

**STROUD DISTRICT COUNCIL**

**AGENDA  
ITEM NO**

**CABINET**

**3 October 2007**

**5**

<b>Report Title</b>	<b>FUTURE OF WOOLAWAY HOMES</b>
<b>Purpose of Report</b>	<ol style="list-style-type: none"><li>1. To note the progress of the Independent Tenants' Advisor's work at Minchinhampton and agree the next steps in addressing the structural condition of these homes.</li><li>2. To approve the transfer of Council land at Stonehouse.</li><li>3. To agree delegated authority to implement schemes for repair or redevelopment of the Council's Woolaway site at Minchinhampton, including land assembly at The Tynings, Old Common and upon land adjacent to those sites which may be required to facilitate the project.</li></ol>
<b>Decision(s)</b>	<p>Cabinet RESOLVES:</p> <ol style="list-style-type: none"><li>1. To note progress of the Independent Tenants' Advisor's work at Minchinhampton summarised in Appendix A</li><li>2. That once the 8 Woolaway houses at Stonehouse have been vacated that the site identified on the plan attached as Appendix B be transferred to a Registered Social Landlord at nil cost on terms to be agreed by the Head of Regeneration, the Head of Housing Standards and Head of Legal Services.</li><li>3. That any easements required to facilitate the development of affordable housing be granted, at nil cost, to the Registered Social Landlord on terms to be agreed by the Head of Regeneration, Head of Housing Standards and Head of Legal Services.</li><li>4. That formal expressions of interest be invited from Registered Social Landlords seeking their proposals for repair and/or redevelopment of the Council owned Woolaway homes at Minchinhampton, with the optional inclusion of an adjacent planning exception site.</li><li>5. That representatives of Hampton Waves Residents' Association be invited to join an evaluation panel to agree the brief and assess the submissions received from Registered Social Landlords.</li></ol>

	<p>6. That subject to agreement in principle with the landowner regarding a possible planning exception site on land adjacent to the Tynings, Minchinhampton that authority be delegated to the Head of Housing Standards to submit a Planning Application to determine the suitability of the site for Affordable Housing.</p> <p>7. That the Council's contribution to the projects shall remain limited to the site values with any repurchase or purchase of property being on a back-to-back basis at the purchase price with the selected Registered Social Landlord.</p> <p>8. In accordance with Financial Regulations C6.11 an exception be made so that land may be transferred, and access and easements granted, at nil-cost as detailed in resolutions (2) and (3) above to facilitate the developments that include Affordable Housing.</p> <p>9. That the Services of Partners in Change as Independent Tenants' Advisor be extended to support the Minchinhampton tenants through to the selection of a preferred scheme and identification of a preferred partner Registered Social Landlord.</p>
<p><b>Consultation and Feedback</b></p>	<p>Residents' views have been gathered through the work of Partners In Change as Independent Tenants' Advisor. These are set out in Appendix A</p> <p>A Discussion item on this matter was considered by Housing Management Forum on 18 September. The Forum's views were that:</p> <ul style="list-style-type: none"> <li>i) Redevelopment by the Council should not be considered any further.</li> <li>ii) Proposals be sought from Registered \Social Landlords for the repair and/or redevelopment of the Woolaway homes at Minchinhampton, together with a possible adjacent planning exceptions site.</li> <li>iii) A panel, which includes representatives of the Woolaway tenants, is established to approve the brief against which these submissions will be evaluated.</li> </ul>

