazlehurst / Chantrey, Jordanthorpe to SYHA
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 - Cricket Inn Road Phase 2, Wybourn to GPHG
 - Maltravers Way, Wybourn to GPHG
 - Sevenfields, Wisewood to Pennine Housing 2000
- 1.3 In order to enable the delivery of these schemes as affordable housing, the Council would need to dispose of the sites at nil consideration. However, it is proposed to use dedicated affordable housing funding to ensure that the Corporate Resource Pool is not adversely affected.

2. WHAT DOES THIS MEAN FOR SHEFFIELD PEOPLE

- 2.1 There is a shortfall of affordable housing within Sheffield and these schemes would add to the stock of high quality affordable accommodation in the City.
- 2.2 In total, the schemes would bring £24m of investment into the city's economy, of which 18% would be grant funding from the HCA and 82% would be private investment by the housing associations.

3. OUTCOME AND SUSTAINABILITY

- 3.1 The disposal of Catherine Street to Arches would result in a development of 16 family homes for affordable rent. Some of the homes would provide natural surveillance over the Somerset Road open space opposite and the development would produce a commuted sum for public open space that could be invested there to make it safer and more attractive.
- 3.2 The disposal of Chapelwood Road to SYHA would enable the development of 22 family homes for affordable rent, including 4 larger

four bedroom homes, which are much needed in the local Darnall community.

- 3.3 The disposal of the Hazlehurst and Chantrey sites to SYHA would facilitate approximately 42 affordable rented apartments for older people, building on the success of SYHA's adjacent White Willows Extra Care scheme and helping sustain a hub of community services there. It would also potentially free up family housing within the Jordanthorpe neighbourhood.
- 3.4 The disposal of the Adlington Phase 1 site to Great Places would provide a complementary development to the Sheffield Housing Company development at Falstaff, where Great Places will be managing homes for affordable rent.
- 3.5 The disposal of the sites at Cricket Inn Road and Maltravers Way to Great Places, the local stock transfer landlord in Wybourn, would allow the development of 70 homes for affordable rent, including some bungalows.
- 3.6 The disposal of the Sevenfields site to Pennine Housing, the local stock transfer landlord in Wisewood, would enable the development of 29 level access apartments for older people, helping to free up local family housing.

4. FINANCIAL IMPLICATIONS

- 4.1 The viability of these schemes depends on the Council making the land available for nil consideration. This is demonstrated by the review of the development appraisals for each scheme contained in a Closed Appendix H.
- 4.2 The total receipt required to be forgone across the seven sites is estimated at £1.4m. This equates to a Council contribution of approximately £7k to each new affordable home. Some of the land sits within the Housing Revenue Account and some within the General Fund. The implications for both are addressed separately below.

Housing Revenue Account (HRA)

- 4.3 The valuations of the HRA sites and the consequent council contributions required per affordable home are shown in the table below:

HRA Site	No. of Homes	Valuation (£k)	SCC subsidy per unit (£k)
Adlington Phase 1 (part)	23 (pro rata)	198	9
Chantrey	17 (pro rata)	130	8
Cricket Inn Road	22 (pro rata)	131	6

Phase 2 (part)			
Maltravers Way	38	110	3
Total for HRA sites	100	569	6

General Fund / Corporate Resource Pool

4.4 Where sites sit within the General Fund, ordinarily the council contribution to these schemes would be at the expense of the Corporate Resource Pool (CRP). This would have significant implications for the Council because the CRP is a flexible funding pot, which is used to fund various activities for which alternative sources of capital funding are not readily available. Therefore, it is Council policy not to dispose of General Fund assets at less than market value. However, the Council has secured some dedicated funding to be used by the Council towards the provision of affordable housing in the city and it is proposed to pay some of this money into the CRP in lieu of capital receipts from the housing associations for these schemes, thereby ensuring that the Council retains maximum flexibility in the use of its resources.

4.5 The valuations of the General Fund sites and the consequent payments to the CRP are shown in the table below. Catherine Street and Chapelwood Road are not included in this table because the funding arrangements involved in assembling those sites mean receipts from their sale would not be available for the Corporate Resource Pool (see Sections 5 and 6).

General Fund Site	No. of Homes	Valuation / Payment to CRP (£k)	SCC subsidy required per unit (£k)
Adlington Phase 1 (part)	11 (pro rata)	97	7
Cricket Inn Road Phase 2 (part)	10 (pro rata)	64	6
Hazlehurst	25 (pro rata)	130	5
Sevenfields	29	360	12
Total for General Fund Sites	75	651	9

4.6 Using the affordable housing funding in this way – combining it with HCA grant and private investment from housing associations – represents good value for money when compared, for example, to using it to subsidise new council homes. Under this proposal, £651k of affordable housing funding would fund 75 affordable homes on the General Fund land. Alternatively, the same amount of money would fund approximately 19 new council homes for affordable rent (if used alongside prudential borrowing).

Financial benefits

- 4.7 Whilst these proposals require the Council to forgo capital receipts, there are also financial benefits associated with the schemes:
- New Homes Bonus – although this can only be assumed for schemes completing before October 2015
 - Additional New Homes Bonus payments for affordable homes – subject to the same timescale
 - Savings on demolition costs (for Hazlehurst and Sevenfields)
 - Revenue savings on maintenance of cleared sites and vacant buildings
- 4.8 The total amount of New Homes Bonus and additional affordable homes payments generated by these schemes would be approximately £879k, whilst the demolition savings are estimated at £100k for Sevenfields and £75k for Hazlehurst.

