

Meeting:	Wealdstone Regeneration Advisory Panel
Date:	20 September 2005
Subject:	<b>Wealdstone Key Worker Housing Update</b>
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). 23 Headstone Drive (Poppy Court) scheme is still estimated for completion in September 2005.

Address	Housing Type	1 beds	2 beds	3 beds	4 beds	Total	Completion Date
Moon Hse, Railway Approach	Shared Ownership	10	1			11	August-04
1-33 Bannister House	Shared Ownership	6	15			21	Mar-05
23 Headstone Drive	Shared Ownership	8	6			14	Est. Sept-05
Grant Road	Shared Ownership	15	12			27	Est Dec 06
<b>Total</b>		<b>39</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>73</b>	

## 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 2 September 2005 – Moon House, Railway Approach

The number of completed sales/reservations for Moon House stands at 10. The breakdown of these sales/reservations is shown in the following table:

#### Moon House – Reservations and Sales

Total Units for sale = 11

	<b>Reservations</b>	<b>Sales</b>
<b>Key Workers</b>		
Teachers		2
Nurses		
Other NHS		1
Social Worker		
Occ. Therapist		1
Transport worker		1
<b>Total Key workers (6)</b>		<b>5</b>
Others* (5)		5
Total Sales/Reservations		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). One of the two shared ownership flats, which was previously under reservation, has now been converted to a rental flat to meet general housing need. The remaining flat is currently being advertised again and further viewing held.

### Reservations/Sales to 2 September 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 11 August.

The number of completed sales/reservations for Bannister House stands at 13. The current breakdown of sales/reservations is as follows:

#### Bannister House – Sales/Reservations

Total Units for sale = 21

	<b>Reservations</b>	<b>Sales</b>
<b>Key Workers</b>		
Teachers	2	
Nurses		
Other NHS		

Police		
Occ. Therapist		
Transport worker	3	
<b>Total Key workers</b>	<b>5</b>	
Others*	5	3
Total Sales/Reservations	10	3
To be allocated	8	

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

#### 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.