<b>Financial Implications</b>	<p>The Council has no financial resources available for the replacement of Woolaway homes. The scheme(s) will, therefore, have to be contained within the proposals from the Registered Social Landlords, with no additional contributions from the Council, beyond the value of land that would be transferred.</p> <p>Decision 7 will need to be done as a back-to-back to avoid the Council having to find capital resources to finance the initial cost.</p> <p>The costs outlined in paragraph 20 indicate a budgetary requirement from the General Fund of £27,000. It is recommended that these be considered as part of the budget report to Cabinet in December.</p> <p>Richard Wilson – Head of Accountancy Tel: 01453 754344 Email: <a href="mailto:richard.wilson@stroud.gov.uk">richard.wilson@stroud.gov.uk</a></p>
<b>Legal Implications</b>	<p>Under section 123 of the Local Government Act 1972, the Council is obliged to get the best consideration that can reasonably be obtained on a disposal of land.</p> <p>The Secretary of State has issued a General Disposal Consent (2003) which allows local authorities to dispose of land at under value if the authority considers such disposal will help them to secure the promotion or improvement of the economic, social or environmental well being of its area. The under value must not exceed two million pounds. The authority should ensure that it complies with normal and prudent commercial practices.</p> <p>Colin Spencer - Head of Legal Services Tel: 01453 754369 Email: <a href="mailto:colin.spencer@stroud.gov.uk">colin.spencer@stroud.gov.uk</a></p>
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<b>Portfolio Holder</b>	<p>Councillor Frances Roden – Cabinet Member for Housing Tel: 01452 814877 Email: <a href="mailto:cllr.frances.roden@stroud.gov.uk">cllr.frances.roden@stroud.gov.uk</a></p>
<b>Options</b>	<p>To consider alternatives such as redevelopment by the Council – but this would result in fewer replacement Affordable Homes whilst also removing the option that homes could be repaired by a Registered Social landlord. Another option is for the Council to be more restrictive in terms of the solutions which Registered Social Landlords can include within their proposed schemes e.g. only repair or only redevelopment.</p>
<b>Performance Management Follow Up</b>	<p>Identifying ways forward for the Woolaway properties and implementation of selected ways forward is managed at monthly multi-disciplinary project team meetings.</p>

<b>Background Papers/ Appendices</b>	<p>Reports 242/2/07; 246/2/07 and 247/3/07. These two reports in turn list previous/earlier background papers in this matter.</p> <p>Appendix A – Report from Partners In Change. Appendix B – Stonehouse site plan. Appendix C – Minchinhampton site plan.</p>
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## **Background**

1. Cabinet agreed in March 2007 that:
  - Scenarios involving repair by a Registered Social Landlord (RSL) and redevelopment with replacement RSL (e.g. a Housing Association) homes be further developed for Woolaway properties at Minchinhampton to enable fuller comparison with Scenario E (Redevelopment with replacement SDC homes).
  - An independent Tenants' Advisor be appointed to work with tenants at Minchinhampton in relation to further development of scenarios and selection of a way forward.
  - The tenants of the 8 Woolaway homes at Stonehouse be re-housed in other Council properties, the site cleared and redeveloped in partnership with a RSL, maximising the number of Affordable Housing that can be provided.
  - The work to address the structural problems of the Council's Woolaway homes shall continue to be without use of Housing Revenue Account and General Fund resources to fund the solution so as to maximise the overall number of homes made decent.

## **Progress – Minchinhampton**

2. Partners in Change, the Independent Tenants' Advisor, has performed its brief. Their report is attached as Appendix A. They presented their key findings to tenants at an open meeting in Minchinhampton on 30 July, 2007. Amongst the headlines are:-
  - Most tenants prefer their homes to be repaired rather than redeveloped.
  - Most tenants are open minded about who their future social landlord is, of those who did express a view slightly more preferred to become the tenant of a RSL compared with those who preferred to remain Council tenants.
  - Tenants have a strong affinity with the local area with a clear majority wishing to remain there.
  - Many tenants expressed an interest in a shared equity home.
3. Further development of scenarios has provided a clearer picture of the difference between what the Council could deliver if it redeveloped the site and if the same project were delivered by a RSL.

This analysis showed that without any other subsidy or grant the Council could re-provide 22 of the current 35 social rented homes whereas a RSL could re-provide 29. Partners in Change's consultation has shown that replacement

Council homes are not a pre-requisite and therefore it is not proposed that this option is explored further.