5. CATHERINE STREET

- 5.1 The Burngreave and Fir Vale Masterplan was approved in 2005, as part of the Housing Market Renewal (HMR) programme. It proposed a number of strategic areas of change, one of which was the Catherine Street Triangle. The area was blighted by dilapidated private sector properties and drug use at Somerset Road open space in the centre of the Triangle. The masterplan recommended demolition of some properties and the development of a high quality mixed tenure scheme providing greater natural surveillance over the open space.
- 5.2 The Catherine Street site was assembled using a combination of Housing Market Renewal and English Partnerships funding to purchase unfit private housing and some low demand flats in the social housing sector. These were demolished to create the current development site. However, the process of site assembly was prolonged and the site was not able to be marketed prior to the housing market downturn. In the current economic climate, it is not felt that a private sector scheme of sufficient quality to achieve regeneration aims for the site would be viable.
- 5.3 Arches, who are based nearby on Burngreave Road, have now secured HCA funding with which to develop the entire site for affordable housing, with an emphasis on family properties that are in high demand in this area. Their proposal is to develop 16 homes for Affordable Rent, including:
- 10 x 2 bed houses
 - 5 x 3 bed houses
 - 1 x 4 bed house

The Public Open Space contribution from the scheme could be used to make improvements to the Somerset Road open space and make that area more attractive and safer to use.

- 5.4 The scheme would be due to complete in Summer 2015, thus being eligible for New Homes Bonus.
- 5.5 30% of the site was purchased using funding from English Partnerships (now part of the HCA). Under the terms of the funding agreement, the HCA would be entitled to any capital receipt from the sale of this part of the site, which has been valued at £51k.
- 5.6 The remaining 70% of the site was assembled using Housing Market Renewal funding. Under the terms of the funding agreement any receipt from the site would need to be reinvested in regeneration activity within the HMR area. Therefore, the receipt would not go into the Corporate Resource Pool and so it is not proposed to make a payment to the CRP in lieu of receipt.
- 5.7 The remaining 70% of the site described at 5.6 has been valued at £119k. Set against this loss of capital receipt are the combined New Homes Bonus and affordable homes incentive payments that would result from this development, which would amount to approximately £139k over six years from 2016/17.

6. CHAPELWOOD ROAD

- 6.1 The Neighbourhood Development Framework (NDF) for Darnall, Attercliffe & Tinsley was approved by Cabinet in 2007, as part of the Housing Market Renewal programme. The NDF identified a lack of quality and diversity of housing in Darnall, and contained a vision for Darnall whereby “a good range of quality housing is available to everyone who needs it and at affordable prices”.
- 6.2 Following the decommissioning of the former Shirlands nursing home at Chapelwood Road, the site was identified as one that could contribute to delivering this vision for Darnall. Therefore, Housing Market Renewal funding was used to demolish the old building with a view to bringing forward a high quality mixed tenure development including affordable family housing. However, owing to the limited market values in the area, it wasn't possible to deliver a mixed tenure scheme without grant funding for an affordable housing element. At the time, there were competing priorities for affordable housing funding and the scheme did not progress.
- 6.3 SYHA, who manage neighbouring properties at Basford Close amongst many other homes in Darnall, have now secured the necessary funding from the HCA to deliver the entire site as affordable housing, including some larger family housing, much needed in the diverse Darnall community. The proposal is to develop 22 family homes for Affordable Rent:
- 10 x 2 bed houses
 - 8 x 3 bed houses

- 4 x 4 bed houses
- 6.4 The scheme would be due to complete in Spring 2015, thereby qualifying for the New Homes Bonus.
- 6.5 The site was created using Housing Market Renewal funding for the demolition of the original building. Under the terms of the funding agreement any receipt from the site would need to be reinvested in regeneration activity within the HMR area. Therefore, the receipt would not go into the Corporate Resource Pool and so it is not proposed to make a payment into the CRP in lieu of receipt.
- 6.6 The Chapelwood Road site has been valued at £200k. Set against this lost capital receipt is the combined New Homes Bonus and affordable homes incentive payments resulting from this development, which would amount to approximately £191k spread over six years from 2016/17.

7. HAZLEHURST & CHANTREY

- 7.1 This proposed scheme comprises two adjacent sites. Chantrey is the site of the former Chantrey council housing tower block, which was demolished in 2012. Hazlehurst was an older persons' home and latterly a Resource Centre, which closed in 2012. The Hazlehurst building still stands.
- 7.2 The area enclosed by Dyche Road and Jordanthorpe Centre has been the subject of significant change and investment in recent years. Three Council tower blocks (including Chantrey) have been demolished and, in their place, a new medical centre and a 60-unit Extra Care scheme, White Willows, have been developed. White Willows contains a café and other facilities open to the community.
- 7.3 The location of Hazlehurst and Chantrey lends itself to housing for older people – with the level topography, nearby facilities at Jordanthorpe Centre, the medical centre and White Willows and easy access to public transport to the city centre. SYHA, who own and manage White Willows, have secured HCA funding to develop both Hazlehurst and Chantrey sites (including the demolition of Hazlehurst). Their initial proposal is for 42 homes for people over 55 years of age, comprising:
- 32 x 2 bed apartments
 - 10 x 1 bed apartments
- 7.4 SYHA's plans are at the early stage of masterplanning and they are working with the Council to look at the Jordanthorpe Centre in the round, seeking to ensure the most complementary development as the Council investigates opportunities to improve the Centre.
- 7.5 The Hazlehurst site, which sits within the General Fund, has been

valued at £130k, taking into account the cost of demolishing the existing building (estimated at £75k).

- 7.6 The Chantrey site, which sits within the Housing Revenue Account, has also been valued at £130k.
- 7.7 The scheme would be due to complete in September 2016, therefore it cannot be assumed that the proposed scheme would qualify for the New Homes Bonus.

