

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING & DEVELOPMENT CONTROL COMMITTEE**

DATE: **WEDNESDAY, 23 JULY 2014**

REPORT BY: **HEAD OF LEGAL & DEMOCRATIC SERVICES**

SUBJECT: **TRANSFER OF GIFTED UNITS TO BE USED AS AFFORDABLE HOUSING**

1.00 APPLICATION NUMBER

1.01 Not applicable.

2.00 APPLICANT

2.01 Not applicable.

3.00 SITE

3.01 Various sites.

4.00 APPLICATION VALID DATE

4.01 Not applicable.

5.00 PURPOSE OF REPORT

5.01 To inform the Committee that in future, gifted units may be transferred to North East Wales Homes Ltd (the wholly owned subsidiary housing company) or maybe retained by the Council where this best meets housing need.

5.02 To seek approval for the transfer of gifted units direct to New Homes Ltd (without coming into Council ownership) notwithstanding resolution that they should be transferred to the Council.

6.00 REPORT

6.01 Councillors will be aware that the Council set up a wholly owned subsidiary company called North East Wales Homes Ltd. Its purpose is to help diversify the range of affordable housing that the Council can supply. In particular, one of the aims of the company is to provide affordable housing, ie. housing at below market rent but above social rented levels. This will help people who do not qualify for social housing but who still cannot afford full market rents.

6.02 At present the normal committee recommendation and resolution is for gifted units to be transferred to the Council. In future it is proposed that the recommendation would read that those units are transferred either to the Council or a wholly owned subsidiary company. This will enable units to be transferred directly to the company avoiding the need for the Council to take ownership first. This not only saves time but also legal fees. At its meeting on the 13 May 2014 Cabinet resolved that it was happy for this to take place and delegated authority to the Chief Officer (Community & Enterprise) in consultation with the Housing Portfolio Member to decide whether to transfer gifted units directly to the company or not.

6.03 There are a number of gifted units that could be transferred to the company but which are currently the subject of a resolution that they should be gifted to the Council. Those are as set out below:-

The Groves, Penyffordd – (Taylor Wimpey):- 5 Houses
Overlea Drive, Hawarden – (Redrow):- 4 Houses
St Mary's, Northop Hall – (Anywl Homes):- 5 Houses
Abermoddu – (Anwyl Homes):- 3 Houses
Saltney – (Edwards Homes):- 4 Houses

6.04 Those units are suitable for transfer directly to the company and the Council would wish to do so. Rather than transferring them to the Council and then to the company for the reasons set out above, it would be quicker and cheaper if they were transferred directly to the company. Officers therefore seek the Committee's authority to do so.

7.00 RECOMMENDATIONS

7.01 To note the change in practice and to approve the transfer of the gifted units listed in paragraph 6.03 to North East Wales Homes Ltd.

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