



**Good Practice**

**Objective**

<p><b>Utilising Council owned sites for rural affordable housing</b></p>	<p>To utilise suitable Council owned sites to help overcome scarcity of land in rural areas</p>
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**Detail**

South Gloucestershire Council Housing Department reviewed its land and stock holdings and subsequently retained a number of small sites when Council housing stock transferred to [Merlin Housing Society](#). A number of these sites were retained due to their potential for affordable housing development and are located in the rural part of the District.

Utilising Council owned land bypasses third party land owners and the associated hope values. The Council can also decide to dispose of land for [nil consideration](#) or at a discount to Registered Providers which can also assist with the viability of schemes in more remote locations and on schemes too small to achieve economies of scale

## Outcomes

The Council has been working with these small sites with developments being completed at St Francis Drive, Winterbourne and Church Road, Acton Turville.

Other schemes in Falfield and Cromhall are in the pipeline. Proposals are for 2 x two bedroom houses for social rent in Falfield and 1 x one bedroom flat and 2 x two bed houses for social rent at Cromhall. The Cromhall site will also accommodate a retail unit for the Village Shop and Post Office.

In the past our rural partner [Western Challenge HA](#) successfully linked three small council garage sites on a single contract for twelve units. Two of the sites were located in the urban fringe while one site was in a rural settlement. This assisted with the viability of the rural site for three houses at St Francis Drive, Winterbourne.

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