8. ADLINGTON (PHASE 1)

- 8.1 In July 2007, Cabinet approved the disposal of the wider Adlington site to Places for People for a mixed tenure regeneration scheme. However, because of the downturn in the housing market, that scheme did not progress.
- 8.2 Great Places Housing Group, who are already delivering new affordable homes nearby (as part of the Sheffield Housing Company site at Brearley Forge), have now secured funding to deliver an initial phase of homes for affordable rent at Adlington. The remainder of the site would be left for future development. 10% of the wider Adlington site would need to be open space.
- 8.3 The proposed mix for Phase 1 is:
- 14 x 2 bed houses
 - 8 x 3 bed houses
 - 4 x 2 bed bungalows
 - 4 x 2 bed apartments
 - 4 x 1 bed apartments
- 8.4 The scheme would be due for completion by March 2015 and thus eligible for New Homes Bonus.
- 8.5 Two-thirds of the site sits within the Housing Revenue Account, whilst the remainder sits within the General Fund. The site has been valued at £295k. Set against this loss of capital receipt is the combined New Homes Bonus and affordable homes incentive payments resulting from this development, which would amount to approximately £296k spread over six years from 2016/17.

9. CRICKET INN ROAD (PHASE 2)

- 9.1 The Wybourn, Arbourthorne and Manor Park masterplan was approved in 2005, as part of the Housing Market Renewal programme. It identified the Cricket Inn Road site as an area of change, and an opportunity to create an attractive gateway to Wybourn through residential development.
- 9.2 In 2007, the Council's Wybourn estate transferred to Great Places,

which now manages over 1,100 homes in the neighbourhood. Since then, GPHG have worked closely with officers on the vision for Wybourn.

- 9.3 The original intention was to promote mixed tenure development at Cricket Inn Road. However, in the current housing market it is unlikely that the private sector would deliver a regeneration scheme of the quality necessary to create the gateway that the area needs. On this basis, Cabinet has previously approved the disposal of Cricket Inn Phases 1A, 1B & 1C to GPHG, who are currently on site delivering 88 new homes. Phase 2 comprises the remainder of the site.
- 9.4 Great Places have now secured HCA funding to develop Phase 2 of the Cricket Inn Road site. The proposal is as follows:
- 18 x 2 bed houses
 - 10 x 3 bed houses
 - 4 x 2 bed bungalows
- 9.5 Delivery of the scheme would be due to complete in March 2016. Therefore, it cannot be assumed that any New Homes Bonus would be generated by this proposal.
- 9.6 Two-thirds of the site sits within the Housing Revenue Account, whilst the remainder, which was once a children's playground, sits within the General Fund. Open space will need to be provided as part of this and / or the Maltravers Way scheme (below). The site has been valued at £195k.

10. MALTRAVERS WAY

- 10.1 As with Cricket Inn Road, this cleared site was identified within the Wybourn, Arbourthorne and Manor Park Masterplan as an area of change, with residential development recommended. Again, the private sector is unable to deliver a quality regeneration scheme in the current market, but GPHG have secured HCA funding to deliver the entire site as affordable housing.
- 10.2 Great Places' proposal for the combined development site comprises
- 11 x 2 bed houses
 - 19 x 3 bed houses
 - 8 x 2 bed apartments
- 10.3 Delivery of the scheme would be due to complete in March 2016. Therefore, it cannot be assumed that any New Homes Bonus would be generated by this proposal.
- 10.4 The site has been valued at £110k.

11. SEVENFIELDS

- 11.1 The Sevenfields Resource Centre closed in July 2012 and the future use of the site came under scrutiny from the Wisewood Stakeholder Group, which was set up to consider the future use of the Wisewood School site nearby.
- 11.2 The work of the Stakeholder Group led to a report to Cabinet, approved in May 2013, recommending the disposal for housing of part of Spider Park as a landswap to fund a new play area on the school site. Spider Park is hidden away at the foot of Sevenfields Lane, whereas the decommissioned Sevenfields building sits at the head of the lane, effectively the gateway to the proposed development site. As it stands, Sevenfields is something of an eyesore, and would have a detrimental effect on the Council's ability to market the Spider Park site, raise a capital receipt and progress the plans for the new play area. As such, the building needs to be demolished as soon as possible, but the cost of demolition has been estimated at £100,000.
- 11.3 In the consultation that took place following the closure of the school, the need for older persons' accommodation in the area was identified, and provisionally proposed for part of the school site. Eventually, it was decided that the site would not be appropriate for housing due to the proximity of new sports pitch floodlights. However, the desire for older persons' housing remains and the Sevenfields site was identified as an ideal location: a frequent bus service stops directly outside and local shops are 100m away.
- 11.4 In 2007, the Council's Wisewood estate was transferred to Pennine Housing, who have worked closely with officers since then to improve the area. They have played an active role in the work of the Stakeholder Group, during which they confirmed their interest in developing the desired older persons' accommodation at Sevenfields.
- 11.5 In addition to being a popular option in the consultation, there is also a demonstrable strategic need for affordable older persons housing in the neighbourhood. Social housing in the local area comprises Pennine's Wisewood estate and Affinity Sutton's estate at Wadsley. The total social housing stock amounts to 888 homes, of which just 7% are level access homes for older people. Pennine report that over a third of their family houses are under-occupied by older households, many of whom would appreciate the opportunity to downsize into more suitable accommodation.
- 11.6 Pennine have now secured HCA funding for a proposed scheme of 29 affordable rented apartments for older people, comprising:
- 21 x 2 bed apartments
 - 8 x 1 bed apartments
- 11.7 The Sevenfields site has been valued at £360k. Set against this lost

capital receipt is the combined New Homes Bonus and affordable homes incentive payments resulting from this development, which would amount to approximately £252k over six years from 2016/17. Pennine would undertake the demolition of the existing building, saving the Council £100k.

