



Good Practice

Objective

Use of Council land for affordable housing	To support the council’s strategic priority of delivering more affordable housing.
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Detail

Council owned land is made available in both towns and rural parts of the District at up to 100% discount for the delivery of new affordable housing schemes.

The Council has formed the Babergh Land Development Group (BLDG). This exists solely to achieve the efficient delivery of affordable housing on Council owned land.

The group brings together officers from the council’s Legal, Horticultural, Finance and Contract and Asset Management teams. The Affordable Housing Team meets with the Land Development Group on a monthly basis to monitor and progress all council owned sites/schemes.

Detail (cont.)

The Affordable Housing Team undertakes regular assessments of Council land assets and works with the Housing Management Team and the Contract and Asset management Team to identify suitable site for development or redevelopment.

These are then presented to the Council's Member led Housing Panel together with the local Ward Member. Once accepted feasibility studies are carried out on each site and considered by the BLDG.

Once the feasibility is complete and the site/scheme is confirmed as viable it is returned to the Housing Panel/Ward Member for approval. This is followed by a competition process to appoint one of our partner RSLs to work with the Council to deliver the scheme.

Once scheme costs and full scheme details are known these are reported to the Housing Panel for approval of the land transfer and any discount that is required. From this point on the scheme is then progressed at officer level.

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