4. The Government's Green Paper published in July 2007 has given some indications that the current obstacles to Council re-provision may be removed. This could include enabling councils to retain all the rent income from new homes so that they can borrow against part of the future rental stream instead of making a payment to Government under the current subsidy regime. Those councils who have formed Arms Length Management Organisations for their housing stock or a separate development vehicle such as a local housing company could also be allowed to bid for grants from the Housing Corporation. Future access to Housing Corporation resources for councils is to be considered further, but the assumption is that most new schemes will continue to be provided by RSLs as their access to private finance is seen to provide better value for money by delivering more affordable homes for the public investment. A bid round is also proposed for stock owning councils to make a one-off payment to the Government to buy themselves out of the housing subsidy regime. If so this would require the Council to take on sufficient debt so as to be released from its net annual Housing Revenue Account payment to Government which is £5.2 million in the current year. This and other aspects of the Housing Green Paper are explored in more detail in report SD253/10/07 to this meeting.
5. Returning to options that could be delivered by a RSL, a soft market testing exercise was conducted during June/July to establish whether RSLs were prepared in-principle to make the substantial contribution from their reserves in order to subsidise the option of Transfer and Repair. In their responses none ruled this option out entirely although most expressed their reservations. Whether this option could actually be delivered can only be established through a formal expression of interest exercise which would require interested RSLs to unconditionally confirm their willingness to make contributions from reserves that will guarantee delivery of the scheme they submit.
6. Minchinhampton Parish Plan Group has looked at a number of possible sites to provide additional affordable housing and has identified the site adjacent to the Tynings as a possible planning site. It is outside the development boundary and consequently if this were to be possible it would increase the supply of new affordable homes in the parish and could also provide either temporary or permanent re-housing for the current tenants of the Woolaway homes. The "ongoing search for suitable affordable housing" is a 2007-08 objective for Minchinhampton Parish Council, however the Parish Council has yet to express its view in relation to this site. There is no indication as to whether this site will come forward and any likelihood and/or risk cannot at this stage be assessed.
7. Discussions with the owners of the possible planning exception site are ongoing. Authority is sought in this report for an outline planning application to be made to establish the suitability of the site for Affordable Housing should matters progress. Subject to successful negotiations the site could either be purchased by the successful RSL or an option taken by the Council to purchase the site at a later date when it would be purchased and sold to the RSL on a back to back contract. A back-to-back contract would involve the Council buying the land but on the same date selling it on at the same price so that the capital cost of repurchases does not remain with the Council.

8. A situation may arise where the Council might wish to consider whether the use of its compulsory purchase powers is appropriate for this and any other land required to facilitate a redevelopment/development. If this arises a separate report will be made to Cabinet setting out the circumstances that have arisen and enabling a specific resolution to be made as to whether or not those powers should be used.
9. It is recommended that formal expressions of interest be invited from RSLs seeking their proposals for repair and/or redevelopment of the Council owned Woolaway homes at Minchinhampton to best meet expressed tenant preferences and tenure requirements; maximising the number of Affordable Homes provided (including addressing the inclusion of the adjacent planning exception site); minimising the decanting implications both upon moving tenants away from Minchinhampton and upon the remainder of the Council's stock; and maximising the extent to which the work will complement the Council's Environmental Strategy.
10. Any RSL proposals will need to identify whether any of the 5 houses sold under the Right to Buy form part of their project. Some of the owner occupiers have expressed an interest in selling their homes back to the Council at current open market value, whereas others have not. It is hoped that any acquisition of properties would be by negotiation. If this could not be achieved then Cabinet would need to consider whether compulsory purchase powers are used as a last resort and specific resolutions made in respect of individual properties. If repurchase of homes or purchase of land necessary to facilitate the project does take place the successful RSL will be required to enter into a back-to-back contract with the Council
11. An evaluation panel to consider proposals is required which would include local tenant representatives. At that stage the matter will need to return to Cabinet to enable specific recommendations in a sequence of reports to Cabinet to be considered, addressing the issues of whether the Council should:
  - Issue a formal Transfer proposal to Woolaway tenants in Minchinhampton based upon the selected scheme and consult tenants on this.
  - Consider tenant feedback on the Proposal document and decide whether to proceed to a ballot.
  - Consider the outcome of the ballot and if is positive, consider whether or not to proceed with the Small Scale Voluntary Transfer.
12. The nature and value of the Minchinhampton Woolaway sites is such that its transfer to a RSL at nil value would not be covered by General Disposal Consent. Specific consent would need to be sought from the Secretary of State once a scheme had been selected and majority tenant support established at a ballot.

### **Progress - Stonehouse**

13. Since Cabinet in March the re-housing needs of the tenants of the 8 Woolaways in Stonehouse have been compared against forecast vacancies and the likely timetable for redevelopment. The tenants have been advised that subject to suitable vacancies the Council intends to re-house them by April 2008, with the main thrust of the re-housing effort taking place between January and March 2008

14. A proposed redevelopment layout of 12 replacement homes was drawn up and submitted for outline planning consent. This application was approved by Development Control Committee on 14 August 2007.
15. Expressions of interest were invited for the site from those RSLs who are part of the Strategic Partnership for the provision of new Affordable homes in market towns and rural areas of Gloucestershire. The best value scheme was submitted by Two Rivers Housing (formerly Forest of Dean Housing); requiring Social Housing Grant of £165,000 to provide 12 new Affordable homes on the site. The precise dwelling mix will be determined by the RSL but it has undertaken to provide a minimum of 8 dwellings for rent comprising 6 x 2 bedroomed houses and 2 x 3 bedroomed houses.
16. Cabinet is asked to approve the transfer of the site to a RSL once all the dwellings have been vacated. The Social Housing Grant requirement will be the subject of a bid by the RSL to the Housing Corporation in the current bid round. The building project is due to start on site in the summer of 2008. If Social Housing Grant is not forthcoming the redevelopment scheme can proceed but the number of Affordable Homes re-provided would reduce from 12 to 8 and this would be achieved by allowing the RSL to sell 4 homes, the proceeds of which would cross-subsidise the cost of providing the homes for rent.