12. LEGAL IMPLICATIONS

- 12.1 When deciding whether to dispose of a site at a discount to its market value it must be considered whether the proposed disposal would be in the interests of the City and its inhabitants as a whole and council tax payers and would be consistent with the effective, economic and efficient discharge of the Council's functions.
- 12.2 The Council's power to dispose of its land arises from section 32 of the Housing Act 1985 in respect of the HRA land and section 123 of the Local Government Act 1972 for the General Fund land. Secretary of State's consent is required for all housing land disposals and for disposals of other land at less than best consideration.
- 12.3 Disposal of these sites at nil consideration to enable the development of affordable homes would constitute assistance in connection with privately let housing accommodation and would require the consent of the Secretary of State under Section 25 of the Local Government Act 1988. A General Consent has been issued for financial assistance or gratuitous benefit consisting of disposal of land to registered providers of social housing for development as housing accommodation. No further consent is needed under section 32 of the Housing Act 1985 or section 123 of the Local Government Act 1972.
- 12.4 No disposal of open space land can take place until notice of the intention to do so has been advertised for two consecutive weeks in a local newspaper and any objections to the proposed disposal have been considered. The proposed schemes at Adlington and Cricket Inn Rd include areas that are designated open space. Although open space will be reprovided within the wider schemes, the proposed disposal of the existing open space will need to be advertised. If any objection to either disposal is received then there will be a further report to Cabinet in respect of that disposal so that the objections may be considered.

13. EQUALITY IMPLICATIONS

- 13.1 An Equality Impact Assessment has been undertaken and concludes that fundamentally this proposal is equality neutral impacting all local people equally regardless of age, sex, race, faith, disability, sexuality, etc. However, numerous positive equality impacts are likely for certain protected characteristics - particularly the elderly, disabled people, carers and the less well off. No negative equality impacts have been identified.

14. ALTERNATIVE OPTIONS CONSIDERED

Housing Revenue Account Sites

- 14.1 The alternative options for the HRA sites would be
- a) retain them for development of new council housing, or
 - b) retain them for future disposal on the open market
- 14.2 Developing new Council housing on the HRA sites would have the advantage of retaining the assets whilst still delivering affordable housing. However, the HRA Business Plan does not currently have the capacity to deliver all of these sites – and it would not be able to deliver them within a timescale that would guarantee New Homes Bonus. There are alternative sites that can be made available for new council house building and, in order to maximise the amount of new affordable housing in the city, it is necessary to maximise investment from the Council, housing associations and the HCA.
- 14.3 Retaining the HRA sites for future disposal could realise capital receipts for reinvestment into either the existing housing stock or the development of new council housing on other sites. However, the market value of the sites is relatively low, which means that the potential impact of capital receipts from the sites is outweighed by the strategic outcome of 100 new affordable homes on HRA land leveraging in £11m of external funding from the HCA and the housing associations, which would otherwise be lost to the city.

General Fund Sites

- 14.4 The alternative option for the General Fund sites would be to retain for disposal on the open market, thus releasing affordable housing funding to spend on other affordable housing projects. The effect on the Corporate Resource Pool would be neutral. However, there would be a negative effect on affordable housing delivery as it would not be possible to deliver as many affordable homes without matching the Council's affordable housing funding with investment from the HCA and the housing associations. Nor would there be certainty of immediate housing delivery with the associated economic benefits and New Homes Bonus payments.

15. REASONS FOR RECOMMENDATIONS

- 15.1 Building housing at Catherine Street would regenerate this site in the heart of Burngreave, which was identified as a key intervention in the Burngreave and Fir Vale masterplan.
- 15.2 Developing the site at Chapelwood Road in Darnall would address a long term vacant site and provide affordable larger family homes that are particularly needed in the local area.

- 15.3 The proposed scheme at Hazlehurst and Chantrey in Jordanthorpe would build on the success of the existing White Willows Extra Care scheme and provide further older persons accommodation in an accessible location.
- 15.4 Developing an initial phase of affordable housing at the Adlington regeneration site would address the local need for affordable housing whilst also setting the quality standard for future phases of private development.
- 15.5 The sites at Cricket Inn Road and Maltravers Way are both identified in the Wybourn, Arbourthorne and Manor Park Masterplan and their development would contribute significantly to the regeneration of the Wybourn estate, under the stewardship of Great Places.
- 15.6 The development of older persons housing at Sevenfields would meet a local need identified in the consultation that took place following the closure of Wisewood Secondary School. It would also contribute to the successful marketing of the Spider Park development site as agreed by Cabinet in May 2013.
- 15.7 The payment of dedicated affordable housing funding into the Corporate Resource Pool in lieu of capital receipts would ensure that the Council maintains maximum flexibility in the use of its resources.

