

BARTON FARM FORUM

25 FEBRUARY 2015

BARTON FARM – IMPLEMENTATION AND UPDATE

REPORT OF CORPORATE DIRECTOR

Contact Officer: Steve Tilbury Tel No: 01962 848 256

RECENT REFERENCES:

None.

EXECUTIVE SUMMARY:

The report summarises the key issues currently being addressed and dates for works to start on the Barton Farm development.

RECOMMENDATIONS:

That the content of the report be noted.

BARTON FARM FORUM25 FEBRUARY 2015BARTON FARM - IMPLEMENTATION AND UPDATEREPORT OF CORPORATE DIRECTORDETAIL:1 INTRODUCTION1.1 Planning Conditions and S106 Update.

Since obtaining full planning approval for Phases 1A and 1B Cala Homes has been going through the normal process of discharging the pre-commencement planning conditions which are required before construction can start. In December CALA formally submitted for discharge, the following pre-commencement planning conditions for Phase 1B (which is the site to the north).

13/01694/FUL	Condition 13 - Construction Management Plan
13/02257/REM	Condition 1 - Architectural Details
	Condition 2 – Sample materials
	Condition 4 – Details of Utility Buildings
	Condition 6 – Hard & Soft Landscape details.
	Condition 10 – Boundary Treatment
	Condition 11 – Levels Details
	Condition 15 – Surface Water drainage.

Officers of the City and County Council are currently considering these and numerous meetings have taken place with CALA and its consultants to ensure that high standards (as outlined in the Design Code) are implemented throughout the first phase of the development. Most of the pre-commencement obligations in the Section 106 legal agreement have been satisfied and good progress is being made to satisfy those that remain.

1.2 Update on the Archaeological programme of works

Archaeological excavations are currently underway in the Phase 1b area. Stripping of top soil down to the natural chalk has, as expected, revealed post holes, pits and ditches relating to Late Iron Age / Early Roman settlement, which had initially being identified from crop marks on aerial photographs and from a previous geophysical survey. Current interpretation of the archaeological features suggests at least three phases of occupation and

activity. The archaeological excavation and recording of this area will continue for a number of weeks with further excavation areas to be opened.

Once these excavation areas have been completed, further archaeological excavation and recording will be undertaken in conjunction with site stripping by the development contractor.

a) Landscape & Open Space Strategy (LOSS)

An Earthworks Strategy has now been submitted as an addendum to the LOSS document. Discussions remain ongoing between the Council and CALA for the management and maintenance of the large area of land to the east of the railway.

1.3 Affordable Housing

Good progress has been made on the final submission of the affordable housing strategy. The developer is currently in discussion with a number of Registered Providers regarding detailed delivery arrangements but the commercial transaction, and therefore the final selection of the housing provider, has not been concluded.

1.4 Community Lettings Plan

As the Forum is aware, housing officers are drafting a Community Lettings Plan (CLP) for the affordable housing element on Barton Farm. The CLP plan is used to promote sustainability and to create balanced communities. A draft of the Plan is attached as an Appendix to this report and officers would welcome any feedback from the Forum on the content.

1.5 S278 Highway Works Update

The Phase 1B highway works to create a new signalised temporary junction on Andover Road North to give access to the site are now well underway. Once complete they will enable construction work on Phase 1B to commence. The temporary junction for Phase 1B (northern phase) will include a signalised pedestrian crossing which requires the installation of street lighting and a temporary 30mph speed limit in the vicinity of the works. It is intended that the temporary junction will be in place for around 3 years to enable the building of Phase 1b. Following that the junction will be redesigned to become a permanent local access point.

1.6 The contactors for the highway works are O'Halloran O'Brien Ltd. They can be contacted on 07920 299242 during normal working hours, or 07917 467316 for 24 hour emergency assistance, should any members of the public have an urgent issue.

1.7 Yvonne Keyworth (Barton Farm Implementation Officer) is the first point of contact for any other enquiries relating to the site. Yvonne can be contacted

via the WCC Barton Farm blog website or emailed at ykeyworth@winchester.gov.uk

- 1.8 A planning application (ref:14/02731/FUL) has now been submitted by Bargate Homes for the construction of 17 dwellings together with associated access car parking, landscaping and pedestrian/cycle route through the site as well as relocation of car park for exiting farmer's union building following demolition of the existing. This is currently under consideration.