#### **Revenue Resources for Implementation**

17. When Council approved the 2007/08 Housing Revenue Account budgets at January 2007 Special/Budget Council, a provision of £50,000 was made towards the costs of implementing whichever decisions were subsequently made in relation to the Woolaways.

18. Costs to date have been: -

Item	Spend to date £	Projected £
SDC tenant liaison additional staff costs	2,769	6,900
Independent Tenants' Advisor(Minchinhampton)	5,496	17,500
Architects and planning fees (Stonehouse)	1,463	2,500
Further analysis of options by Tribal (Minchinhampton) and ongoing advice.	2,752	4,800
<b>Total</b>	<b>12,480</b>	<b>31,700</b>

19. This report also recommends that the services of Partners in Change as Independent Tenants' Advisor be extended to support the Minchinhampton tenants through to scheme selection stage.
20. The position of this revenue budget will be addressed in December Cabinet, including the Housing Revenue Account Revised and Future Estimates Report. This will include the additional cost of further Independent Tenants' Advisor's work through to scheme selection stage. In their October 2006 Report Tribal said *"A partial transfer can only take place if there is positive vote in ballot of the Woolaway tenants. There is a risk of a 'no' vote occurring in which case there would be aborted costs of consultation (up to £120,000). It would be usual to ask for a contribution from the Registered Social Landlord involved to these costs. Any balance of aborted costs would be charged principally to the General Fund and partly to the Housing Revenue Account. The estimated proportionate split is 90% GF and 10% HRA"*. Tribal's figure of £120,000 related to all 102 Woolaways. It is not appropriate to pro-rata these figures and estimates through to Scheme/RSL selection stage and through to ballot are circa £60,000. However the brief to RSLs will seek a significant contribution to these costs from the selected RSL. However, a provision of £13,500 within the 2007/08 revised General Fund estimates and a further £13,500 within the 2008/09 original General Fund estimates will be included within the report to December 2007 Cabinet.

## **The future of the Woolaway Homes, Minchinhampton**

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### **Report of Partners in Change – independent advisors to tenants and residents**

**September 2007**

#### **1. Background and Introduction**

- 1.1 There are 40 Woolaway homes in Minchinhampton: Stroud District Council owns 35 and the remaining 5 are now privately owned. They are of non-traditional construction and specialist surveys have shown that there is a significant risk of carbonation and subsequent weakening of the steel reinforcement in the structural elements of the properties. Major repair is recommended before 2011.
- 1.2 In the latter part of 2006 Tribal was commissioned by Stroud District Council to appraise the options for the future of the homes. The conclusion from this was that the Council did not have the resources necessary to repair the homes. The only viable scenarios were those where all or most of the properties were demolished and new homes built on the site with a proportion for social renting or the properties were transferred to a housing association with spare resources to invest in repair.
- 1.3 In May 2007, Partners in Change was appointed as independent advisors to work with the Woolaway residents and the Council on advising on the options for the future of the houses and find out residents' views on the future of their homes.
- 1.4 This report sets out what we have found out about the views of residents and how far the various scenarios meet their aspirations and those of the Council together with our independent advice on the future of the homes. In coming to our conclusions, we have taken into account:
  - The views of tenants and owners obtained via a face-to-face interviews carried out in June 2007.
  - Regular discussions with a group of residents from Hampton Waves Residents Association who formed a steering group for our work.
  - An updated financial analysis from Tribal.
  - The views of a number of housing associations who were invited by Stroud District Council to give their views on whether they would be interested in being involved in the redevelopment or repair of the Woolaway homes ('soft market testing').
  - The possibility of affordable housing being developed on the site adjacent to The Tynings as a result of that site being identified as a possible planning exception site the Minchinhampton Parish Plan Group.
  - The new Housing Green Paper – '*Homes for the future: more affordable, more sustainable.*'

- 1.5 Officers from Stroud District Council have told us that at this stage there is no further information that is relevant in terms of assessing the future of the Woolaway homes.

