

Meeting:	Wealdstone Regeneration Advisory Panel
Date:	8 June 2005
Subject:	Wealdstone Key Worker Housing Update
Responsible Officer:	Alison Pegg, Development Manager
Contact Officer:	Alison Pegg, Development Manager
Portfolio Holder:	Councillor Keith Burchell, Portfolio Holder for Planning, Development and Best Value
Key Decision:	No

Section 1: Summary

Decision Required

To note the contents of this report.

Reason for report

To provide a regular update on the development of affordable housing, including key worker housing, in Wealdstone.

Benefits

Key worker housing supports recruitment and retention in key services by providing affordable housing solutions to key workers to enable them to remain living and working in the borough.

Cost of Proposals

Funding for existing key worker housing initiatives has been provided through government programmes such as the Key Worker Living Programme and Housing Corporation Approved Development Programme. Funding for new initiatives will continue to be sought from these programmes in the future.

Risks

None identified

Implications if recommendations rejected

This report is for information purposes only

Section 2: Report

The shared ownership/key worker elements of the following schemes are approved and on site. Only the shared ownership homes on the 23 Headstone Drive scheme are funded specifically for key workers that meet the government's key worker criteria, including teachers, nurses and other NHS staff, the Police, Social Workers, Occupational Therapists and Local Authority Planners. For the other schemes Harrow Council will consider all key workers in the above categories and transport workers as well as other priorities such as existing Council or housing association tenants and others who live or work in the borough. (See Key Worker Housing Strategy).

Address	Housing Type	1 beds	2 beds	3 beds	4 beds	Total	Completion Date
Moon Hse, Railway Approach	Shared Ownership	10	2			12	August-04
1-33 Bannister House	Shared Ownership	6	15			21	Mar-05
23 Headstone Drive	Shared Ownership	10	4			14	Est. Sept-05
Grant Road	Shared Ownership	14	12			26	Est Dec 06
Total		40	33	0	0	73	

Advertisement of completed schemes

The remaining units at Moon House and the Bannister House scheme are in the process of being advertised. As with Moon House the following advertising methods are being used:

Adverts in the local press

Individual letters to applicants on Low Cost Home Ownership register

Individual letters written to applicants registered for the government Key Worker

Living programme

Advertised on Low Cost Home Ownership Website

Attendance at Key Worker Living road shows

Copies of sales brochures sent to all members of the Harrow Employer Forum for circulation to all employees

Emails to staff at Northwick Park hospital and information on Northwick Park hospital Staff website

Drop-in sessions at Northwick Park hospital

Mail shot to applicants for shared ownership

Reservations/Sales to 19 May 2005 – Moon House, Railway Approach

The number of completed sales/reservations for Moon House stands at 11. The breakdown of these sales/reservations is shown in the following table:

Moon House – Reservations and Sales

Total Units for sale = 12

	Reservations	Sales
Key Workers		
Teachers		2
Nurses		
Other NHS		1
Social Worker	1	
Occ. Therapist		1
Transport worker		1
Total Key workers (6)	1	5
Others* (5)		5
Total Sales/Reservations	1	10
To be allocated	1	

- This category covers applicants who live or work in the London Borough of Harrow but who do not meet the key worker eligibility criteria.

The final two flats at Moon House have taken a long time to sell, with applicants dropping out at the offer stage for both flats. Reasons for the aborted sales have been for a number of personal reasons (e.g. applicant unable to obtain a mortgage, or deciding not to buy a property at this time). The remaining flat is currently being advertised again and further viewing held.

Reservations/Sales to 19 May 2005 - Bannister House, Headstone Drive

The Low Cost Home Ownership register's database is currently being used as a source of applicants for the shared ownership units at Bannister House, which completed in March 2005. As with Moon House, applicants will be prioritised according to Harrow's current criteria, which includes key workers. Viewings are being regularly held, the most recent being on 2 June.

The number of completed sales/reservations for Bannister House stands at 11. The current breakdown of sales/reservations is as follows:

Bannister House – Sales/Reservations

Total Units for sale = 21

	Reservations	Sales
Key Workers		
Teachers		
Nurses	1	
Other NHS		
Police		
Occ. Therapist		
Transport worker	3 **	

Total Key workers	4	
Others*	4	3
Total Sales/Reservations	8	3
To be allocated	10	

*This category covers applicants who live or work in the London Borough of Harrow but who do not meet the key worker eligibility criteria.

**One flat has been offered to a couple who are both transport workers, therefore in reality 4 transport workers have been accommodated at Bannister House.

Financial Implications

None

Legal Implications

None

Equalities Impact

This report is for information only

Section 3: Supporting Information/ Background Documents

Information held on file in the Housing Enabling team.