

Further Completions:



Bromley Court

The Developer Walker Sheppard has recently completed 15 one and two bed apartments near to Shrewsbury Town Centre



Brook Rise, Alveley (Peacock Hill)

Housing Plus has completed 8 two and three bedroom homes for rent.

Current Shropshire Council schemes

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The June 2010 edition highlighted several initiatives currently being developed to help bring forward local needs affordable housing, those being the Oswestry Pilot scheme, Park Hall Oswestry, Percy Street Shrewsbury and the Bishops Castle Community Land Trust.

In addition a number of other schemes are being developed utilising Shropshire Councils resources :

Heritage Park, Oswestry

Shropshire Council purchased four new open market properties on a Oswestry development site for £600,000.00 with the intention to resell at a reduced open market value to local people in housing need.

The Section 106 Monitoring Officer has developed a database of over 130 current and past planning approval s106 agreements, which have developer contributions totaling nearly £9.65m. These contributions relate to the provision of affordable housing, open spaces, play areas and education. Where these funds can be spent are mostly area specific and sometimes time limited and must be spent strictly in accordance with the s106 conditions, or risk being returned to the developer.

One such agreement related to nearly £500,000 that had to be spent on the provision of affordable housing within the Oswestry Borough area by 5th Oct 2010. After considering various options, four homes at Heritage Park were purchased and will be re sold to local families in housing need at a discounted value. The value will be restricted in perpetuity as a percentage of the open market value (OMV) based on local income levels (eg 65% OMV). This will generate a capital receipt for the Council, which we will bid for to enable further schemes.

Had these monies not been spent by October 2010, they would have been returned to the developer.

Idsall Crescent, Shifnal

A potential scheme to develop 2 new homes on Shropshire Council land, utilising a site previously ring fenced for this purpose and capital identified to increase the provision of local needs affordable housing in this area. This scheme is being progressed and developed in partnership with both Landlord and Property Services.

Once they are completed, these homes will be for social rent and will belong to Shropshire Council (landlord services).

Five Sites

The Homes and Communities Agency (HCA) recently announced an unexpected £1.0m budget to fund rural housing in the West Midlands. Registered Providers (RP's) in Shropshire have a number of development schemes unable to progress at present because of the regional funding shortfall, and had approached the Council to seek funding from the Council's affordable housing capital programme. This has presented a potential opportunity which is currently being developed with the HCA to jointly fund a bid for 5 rural exception site schemes by 4 Registered Providers for 37 local needs affordable homes.



Gobowen Road, Oswestry

Work is nearing completion on this site that will deliver 4 discounted affordable homes



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The Developing Times

September 2010

“A quarterly newsletter of the Development Services Directorate's Housing Enabling and Implementation Team.”

Welcome to our quarterly local needs affordable housing publication highlighting Shropshire's affordable housing development programme currently on site, or which have been completed during this reporting period. This edition covers the period 1st July to 30th Sept 2010.

We are all aware of the pending budget cuts and none will be more apparent than affordable housing, with an announced 50% reduction in the social housing budget, the impact on rural housing provision could be profound. Shropshire Council will have to compete for these diminished funds from the Homes and Communities Agency (HCA) and seek innovative ways to deliver more with less, in an attempt to satisfy the seemingly inexhaustible demand for local needs affordable housing.

Shropshire Council is having to explore with Registered Providers (RPs), Developers and landowners, different ways of bringing forward a continuous supply of much needed local needs affordable housing during these difficult times. We are currently helping to develop the Local Investment Plan (LIP) as part of the wider Regeneration Prospectus, which will help focus any future HCA funding at schemes in communities where affordable housing is most needed.

Schemes On Site:



Hanley Lane, Bayston Hill

An eagerly anticipated start on site of 14 affordable homes for rent and new build homeBuy Bromford Housing Group.



Station Road, Ditton Priors

South Shropshire Housing Association is nearing completion of 7 two and three bedroom houses / bungalows.



Yew Tee Court, Shifnal

Housing Plus is nearing completion of 33 two bedroom older people's homes for rent and new build HomeBuy



Single Exception Plots During this period, work has commenced in the Southern Area on the construction of 2 further homes under the 'build your own' scheme, with 1 now also under construction in the central area.



Ashbrook Farm, Church Stretton

South Shropshire Housing Association is progressing well with the construction of 38 one and two bedroom older people's homes for rent and new build HomeBuy.



Schemes On Site:



Spring Gardens, Shrewsbury

Wrekin Housing Trust are anticipating first handovers at the Per-simmons scheme in Ditherington at the end of October 2010.



Whitebrook Meadow, Prees

Work is progressing well at the Shropshire Rural scheme in Prees, North Shropshire. The development will provide 16 rented properties and 4 new build homebuy.



Oak Street, Highley

Wyre Forest Community Housing has started work on the construction of 4 two bedroom apartments for rent.



Vaughan Road, Cleobury Mortimer

Marches Housing Association has started work on site for the construction of 16 one, two and three bedroom homes for rent.



Royal Shrewsbury Hospital South Site, Shrewsbury

Cala Homes continue construction on site, the scheme will deliver 38 affordable homes in partnership with Marches Housing Association.



Moston Road, Shrewsbury

Work continues on the new development at Moston Road, Shrewsbury. Phase 1B is due for completion before the end of the year



Callow Lane. Minsterley

Work continues to deliver 19 homes for rent and new build homebuy for Severnside Housing.



Oaklands, Hanwood

Work is nearing completion on this second phase of development in Hanwood by Severnside Housing.

Completed Schemes:



Aston Street, Shifnal

Housing Plus has completed 1 two bedroom bungalow for rent.



Barn Road, Shifnal

Housing Plus has completed 3 two bedroom homes for rent.



Vicarage Lane, Highley

Housing Plus has completed 2 three and four bedroom homes for rent.



Single Exception Plots

During this quarter, 3 homes have been completed under the 'build your own' scheme.



Park Meadow, Minsterley

South Shropshire Housing Group has completed 14 homes for rent, 4 bungalows, 7 two bed houses and 3 three bed houses



Wenlock Road, Bridgnorth

The developer Bellway has completed 18 two bedroom homes for the Bromford Housing Group to allocate under the 'rent to HomeBuy' scheme.



Pardoe View, West Felton

Wrekin Housing Trust has taken possession of 2 two bedroom homes for rent.