## 2. Findings

### Views of residents via face-to-face interviews

- 2.1 At the end of June, we carried out face-to-face interviews with tenants and owners. We made contact with and interviewed 32 out of the 35 tenants and 3 out of the 5 owners.

- 2.2 A full analysis of the views of tenants is shown in Appendix 1. The key findings of the survey were:

- **Most people living in the Woolaway homes have strong ties to the area – they have either come from Minchinhampton or have lived there a long time;**
- **Not surprisingly, nearly everyone wants to stay in Minchinhampton – they mentioned family and friends close by, the environment, the community and convenience for work and schools.**
- **A majority of residents want to see their homes repaired and they know that this would mean transfer to a housing association. Only a very small number actively wanted to see the properties demolished. The remainder were undecided or had no views. The key reason for this was that they liked their gardens and repair meant that they could stay in their current location.**
- **If demolition were the only viable option, slightly more residents said they would prefer see the new homes for rent built by a housing association. They said this because a housing association would be able, under current rules, to build more new homes for rent. Having said this, the largest number of tenants had no preference either way.**
- **The largest number of tenants would like to move back to a repaired or new home. A significant number, though, were undecided – it would mainly depend on what sort of property they would be rehoused to and where it was.**
- **Some of the tenants we spoke to would like to own their own home, but cannot do this because of high prices in the area.**

- 2.3 The views of owners depended on whether their property was repaired or still in its original condition. A key issues for them was whether they could find another property to buy in their area of choice with the compensation available if demolition was the selected option. If the Council properties were repaired, then a further issue would be whether they could find the money to repair their own home. It should be noted that only one of the five owners bought their home before the properties were known to be defective. That one person has repaired the property with the aid of grant made available under the terms of the Housing Defects Act.

- 2.4 We have made sure that in coming to their views, tenants and owners have been well informed. In addition to having one to one discussions with them as part of the interviews, we have issued three newsletters, held an open day, provided information on our website and presented the findings from the survey at an open meeting held in Minchinhampton.

#### The residents steering group

- 2.5 Over the course of this project we have worked closely with a group of eight residents who formed a steering group for our work. We met the group regularly to discuss the work programme and the emerging findings. Members of the group also met Stroud District Council officers, alongside us, as part of the monthly independent advisor liaison meetings.
- 2.6 The steering group has played a very valuable role in directing this project and we are very grateful for all the hard work they have put in. This group of tenants has endorsed the work we have carried out and also our conclusions. The group has looked carefully at and questioned figures provided by Stroud Council. **All members of the group are aware that the status quo is not an option and that a housing association needs to be involved to maximise the amount of social housing for rent on the site.**

#### The viability of the options

- 2.7 Early on in the project, we asked for Tribal's earlier analysis to be further refined to provide the relevant costs of the various scenarios for the Minchinhampton Woolaways only. This information was produced and shown in the following table:

	No. of properties repaired	No. of properties for rent	No. of plots sold and private properties built for sale	Amount of 'dowry' needed from a Housing Association
<b>Scenario E:</b> Demolition of all homes and build new homes for rent by the Council at no net cost the Council.	0	22	45	£0
<b>Scenario F:</b> Transfer of properties and repair	35	35	0	£1,891,000
<b>Scenario G:</b> Retain private homes and repair Council homes next door to them. Redevelop remaining Council homes by Housing Association so no net loss of rented housing	5	30	21	£999,000
<b>Scenario H:</b> Demolition of all homes and build new homes for rent by a housing association so no net loss of rented housing.	0	35	32	£992,000
<b>Scenario I:</b> Demolition of all homes and build new homes for rent by a housing association at no net cost to the housing association.	0	29	38	£0

- 2.8 This shows that the scenarios that result in no net loss of social rented housing on the site all involve a housing association either taking over the properties to repair them or build new homes for rent. These three scenarios, however, also mean that some sort of subsidy is needed. On the assumption that the Council would not be able to find these resources, then they would need to be found by a housing association.
- 2.9 Together with the residents steering group we wanted to make sure that any decision about the future of the Woolaways was based on the best possible information about the potential interest from housing associations. We therefore asked Stroud Council officers to approach local housing associations to find out whether they would be interested in either the repair or redevelopment scenarios (soft market testing). Officers carried this out and 5 housing associations returned expressions of interest. All 5 said that they would be interested in principle in both the repair and redevelopment options in the knowledge that this would need some investment from their own reserves. There were some qualifications about the some of the assumptions behind Tribal's figures.
- 2.10 We have found out, therefore, that housing associations are in principle interested in all the scenarios for the Minchinhampton Woolaways, including repair. This cannot be taken as a guarantee of the viability of the scenarios that result in no net loss of social rented housing, since there would still need to be detailed proposals and negotiations with a selected housing association partner before a commitment could be made to make the resources available.**

