

Appendix A:

Combined HCA & SSDC Programme 2008/11 - Completions in Area North during 2008/09

RSL	Scheme Name	Rent Shared Ownership	Total New Homes	Total Grant	Level of grant from SSDC	SSDC land allocation value	SCC Funding	Level of grant from HC/HCA	Completed
SSH*	Heale Lane, Curry Rivel	0	2	2	£0.00	£0.00	£0.00	£0.00	Jun-08
SSH*	West End View, South Petherton	5	6	11	£505,000	£0.00	£0.00	£505,000	Mar-09
Hastoe	Lyddons Farm, Curry Mallet	4	2	6	£347,000	£25,000	£0.00	£322,000	Mar-09
2008/09	Totals	9	10	19	£852,000	£25,000	£0.00	£827,000	

*SSH now renamed Yarlington Housing Group

Appendix B:

Combined HCA & SSDC Programme 2008/11 - Completions in Area North during 2009/10

Provider	Scheme Name	Rent Ownership	Total New Homes	Total Grant	Level of grant from SSDC	SSDC land allocation value	SCC Funding	Level of grant from HCA	Completed
Raglan	South Petherton	19	0	19	£845,500	£0.00	£0.00	£845,000	Nov-09
(Persimmon)*	South Petherton	0	14	14	unknown	£0.00	£0.00	unknown	Nov-09
2009/10	Totals	19	14	33	unknown	£0.00	£0.00	unknown	

* it is not possible to report the amount of public subsidy which has been used to create these additional units as neither the HCA nor Persimmon have disclosed the amount to the Council.

Appendix C:

Combined HCA & SSDC Programme 2008/11 – Projected completion in Area North 2010/11

RSL	Scheme Name	Rent / Intermediate	New Homes	Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SCC Funding	Level of grant from HCA	Anticipated completion	
Hastoe	Old Kelways, Langport	16	2	18	18	£962,000	£0	£0	£962,000	Sep-10

Appendix D:

Combined HCA & SSDC Programme 2008/11 – Projected completions in Area North 2011/12

RSL	Scheme Name	Rent Shared Ownership/Intermediate	Net Gain New Homes	Total Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SCC Funding	Level of grant from HCA	Anticipated completion	
Yarlington	Westfield, Curry Rivel	3	9	12	20	£930,000	£0	£0	£930,000	Jun-11
Yarlington	Copse Lane, Ilton	12	11	23	35	£1,110,000	£0	£0	£1,110,000	Nov-11
Yarlington	Eastover, Langport	3	6	9	17	£360,000	£0	£0	£360,000	Sep-11
Yarlington	Bartlett Elms, Langport	34	4	38	38	£2,160,000	£0	£0	£2,160,000	Apr-11
Overall Total		52	30	82	110	£4,560,000	£0	£0	£4,560,000	

APPENDIX E – Current progress of all affordable housing schemes in Area North (January 2010)

RSL = Registered Social Landlord

RHE = Rural Housing Enabler (Employed by Community Council for Somerset, funded by SCC, SSDC)

YHG = Yarlington Housing Group (Formally South Somerset Homes)

HCA = Homes and Communities Agency (the substantive provider of public investment into affordable housing)

Notes

Where a developer led scheme, providing affordable homes through planning obligations, has received grant aid, this is to subsidise an increase in the proportion of rented properties, usually from 50:50 to 90:10 (rent: low-cost ownership)

A local exception scheme is one permitted through planning policy, outside of permitted development boundary, for homes which will remain affordable in perpetuity, and allocated to people in need of affordable housing with a local connection.

Ward Name of parish	Date of Housing Needs Survey Number of units identified	Scheme description and current actions	Additional Affordable Homes	What's next / other information	Use of Area North additional resources?
Curry Rivel					
Curry Rivel	Aug 06. 8-12	YHG redevelopments at Chatham Place and Heale Lane. The homes are built and occupied YHG redevelopment at Westfield.	12 completed 13 with consent and HCA funding	 Build phase of scheme Possible phase 2 development to be considered.	No No