16. REASONS FOR EXEMPTION (if a Closed report)

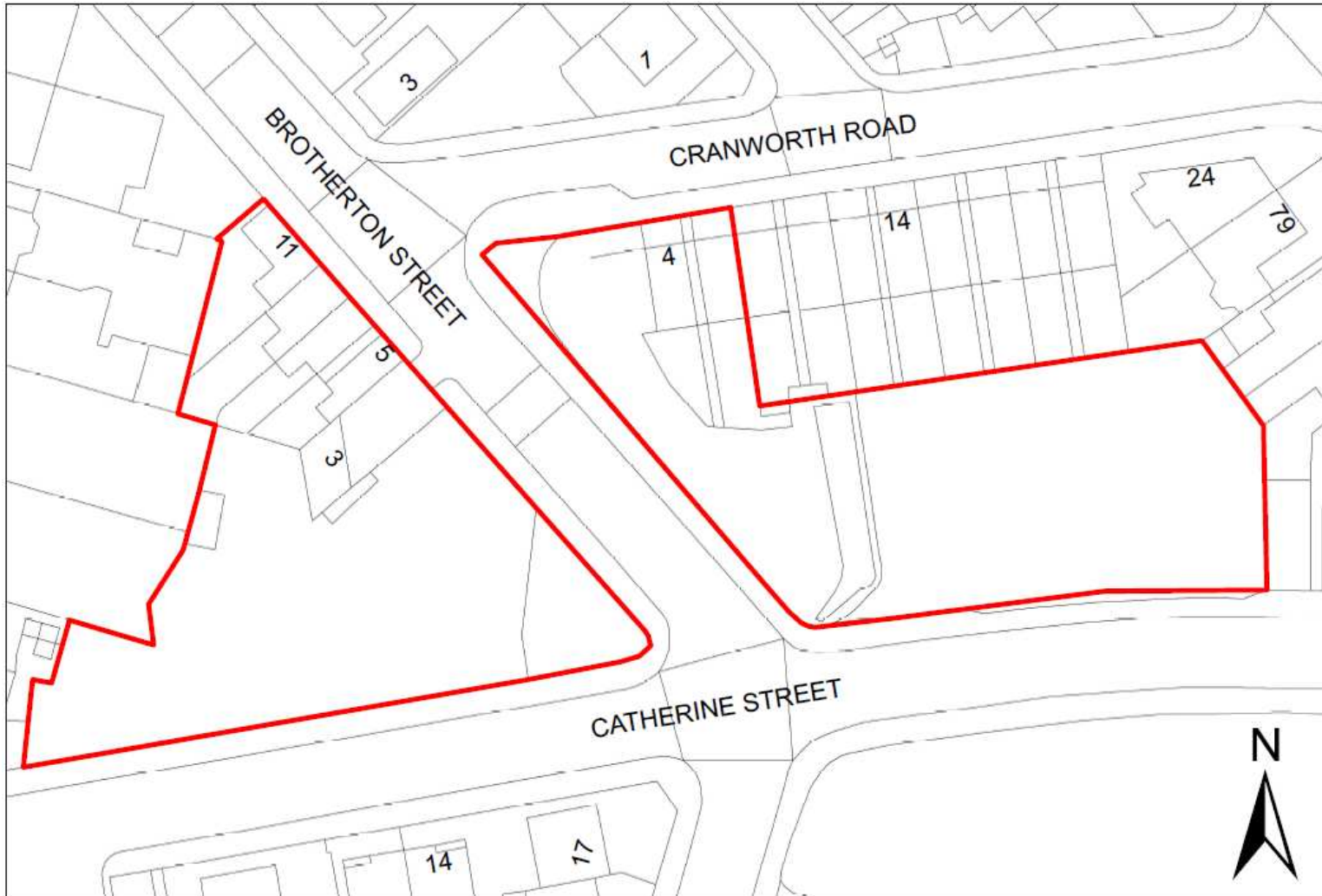
- 16.1 Appendix H is presented as an exempt item because it contains exempt information under paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended). The reason for its exemption is that the Appendix contains information relating to the financial or business affairs of any particular person (including the authority holding that information).