#### **Possible new development site on land adjacent to The Tynings**

- 2.11 During the course of this project, Minchinhampton Parish Council asked to meet us together with the residents steering group to brief us on the potential development of part of the green field site adjacent to The Tynings. The Parish Council referred to the recent Parish Plan identifying a significant need for affordable housing in Minchinhampton. The site is outside the development envelope of the village, but planning permission could be given for affordable housing development as an exception site. The site is in private ownership.
- 2.12 We have found that there is a significant need for affordable housing in Minchinhampton.**
- 2.13 Although development of the site could be controversial amongst some of the residents because of its sensitive location, members of the residents steering group do see the benefits that development could bring in terms of providing temporary or permanent rehousing. We have been told that it is likely that access to the new site would have to be through the existing Woolaways site, meaning that some homes would need to be demolished.**

### The new Housing Green Paper

- 2.14 During the course of this project, the Government published its Housing Green Paper - 'Homes for the future: more affordable, more sustainable.'
- 2.15 One of the areas of consultation is extending the ability of local authorities to build new council housing. It is being suggested that by taking new housing out of the Housing Revenue Account subsidy system (as currently happens with a limited number of high-performing ALMOs), councils, through a Local Housing Company or ALMO, could borrow by using income from the rents of the new homes. This would essentially mean that the current advantages that housing association development has over council housing development would reduce or disappear. These suggestions, however, are currently the subject of consultation.
- 2.16 It needs to be stressed, however, that even if new local authority build outside the HRA subsidy system were to be allowed, Stroud District Council would still not have the spare resources from reserves needed to meet the funding gap with the Minchinhampton Woolaways. Only a housing association with free reserves can meet this funding gap.
- 2.17 We have discussed the suggestions in the Housing Green Paper with the residents steering group. One issue that concerns them is the that it could be some time before a decision is made on the ability of councils to build and waiting for this would mean further delay in a decision on the Woolaways.
- 2.18 In conclusion, we have found that suggestions in the Green Paper would generally reduce the differences between new council and housing association development. The impact with the Minchinhampton Woolaways, however, would be limited because of the need for a 'dowry' and there would also be a delay waiting for the Green Paper suggestions to be into practice.**
- 3. Our independent advice on the future of the Woolaway homes**
- 3.1 The resident steering group has asked for our independent advice based on our findings.
- 3.2 In advising on the future of the Minchinhampton Woolaway homes, we have taken into account:
- The preferences of the residents – both tenants and owners;
  - The need for affordable housing in Minchinhampton;
  - Financial implications of repair or redevelopment.
- 3.3 It is clear from what we have found that the large majority of tenants want to stay in Minchinhampton and a smaller majority would like to see their home repaired. Only a very small number would prefer see demolition and redevelopment. Those who stated a preference for repair were aware that this would mean transfer to a housing association.
- 3.4 The position of the owners needs to be taken into account. They have concerns about both repair (where four owners would need to find the

resources to repair their own homes) and demolition and redevelopment (where the compensation may not enable them to find an equivalent home in Minchinhampton). In situations such as this, it is possible for assistance to be provided through either shared equity or shared ownership schemes.