Ward	Date of Housing Needs Survey	Scheme description and current actions	Additional Affordable Homes	What's next / other information	Use of Area North additional resources?
Name of parish	Number of units identified				
The Hamdons					
Norton Sub Hamdon	October 05. 10	Local exception scheme at detailed design stage at Minchington Close. RSL is YHG. This has been reviewed due to site drainage issues. Unlikely to proceed at this stage.	A scheme of up to 10	Review of alternative site options and consult with landowners – Jan 10	Yes if required to develop new options
Stoke Sub Hamdon	March 08 10	Parish council considered report, no further action at this stage.			Review need for further feasibility
Langport & Huish					
Langport		YHG redevelopment at Eastover	9 with consent and HCA funding	Build phase	No
Huish Episcopi	April 04. 6	Affordable housing achieved through S106 obligations within larger development at Kelways (Hastoe Housing Association)	18 with consent & HCA funding.	Part built – completion of scheme.	No
		Affordable housing achieved through S106 obligations within larger development at Bartletts Elm (Yarlington Housing Group)	38 with consent & HCA funding	Build phase	No

Ward Name of parish	Date of Housing Needs Survey Number of units identified	Scheme description and current actions	Additional Affordable Homes	What's next / other information	Use of Area North additional resources?
Martock					
Ash	July 09 6	Early stages of local exception scheme. Initial site appraisal completed by SSDC Development Management team. HNS report reviewed by parish council and ward members.	A scheme of up to 6 will be considered.	Form local working group and complete feasibility. (RHE) Identify Registered Social Landlord (SSDC)	Yes if additional capacity required.
Long Load	Sept 07. 10	Scheme identified, and site negotiations for local exception scheme begun during 2007-08. However this scheme is now at risk and under review. Project supported by RHE programme. RSL is Hastoe.	A scheme of up to 6	Scheme review meeting set for early Feb 10.	Yes if additional capacity required.
South Petherton					
South Petherton	Jan 08. 16	Affordable housing achieved through S106 obligations within larger development at Lightgate Lane. RSL is Raglan. An additional 14 homes developed on site with direct grant aid from HCA to developer.	19 + 14 = 23 Completed		No
		Affordable housing achieved through S106 obligations within larger development at Hayes End	7 with consent		No

Ward Name of parish	Date of Housing Needs Survey Number of units identified	Scheme description and current actions	Additional Affordable Homes	What's next / other information	Use of Area North additional resources?
		YHG redevelopment at West End View	11 completed		No
Shepton Beauchamp	Sept 04 2 Nov 09	Project was not taken forward due to low number from survey. This has been reviewed by the parish council and a general village survey into housing & employment issues undertaken.		The parish council are now considering options. Meet with RHE / housing & planning team to discuss.	Yes if required to develop options. Costs of survey met.
Turn Hill					
Aller	March 04 4	YHG redevelopment at Orchard Place in 2006	6 completed		N/A
High Ham	April 04. 2	Developer led scheme at Fountains Farm, at detailed design stage, which includes local needs housing. Application for mix of market and affordable withdrawn. RSL is Yarlington.		Review options with parish, if revised planning application not forthcoming.	Yes if required to develop new option.
Long Sutton	April 04.	Previous feasibility work stalled. The Parish Council wishes to review and promote a new project if there is local demand. A draft survey has been designed for consultation in November. A general housing survey completed Dec 09.		Form local working group and review outcomes from survey and preferred options to develop scheme. Interest also shown in sub-market homes by private developer.	Yes if required to develop options. Costs of survey met.

Ward Name of parish	Date of Housing Needs Survey Number of units identified	Scheme description and current actions	Additional Affordable Homes	What's next / other information	Use of Area North additional resources?
Pitney	Feb 03. None				Potential to combine with scheme in High Ham.
Wessex					
Compton Dundon	June 05. 6 Dec 09 tbc	Developer led scheme at former Transport Depot, Main Road, with s106 for sale of local housing at 65% of market value in perpetuity. YHG redevelopment programme at Moor Close. Site brief under development. Public consultation event held Nov 09. Housing needs survey completed by SSDC on behalf of Parish Council Dec 09.	6 units with consent - Houses part built.	In January 2010 additional homes cancelled. Replacement of existing stock only to Decent Homes/Mortgagable standard.	Cost of printing & postage for HNS.
Islemoor					
Ilton		YHG redevelopment programme at Copse Lane.	23 units with consent and HCA funding	Support parish council to implement plan for improvements to recreation ground.	No
Curry Mallet		Local exception scheme at Lyddons Farm	6 completed		

Ward	Date of Housing Needs Survey	Scheme description and current actions	Additional Affordable Homes	What's next / other information	Use of Area North additional resources?
Name of parish	Number of units identified				
St Michaels					
Montacute		Preliminary meetings held with local councillors and Yarlinton Homes to discuss options.		Parish council to consider undertaking local survey. Close links with other aspirations for improved local facilities.	Yes for survey costs and development of options.
Burrow Hill					
No active schemes					