

Lympsham Affordable Housing Project

This project is trying to increase the supply of affordable-housing for people with a strong local connection with the parish of Lympsham.

It is fitting that a project of this nature is taking place given that the Old English meaning of Lympsham is “**SUITABLE HOME**”

Date – Location

Lympsham Parish Council Briefing Paper 7 – Monday 17th July 2017

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Lympsham Affordable Housing Initiative

Land to the West of Becks Farm

Establishment of the Lympsham West Road Housing Steering Group

Members did not wish to create a group of this nature.

PC involvement and updates would continue to take place at the monthly PC meetings. Additional meetings could be called as-and-required.

As discussed at the LPC meeting of 15th May 2017

Lympsham

Members approved to accept the grant award of REVENUE funding of up to £30,000 from the SDC Community Housing Fund.

Funding Grant Award Community Housing

Members approved that the above revenue grant is to be used to carry out feasibility studies associated with the possible construction of twenty homes on land in West Road

As discussed at the LPC meeting of 15th May 2017

Members agreed to approve the EG Carter suite of feasibility works and investigation, along with the satisfactory completion of these works (when done).

Proposed Schedule of Stage Two Feasibility Works

- Architect Design Fees
- Engineering Technical Input
- Topographical & Buried Services Survey
- Ecology Habitat Survey
- Arboriculture Survey
- Site Investigations
- Transport Assessment and Traffic Count
- Transport Statement
- Landscape Design
- TCPA Pre-Planning Application Fee
- Acoustic survey
- Utilities, including water related investigations

In terms of authorising and the release of the payment for work associated with the above feasibility works, members confirmed their preference for option-three. Specifically:

- SDC hold the £30k grant on behalf of Lympsham Parish Council (“LPC”)
- LPC to provide written confirmation to SDC that they approve schedule of works proposed by EG Carter (agreed by LPC at their meeting on 15th May 2017).
- SDC will subsequently advise EG Carter to carry out the feasibility works.
- On completion of the feasibility works, LPC to provide written confirmation to SDC that the approved schedule of works proposed by EG Carter have been completed and that they are happy for SDC to release payment to EG Carter.

- SDC would make the necessary payments (with LPC approval) directly to EG Carter

Members approved to accept the grant award of CAPITAL funding of up to £70,000 from the SDC Community Housing Fund (no decision beyond this is required at this time)

Project Update

Land to the West of Becks Farm

Project Proposal

This parcel of land sits outside the village development boundary and would ordinarily not secure planning permission for housing. However, this parcel of land could come forward by exception in order to deliver affordable housing.

- The development proposals for the parcel of land would see 20 new homes built
- The land owner has indicated that the land in West Road is available, subject to an acceptable final form of development.
- The extent of land to be developed, and the broad form of development is unlikely to change significantly. The detailed plotting of the units, open space and so on will be subject to further refinement and discussion (work in progress).
- A desk top assessment of the development has highlighted issues associated with this proposal. These issues include matters such as drainage, which are not considered to be insurmountable. This initial assessment suggests that the project is achievable
- Assuming 20 were to be built, a total of 8 new affordable-homes ("AH"). This quantum of AH would equate to a policy compliant 40%.

SDC are exploring the possibility of increasing the AH numbers to 60%. Initial discussions with potential end-user housing providers have been positive.

- The affordable housing units will be provided on-site.
- The initial layout would see the AH being well integrated with the open market homes.
- The AH will be provided free from public sector investment.
- The AH tenure split has yet to be finalised, but would be broadly in line with the HNA.
- All homes have same appearance and specification.
- The TCPA s106 agreement must include a local letting (sale) plan for the allocation (sale) of the affordable housing units. This LLP will prioritise local people seeking an affordable home will have first refusal for new and future vacancies.

Recent Activity

The SDC £30,000 Community Housing Fund REVENUE grant was conditionally on:

- Acceptance and approval of the grant by Lympsham Parish Council.
- EG Carter securing an option-agreement with the landowner.

Through no fault of anyone party in particular, it has taken longer than anticipated to secure a mutually agreeable option-agreement. I am pleased to report that this agreement has been secured, albeit only recently.

There has been a period of relative inactivity directly attributable to the option-agreement.

The time to secure the option-agreement has delayed progress by approximately 6 weeks, but I believe we can be back on timescale by November (see below).

Revised Possible Project Timetable

Late July thru to Early September 2017: EG Carter undertake a detailed stage-two feasibility exercise on the land to the west of Becks Farm. These works are funded from the £30k CHF grant. There is no direct cost to Lympsham PC of this exercise.

Mid October 2017: Provide Lympsham Parish Council with modified and more defined development proposal for site. This will be informed by the above feasibility study.

At this stage, I would wish to hold talks with residents living in closest to the site to discuss emerging proposals and seek their views, reaction and listen to concerns.

November 2017: Subject to PC approval, SDC AFHDT facilitate and hold community consultation on the latest development proposals. This is milestone is as reported last time.

January 2018: Possible submission of TCPA planning application to SDC for West Road.

May 2018: Possible commencement of construction of the new homes.

Spring 2019: Possible milestone for new residents to move in.