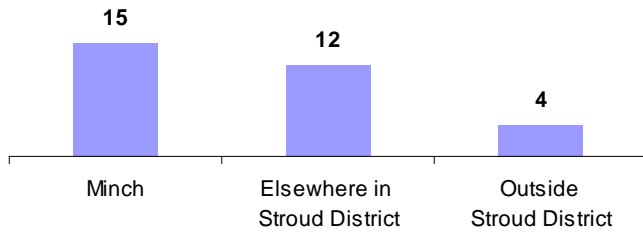
- 3.5 If the properties were repaired, then there would be no net loss of social housing. In terms of meeting the need for local affordable housing, none of the redevelopment scenarios produce a better outcome than the repair scenario.
- 3.6 There remains the fact that the repair scenario, on the basis of Tribal's figures is the one that requires most resources and currently the only way of finding these is by involving an RSL partner with free reserves available to meet the funding gap. Soft market testing did demonstrate that a number of housing associations would, in principle, be prepared to explore repair.
- 3.7 The potential development of part of the green field site at the back of the Tynings needs to be taken into account. If developed by a housing association in association with action on the Woolaways, it would give a good opportunity for tenants to be rehoused locally either on a temporary or permanent basis. If carried out in association with repair, there may well be a limited number of Woolaway properties on The Tynings that would need to be demolished.
- 3.8 We found some latent demand for low cost home ownership amongst the current Woolaway tenants and there is the potential to address this as part of the development of either the Woolaways or green field sites.
- 3.9 The Housing Green Paper contains suggestions that could allow councils to build new homes on a more equal footing with housing associations. However, the impact of this would be limited for the Minchinhampton Woolaways.
- 3.10 At the moment, there is uncertainty over whether a housing association would commit itself to finding the resources necessary for repair and also uncertainty about the development of the green field site. In the light of this uncertainty, we are not in a position to make a specific recommendation about either repair or redevelopment.
- 3.11 What we can suggest, however, is that a decision should be taken to select a housing association partner to develop further, with the residents, a solution for the Woolaway homes. The process should be competitive and a brief should be issued that reflects the following:
  - The aspirations of the residents for repair.
  - The need to provide some form of assistance to some of the owners through, for example, shared equity or shared ownership.
  - The potential to develop the green field site.
  - The need to work alongside residents to develop an acceptable solution for all parties.

- The need for high quality design, sustainability and continuing resident involvement.
- 3.12 Residents of the Minchinhampton Woolaways should continue to be highly involved in the process and they should form part of a panel that will have the responsibility of selecting a housing association partner.

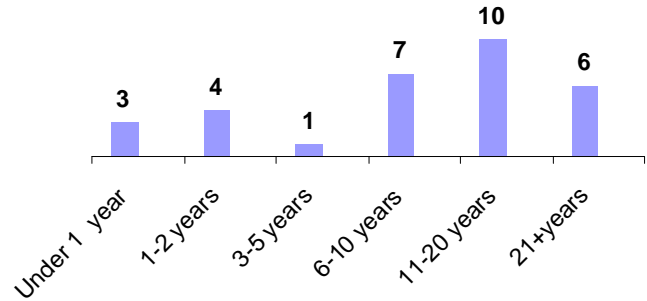
*Partners in Change – August 2007*

## Appendix 1: Minchinhampton Woolaways Tenants Survey Results

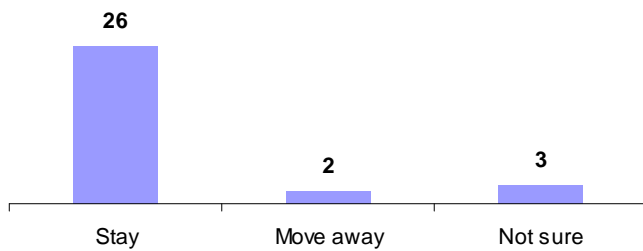
**Where did you live before?**



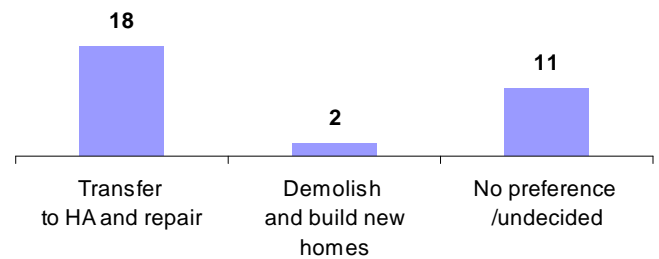
**How long have you lived in your home?**



