

APPENDIX A – 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 = Yarlinton Housing Group (Formally South Somerset Homes)

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

‘with consent’ – means scheme has full planning permission from SSDC.

‘with HCA funding’ – means approval for subsidy from the Homes and Communities Agency confirmed. Some other schemes have funding applied for.

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	Date of Housing Needs Survey	Scheme description and current actions	Additional Affordable Homes	What's next / other information	Use of Area North ££?
Curry Rivel					
Curry Rivel	Aug 06. 8-12	YHG redevelopment at Westfield.	13 with consent and HCA funding	Build phase of scheme Phase 2 development – pre-application consultation	No

Ward	Date of Housing Needs Survey	Scheme description and current actions	Additional Affordable Homes	What's next / other information	Use of Area North ££?
The Hamdons					
Norton Sub Hamdon	October 05. 10	Local exception scheme at detailed design stage at Minchington Close. RSL is YHG. This is under review at present.	A scheme of up to 10	Complete review and agree next steps with parish / RSL.	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		Redevelopment at Eastover (Yarlington Housing Group)	9 with consent and HCA funding	Build phase	No
Huish Episcopi	April 04. 6	Affordable housing achieved through S106 obligations within larger development at Bartletts Elm (Yarlington Housing Group)	38 with consent & HCA funding	Build phase	No
Huish Episcopi	April 04. 6	Land at Newtown – developer CG Fry	Est 17? (50 / 35%)	Public consultation 13-05-10	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

Ward	Date of Housing Needs Survey	Scheme description and current actions	Additional Affordable Homes	What's next / other information	Use of Area North ££?
Martock					
Ash	July 09 6	Early stages of local exception scheme. Site appraisal completed. Preferred sites identified.	A scheme of around 6-8 to be considered.	Agree Registered Social Landlord (SSDC) followed by landowner contact (RSL).	Yes if additional capacity required.
Long Load	Sept 07. 10	Scheme identified, and site negotiations for local exception scheme begun during 2007-08. Heads of terms agreed with landowner. RSL is Hastoe.	Currently 2 for sale 6 for rent.	Detailed scheme for planning permission. Await outcome of HCA funding. Clarify additional requirements for community facilities.	Yes if additional capacity required.
South Petherton					
South Petherton	Jan 08. 16	Affordable housing achieved through S106 obligations within larger development at Hayes End	7 with consent		No
Shepton Beauchamp	Sept 04 2	Project originally 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.		Await further requests from SPPC.	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 ££?
Turn Hill					
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. A general village survey completed Dec 09. Working group formed and site appraisal completed. Preferred site and RSL.		Site meeting with RSL – May.	Yes if required to develop options. Costs of survey met.
Pitney	Feb 03. None	No action		Potential to combine with scheme in High Ham.	
Wessex					
Compton Dundon	June 05. 6 Dec 09 19	Developer led scheme at former Transport Depot, Main Road, with s106 for sale of local housing at 65% of market value in perpetuity. Yarlington Homes redevelopment programme at Moor Close. In January 2010 additional homes cancelled. Replacement of existing stock only to Decent Homes/Mortgageable standard.	6 units with consent - Houses part built. none	Monitor scheme. Monitor scheme with RSL.	Cost of printing & postage for HNS.

Ward	Date of Housing Needs Survey	Scheme description and current actions	Additional Affordable Homes	What's next / other information	Use of Area North ££?
Isle Moor		Potential for a future scheme under consideration – site appraisal underway.		Review site appraisal and consider next steps with RSL.	
Ilton		Yarlington Homes redevelopment programme at Copse Lane.	23 units with consent and HCA funding (plus redevelopment of existing stock)	Monitor scheme with RSL. Support parish council to implement plan for improvements to recreation ground.	No
St Michaels					
Montacute		Preliminary meetings held with local councillors and Yarlington 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					