17. RECOMMENDATIONS

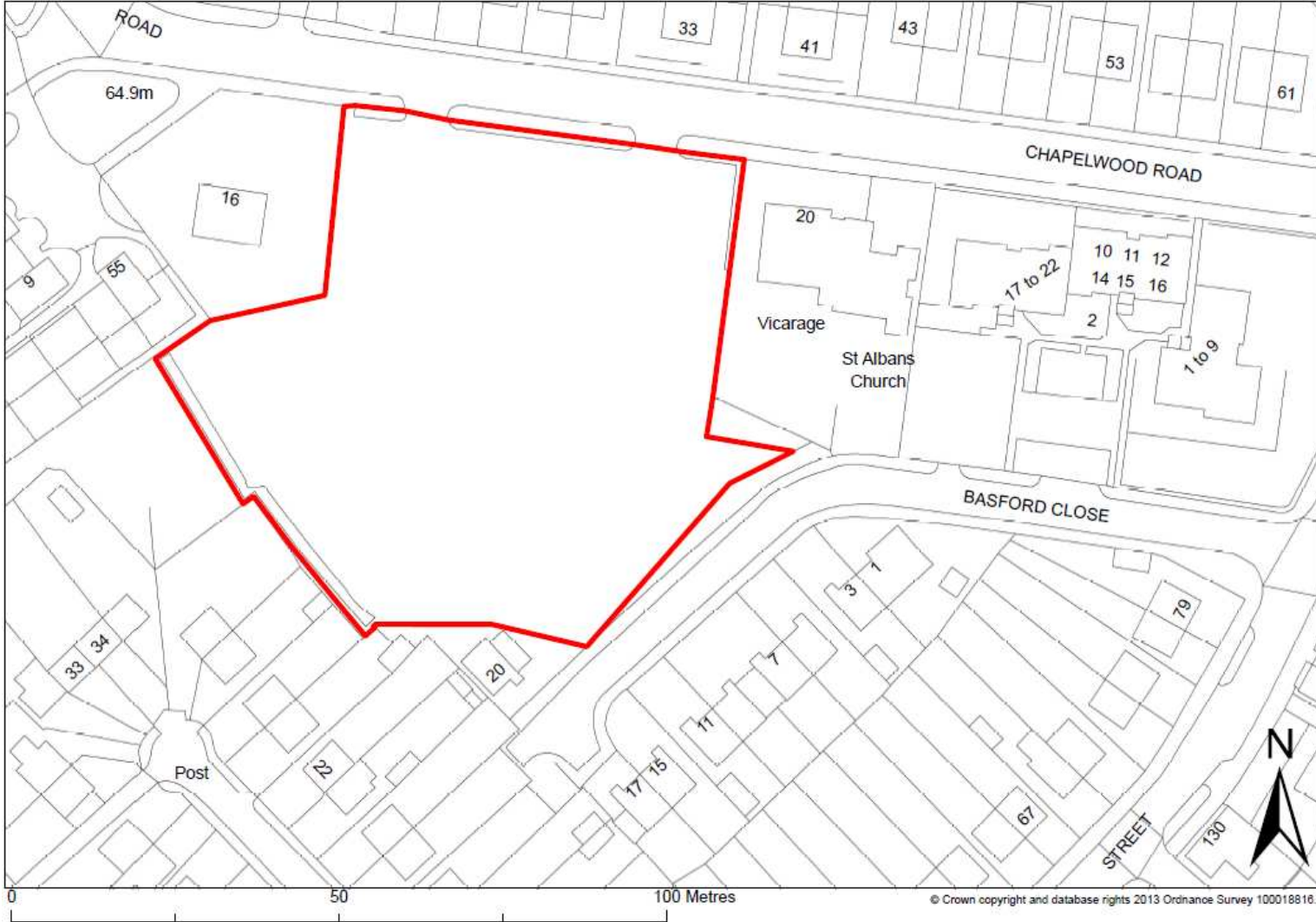
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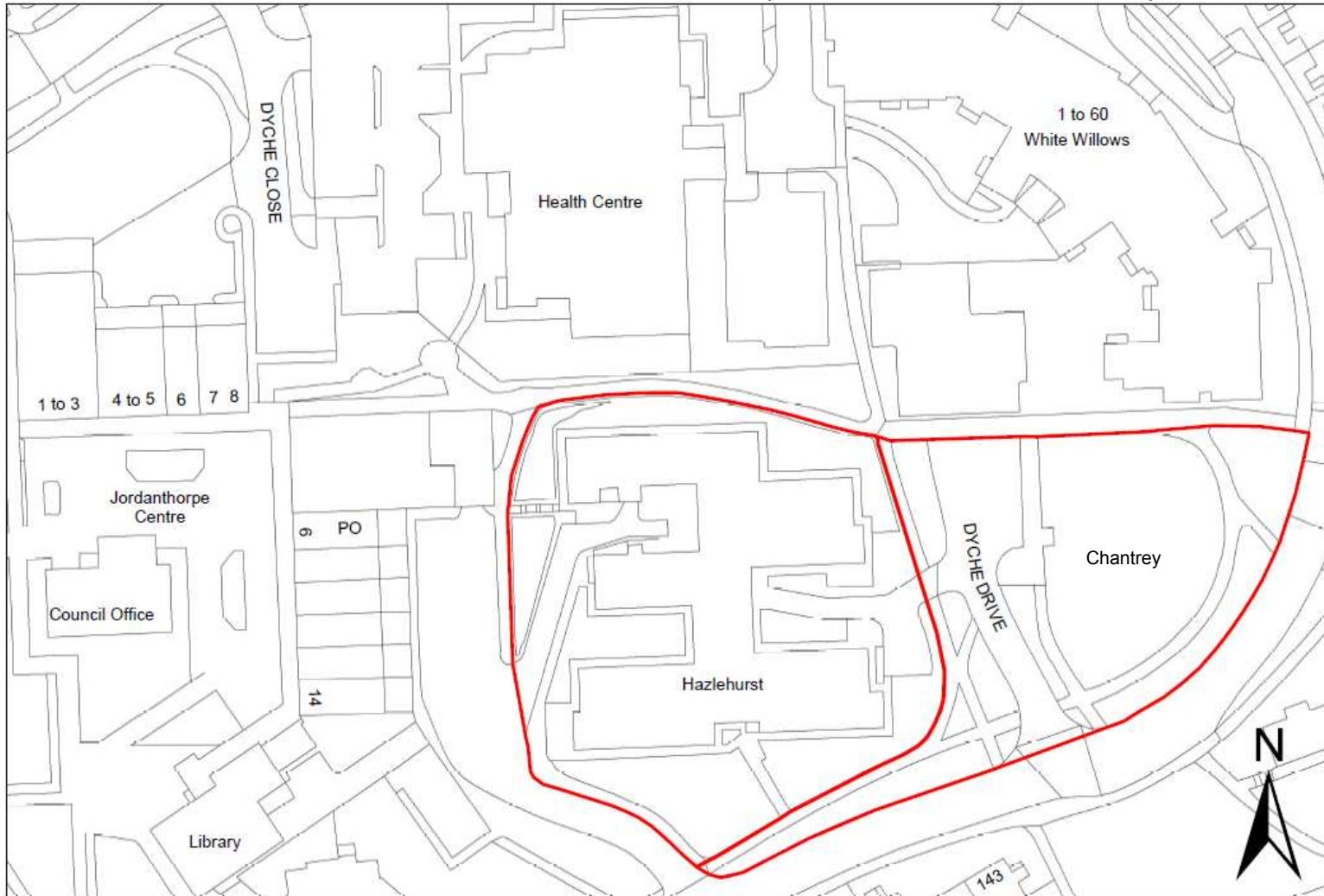
APPENDIX A: LAND AT CATHERINE STREET, BURNGREAVE