2 Community Facilities Update

- 2.1 Dialogue continues between local community organisations, the City Council and CALA Homes to ensure that the proposals that come forward as part of Phase 2 for the community facilities meet the requirements of the new community and provide a link to established neighbourhoods. Regular meetings are scheduled with the County Council, the Academy sponsor, Henry Beaufort School, CALA Homes and other local organisations which have a specific interest in facilities within the community core. Local Members are also being invited to future meetings. .
- 2.2 A planning application for Phase 2 is not expected until well into next year so there is ample time to ensure that the proposals reflect the settled views of all those involved.
- 2.3 The first piece of significant community infrastructure to be provided will be the new primary school, to be built by the County Council and operated as an academy trust school by the University of Winchester. Design work on this is well under way and will be the subject of a planning application to the County Council. The school is being designed to ensure that it fits integrates with the other community facilities and should be an exciting and innovative building which embodies the high standards of design and sustainability that Barton Farm is aiming to demonstrate.

3 Representation Issues

- 3.1 The recent announcement by the Electoral Commission of its proposals for Winchester District has thrown up an interesting issue for political governance and facility management of the new development. The Commission proposals, if finally approved, will require that Barton Farm is not a part of a Winchester Town ward and it will therefore remain either as a parished area or have to become a 'stand alone' non parished area. Unless and until some positive decision is taken about this, all but a tiny fraction of development will be within and represented by Headbourne Worthy Parish Council.

4 Conclusion

- 4.1 Satisfactory progress is being made towards the commencement of development at Barton Farm and on the very important consideration of the community infrastructure which is a major feature of Phase 2.

OTHER CONSIDERATIONS:

5 COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

5.1 Barton Farm is a significant new community in Winchester and supporting its physical and social development is a key priority.

6 RESOURCE IMPLICATIONS:

6.1 None

7 RISK MANAGEMENT ISSUES

7.1 None

BACKGROUND DOCUMENTS:

None

APPENDICES:

Appendix 1 Draft Community Lettings Plan (CLP)



In Conjunction with the Registered Provider [c1](s)

COMMUNITY LETTINGS PLAN

for

Barton Farm
Andover Road
Winchester
SO22 6AX

February 2015

1. Community Lettings Plan

- 1.1 The Council has the power under s167 (2e) of the Housing Act 1996, as amended by the Homelessness Act 2002, to allocate particular accommodation to people of a particular description, whether or not they fall within the reasonable preference categories or not.
- 1.2 This community lettings policy is for 530 affordable rent social housing units at Barton Farm provided by [insert RP name once confirmed]. It has been jointly agreed by [insert RP name once confirmed] and Winchester City Council.
- 1.3 Barton Farm is a new development which will establish an attractive new community of 2,000 homes to the north of Winchester.

2. Objectives of the Community Lettings Plan

- 2.1 The objectives of the Community Lettings Plan are:
- (a) Create an integrated and sustainable community which can contribute to meeting the wider housing need of the Winchester District.
 - (b) Assist with a proactive approach to the future management of properties, to reduce Anti-Social Behaviour and turnover at the development.
 - (c) Ensure sensitive initial lettings are made to contribute towards the success of the scheme.

3. Development Details

- 3.1 The developer, CALA Homes will provide 2,000 homes, some of which will be social rented or affordable units, intermediate affordable units, and private units. The development will be completed in a series of phases. It is anticipated that the development will be completed by MM/YYYY^[c2].

- 3.2 The total of 530 affordable rent social housing units agreed with Winchester City Council are as follows:

1 bed flat	=	118
2 bed flat	=	26
2 bed house	=	96
3 bed house	=	160
4 bed house	=	90
5 bed house	=	10
1 bed extra care flat	=	15
2 bed extra care flat	=	15

- 3.3 In Phases 1A and 1B, 102 affordable rent social housing units will be provided and will comprise of the following:

Phase 1A:		Phase 1B:	
1 bedroom	= 4	1 bedroom	= 4
2 bedrooms	= 11	2 bedrooms	= 21
3 bedrooms	= 14	3 bedrooms	= 27
4 bedrooms	= 13	4 bedrooms	= 8
Total units	= 42	Total units	= 60

3.4 A total of 8 wheelchair accessible flats are proposed for Phase 1 (4 in each block of flats at ground floor) and are of the following sizes:

- 1 bedroom 2 person flat – 54.4 sq m
- 2 bedroom 3 persons flat – 72.5 sq m^[c3]

3.5 All the 530 social rented homes are to be let at a Social or Affordable Rent. An Affordable Rent is a rent of no more than 80 per cent of the local market rent, including service charges where applicable. See Appendix 1 for the *Registered Provider's Rent Policy* (if available).

