



Good Practice

Objective

<p>South Holland Local Housing Community Interest Company</p>	<p>To increase the amount of affordable housing across the district</p>
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Detail

South Holland District Council set up “South Holland Homes” (the trading name for the “South Holland Local Housing Community Interest Company”) because affordable homes are needed in the district. (The Council’s existing 3,900 properties remain under the direct ownership and management of the Council.)

The Company’s board of directors made up of councillors, council officers and a representative from the South Holland Tenants’ Group.

Outcomes

South Holland Homes is building 4 two-bedroom homes at Tydd St Mary and 2 three-bedroom homes at Deeping St Nicholas. All 6 properties – due to be completed in summer 2010 - are for social rent. The properties will be owned by the Company and managed by the Council and will meet Code for Sustainable Homes Level 3.

Eight existing village properties in Pinchbeck are to be made available for purchase by households prioritised by the Council. The two-bedroom properties will be refurbished before South Holland Homes sells them at prices first time buyers can afford.

The creation of a community interest company meant that the Council could access Social Housing Grant, which until recently was only available to Registered Providers.

South Holland Homes' income - such as proceeds of sales and rent – is ploughed back into the company to be reinvested in further housing developments. Although the first three developments are in villages, the Company aims to develop a range of sites of different sizes in both rural and urban locations. For instance, for smaller sites the Company has the advantage that infill rural locations, previously owned by the Council, can be developed in a timely and cost-efficient way.

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