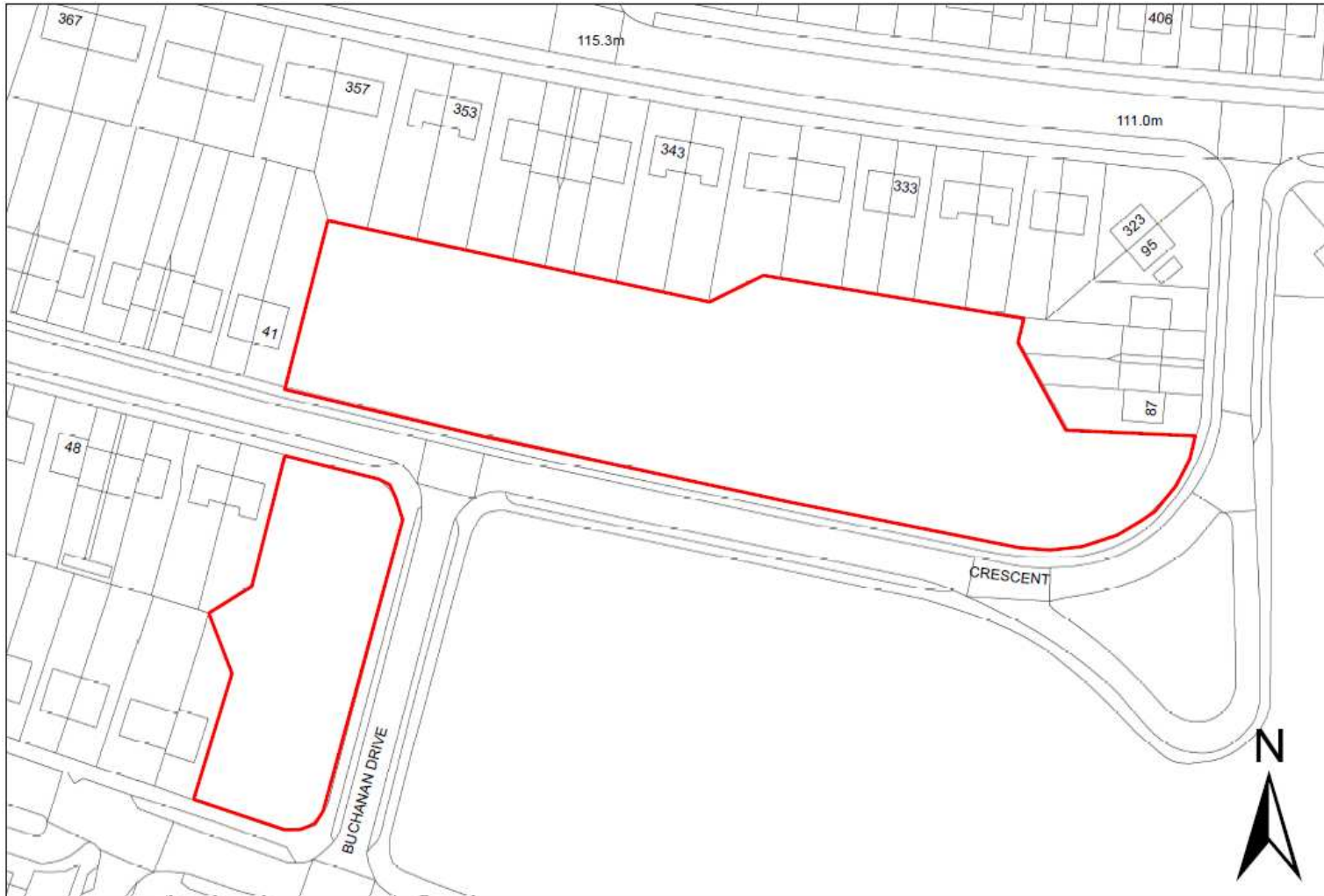
APPENDIX B: LAND AT CHAPELWOOD ROAD, DARNALL



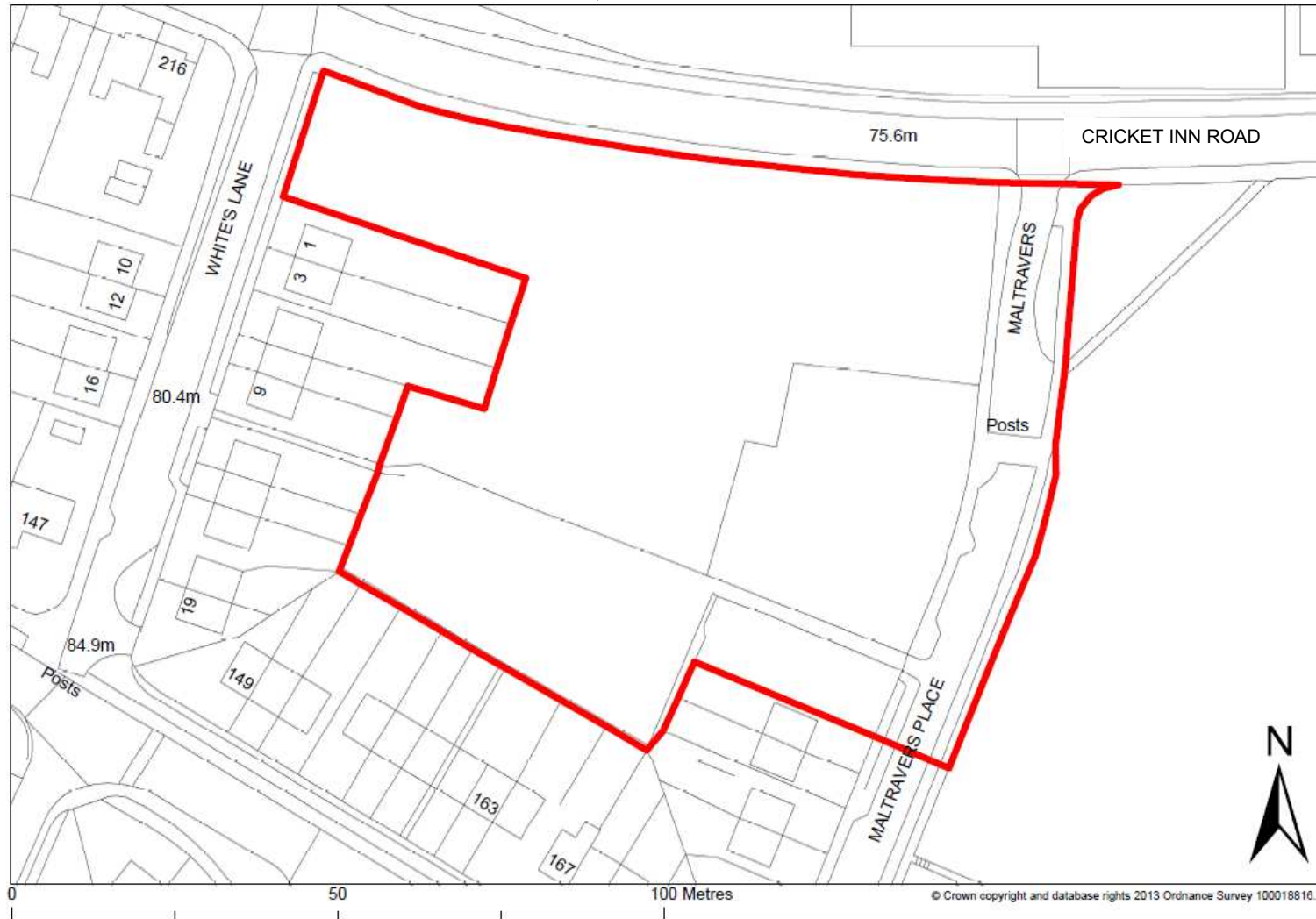
APPENDIX C: LAND AT DYCHE DRIVE, JORDANTHORPE (HAZLEHURST & CHANTREY)