3.6 The proposed rent for the property types is as follows:

1 bed flat	=	£
2 bed flat	=	£
2 bed house	=	£
3 bed house	=	£
4 bed house	=	£
5 bed house	=	£
1 bed extra care flat	=	£
2 bed extra care flat	=	£

3.7 Details of likely costs to tenants including service and management charges cannot be ascertained as of time of writing.

3.8 Please note the rents detailed in 3.6 may increase with inflation by the time the scheme is completed.

4. Community Profile

4.1 The new community living in the social rented homes will seek to mirror the social and economic mix of the existing communities in Winchester. The table in Appendix 2 shows the profile of Winchester and includes comparisons of key characteristics with England based on data from the 2011 Census.

4.2 The Community Letting Plan will mirror some of these characteristics in putting forward tenants for the social housing. A perfect match will not always be possible. However the overall intention is to gradually build up the community profile in the affordable rent social housing units over the period of the whole development.

- 4.3 The key principals of the Community Lettings Plan are detailed below and set out in Appendix 3.

5. Eligibility

- 5.1 The properties will be advertised via Hampshire Home Choice and will be let in accordance with Hampshire Home Choice eligibility criteria. However, in order to comply with this Community Lettings Plan, applicants may be considered not in band order.

6. Community Connections

- 6.1 We aim to let 100% of the units to households who have a local connection to the Winchester District in accordance with the Hampshire Home Choice Allocations Framework.

7. Employment

- 7.1 We aim to let a proportion of the units to applicants that are in employment (See Appendix 3: Key principals of the Community Lettings Plan). The definition of employment as set out in the Hampshire Home Choice Allocations Framework will be applied.

8. Applicant Age

- 8.1 We aim to achieve a mix of applicant ages from 18 upwards.

9. Household Types

- 9.1 We aim to achieve a mix of household types including single people, couples and families with children.

10. Age of Children

- 10.1 Households to include children with a range of ages and to make an allowance for future natural increase in family size i.e. older teenage children and adults living at home with parents as well as families with babies and young children. A maximum number of children for each age group will be considered.

11. Vulnerable Households

- 11.1 A proportion of households may have support needs. Allocations to properties will be sensitive to the mix of applicants with identified support needs. Where a support need is identified, appropriate support will be provided by [insert RP name once confirmed] to all such households.

12. Transferring Tenants

- 12.1 We aim to achieve a mix of transferring tenants, tenants from the private rented sector and applicants who are getting a tenancy for the first time.

13. Under-occupation

- 13.1 Properties will normally be allocated in line with the occupation criteria as stated in the Hampshire Home Choice Allocations Framework, Winchester City Council's Allocations Scheme and **the Registered Provider's** Allocations Policy.
- 13.2 However, some under occupation of properties may be necessary to meet the overall household profile as detailed in clauses 9 and 10. Tenants in receipt of Housing Benefit may be subject to the bedroom size criteria and therefore may not receive full benefits if under-occupying.

14. Ethnicity (BME)

- 14.1 We aim to reflect the different local BME community within the allocation of these properties.

15. Refusing Nominations

- 15.1 Applicants who have a record of anti-social behaviour, tenancy breaches or monies owed to any social or private landlord may be refused under HHC Allocations Framework and the policy of **[name of RP once confirmed]**. Applicants refused have the right to appeal to **[name of RP once confirmed]**.

16. Affordability

- 16.1 Affordability is a key consideration with Affordable Rents and the introduction of Housing Benefit size criteria. **The Registered Provider(s)** will conduct financial checks on applicants to ensure that the property is affordable and the tenancy is sustainable. If the property is deemed not to be affordable for the applicant, **the Registered Provider(s)** will offer support, such as benefit advice and budgeting skills training in order to maximise the applicants' income and ensure that there is sufficient income for the rent.
- 16.2 **The Registered Provider(s)** may refuse an applicant if the property is deemed not to be affordable, or if they do not engage with the support offered. Applicants who have been refused have the right to appeal to **the Registered Provider(s)**.