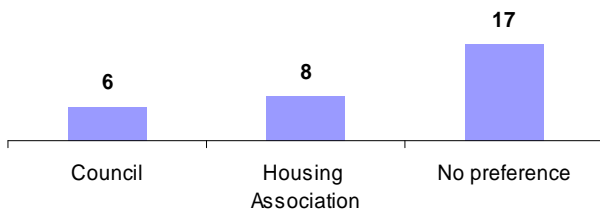
**Do you want to stay or move away?**



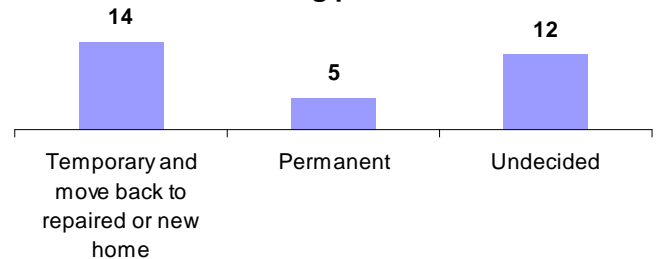
**Preferred future action for home**



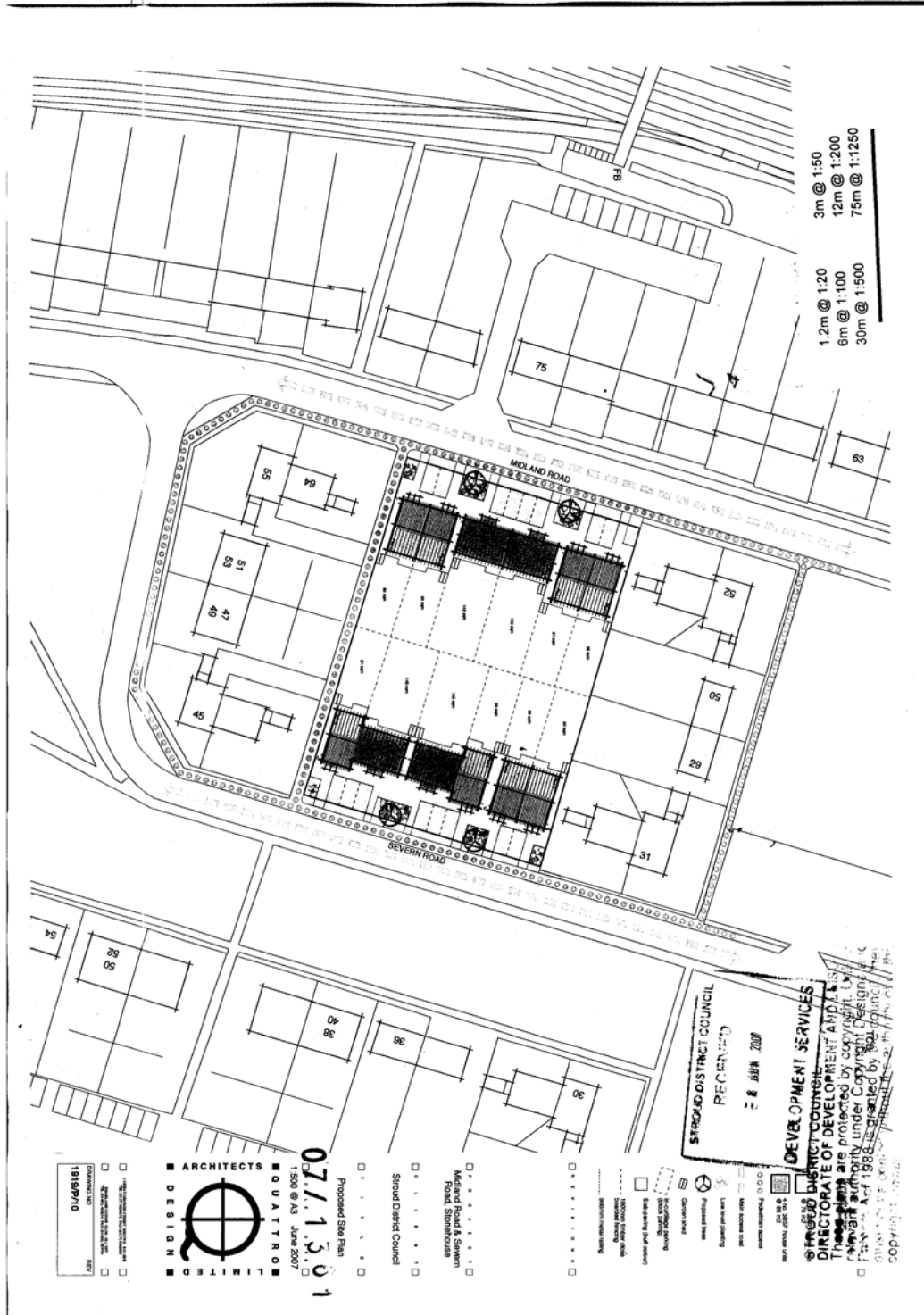
**Preferred new landlord if new homes were to be built**



**Rehousing preference**



Site at Midland and Severn Road, Stonehouse proposed to be transferred to a Registered Social Landlord for redevelopment.



### Plan of Minchinhampton Sites

Properties marked are the Woolway Properties on The Tynings and Old Common. Properties marked in red have been sold under the right to buy. The open Space defined and marked P.E.S. is the possible planning exception site to be considered.