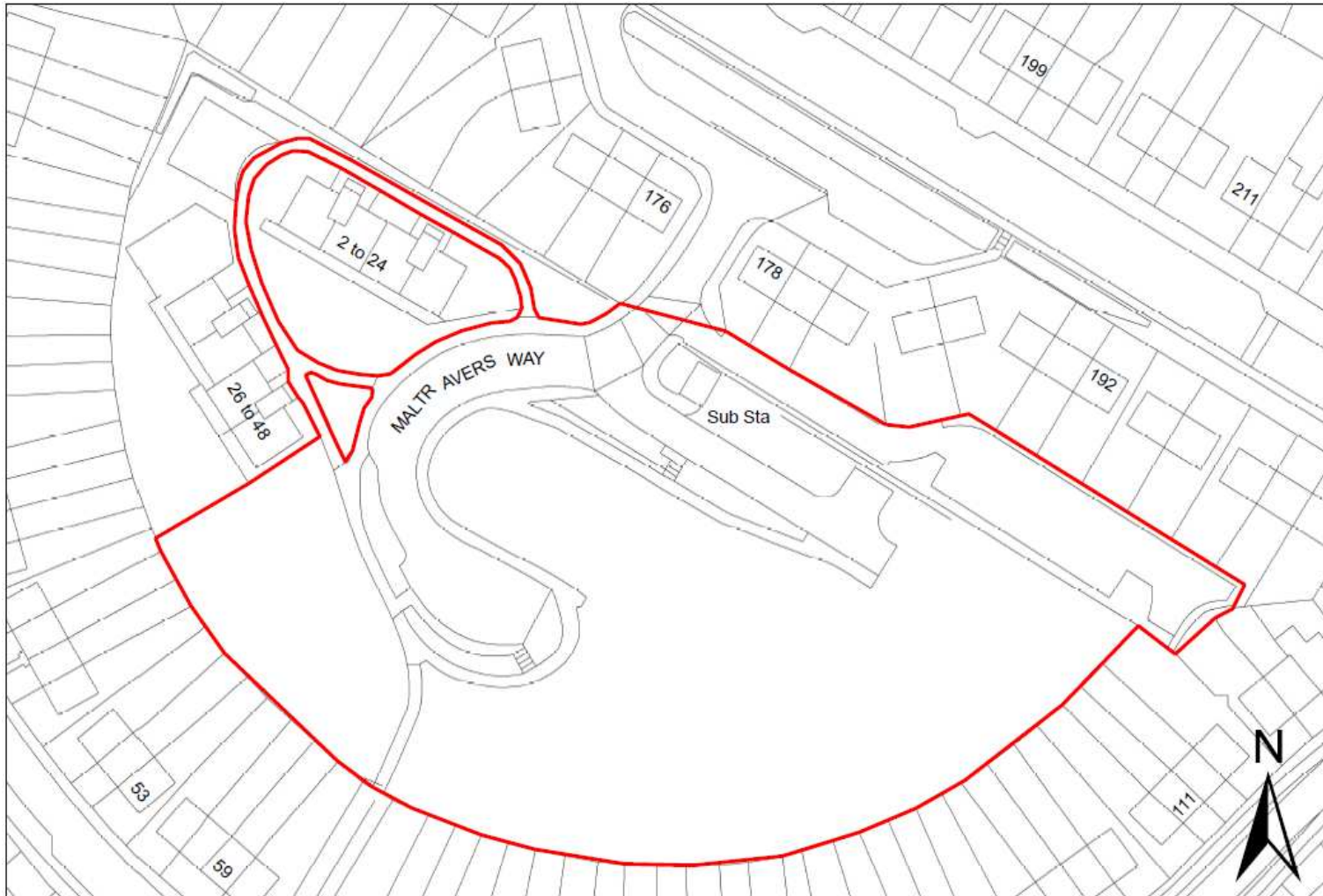
APPENDIX D: ADLINGTON PHASE 1, PARSON CROSS



APPENDIX E: LAND AT CRICKET INN ROAD, WYBOURN



APPENDIX F: LAND AT MALTRAVERS WAY, WYBOURN



APPENDIX G: LAND AT SEVENFIELDS LANE, WISEWOOD