17. Tenancies

17.1 All new social housing applicants will be issued with a probationary Fixed Term tenancy. Tenants transferring from council or other housing association homes will be issued a tenancy type dependant on their individual circumstances. See **Appendix 4 for the Registered Provider's Tenancy Chart** for details.

18. Review

18.1 This Community Lettings Plan will only be used for first lettings and not to any subsequent lettings. Subsequent vacancies will be offered in line with the provisions and lettings process outlined in Hampshire Home Choice Allocations Framework and Winchester City Council's Allocations Scheme and **the Registered Provider's** Allocations Policy.

18.2 We aim to meet the objectives of this Community Letting Plan by the end of the final phase of the development. To achieve this, we will review the lettings after each of the handover phases and make any necessary adjustments to subsequent adverts.

Signed by:

Cllr Ian Tait, Portfolio Holder for Housing
On behalf of Winchester City Council

Dated:

Signed by:

(Insert name)
On behalf of **the Registered Provider(s)**

Dated:

Appendix 1: *The Registered Provider's Rent Policy*

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Appendix 2: Winchester Profile and comparison with England

Profile heading	Winchester	England
Employee: Part-time	13.5%	13.7%
Employee: Full-time	38.3%	38.6%
Self-employed	12.2%	9.8%
Unemployed	2.3%	4.4%
Full-time student	4.7%	3.4%
Long-term sick or disabled	2.2%	4.0%
Retired	14.5%	13.7%
Ethnicity: BME	4.3%	14.6%
Age		
0-4	5.6%	6.3%
5 – 7	3.4%	3.4%
8-9	2.2%	2.2%
10-14	6.0%	5.8%
15	1.2%	1.2%
16-17	2.8%	2.5%
18-19	2.9%	2.6%
20-24	6.4%	6.8%
25-29	4.8%	6.9%
30-44	18.9%	20.6%
45-59	20.4%	19.4%
60-64	6.6%	6.0%
65-74	9.6%	8.6%
75-84	6.3%	5.5%
85-89	1.8%	1.5%
90+	1.0%	0.8%
Household		
One person household: Aged 65 and over	13.4%	12.4%
One person household: Other	14.0%	17.9%
One family only: All aged 65 and over	10.6%	8.1%
One family only: Married or same-sex civil partnership couple: No children	15.4%	12.3%
One family only: Married or same-sex civil partnership couple: Dependent children	19.3%	15.3%
One family only: Married or same-sex civil partnership couple: All children non-dependent	5.1%	5.6%
One family only: Cohabiting couple: No children	5.5%	5.3%
One family only: Cohabiting		

couple: Dependent children	3.0%	4.0%
One family only: Cohabiting couple: All children non-dependent	0.4%	0.5%
One family only: Lone parent: Dependent children	4.3%	7.1%
One family only: Lone parent: All children non-dependent	2.3%	3.5%
Other household types: With dependent children	1.7%	2.6%
Other household types: All full-time students	1.1%	0.6%
Other household types: All aged 65 and over	0.3%	0.3%
Other household types: Other	3.7%	4.5%

Appendix 3: Key principals of the Community Lettings Plan

Profile:	Proposed	HHC
Economically active	50 - 70%	11%
Economically inactive, sick, disabled, and unemployed	15 - 30%	88.62%
Economically inactive retired	5 - 10%	15.50%
Note: Extra care provision amounts to 5.6% of the development.		
Age of children:		
0 - 4	5 - 10%	
5 - 9	10 - 20%	
10 - 15	10 - 20%	
16 -19	10 - 20%	
Note: 72% family accommodation available on the development.		
Household/Applicant age:		
18 - 19	0 - 5%	1.80%
20 - 29	5 - 15%	14.20%
30 - 44	15 - 25%	31.10%
45 - 59	15 - 25%	32.33%
60 - 74	10 - 20%	12.90%
75+	0 - 10%	7.67%
Household		
Single people	10 - 15%	37.57%
Couples	10 - 15%	30%
Families with children	50 - 75%	32.43%
Pensioner households	0 - 10%	15.50%
Note: the development comprises: (i) 22% 1bed GN units, and (ii) 72% 2bed plus GN units.		
Established households		22%
BME	0 - 5%	4.80%

> 65

Appendix 4: *The Registered Provider's Tenancy Chart*

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