



Good Practice

Objective

<p>Use of council land for affordable housing</p>	<p>To help mitigate scarcity of suitable sites for affordable housing and to help implement corporate priority</p>
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Detail

The Council recognises the importance of enabling the development of local needs housing to maintain sustainable rural communities across the borough and will, where possible, utilise its own land holdings to facilitate it (where the land meets the criteria for a suitable site).

- Demonstrates partnership working between local authority, Registered Provider and local community.
- Can bring a site forward more quickly than through a private landowner
- Providing land for access has enabled private sites to come forward that would otherwise be unavailable
- Shows how a local authority can take an active role in identifying and bringing forward land for local needs housing.

Outcomes

Charing site was partially owned by the council. The site, together with some privately owned land has been purchased by the housing association to provide a scheme of 8 properties.

High Halden site accommodated 14 garages and a green space. A proportion of the site will be retained for car parking for existing residents and retained and maintained by the Council. The remaining area has been sold to the housing association to develop 6 properties.

Other schemes (Stone, Smarden, Smeeth) have been brought forward by way of the local authority making land available to enable access onto a privately owned site. Members have agreed disposal of access land for a nominal value.

Update 2012 - Use of Council Land: In addition to disposal of land to enable housing associations to develop local needs housing on exception sites, the council has developed under the local authority new build programme a number of small sites, such as under utilised garage areas, in rural parishes for general needs rented homes. Priority is given to people with a local connection to the parish on the first lets.

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