

Meeting:	Wealdstone Regeneration Advisory Panel
Date:	15 November 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

2.1 The following shared ownership housing schemes are approved and on site. The shared ownership homes on the Poppy Court (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 shared ownership 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). Poppy Court was completed 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
Bannister House	Shared Ownership	6	15			21	Mar-05
Poppy Court	Shared Ownership	8	6			14	Sept-05
Grant Road	Shared Ownership	15	12			27	Est Dec 06
Total		39	34	0	0	73	

2.2 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

2.3 Reservations/Sales to 19 October 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 = 11

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

* 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 flat at Moon House has now been reserved and the sale is proceeding.

2.4 Reservations/Sales to 19 October 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 17 October.

The number of completed sales/reservations for Bannister House stands at 12. The current breakdown of sales/reservations is as follows:

Bannister House – Sales/Reservations

Total Units for sale = 21

	Reservations	Sales
Key Workers		
Teachers		
Nurses		
Other NHS		
Police		
Occ. Therapist		
Transport worker	2	2
Total Key workers		2
Others*	3	5
Total Sales/Reservations	5	7
To be allocated	9	

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

2.5 Reservations/Sales to 19 October 2005 – Poppy Court (23 Headstone Drive)

The number of completed sales/reservations for 23 Headstone Drive stands at 4. The breakdown of these sales/reservations is shown in the following table:

Poppy Court – Reservations and Sales

Total Units for sale = 14

	Reservations	Sales
Key Workers		
Teachers	1	
Nurses	3	
Other NHS		
Social Worker		
Occ. Therapist		
Transport worker		
Total Key workers	4	
Others*		
Total Sales/Reservations		
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.

2.6 Analysis of key worker applicant income details

As requested at the WRAP meeting on 20 September, the tables below set out the average incomes for key worker applicants registered on the Council's Low Cost Home Ownership register.

All Key Workers (Government defined and Harrow Key Workers)

Total number registered = 139

Household size	Number of registrations	Percentage of total registrations	Average Household income
1 person	59	42	£24,227
2 people	37	27	£32,309
3 people	25	18	£26,860
4 people	10	7	£27,551
5+	8	6	£30,114

Lowest income 1 person household = £19,000 and Highest = £43,511
Lowest income 2 person household = £19,100 and Highest = £59,000
Lowest income 3 person household = £20,800 and Highest = £58,000
Lowest income 4 person household = £19,000 and Highest = £47,000
Lowest income 5+ person household = 19,000 and Highest = £42,900

Harrow Key Workers (excluding Government Key Workers)

Total number registered = 66

Household size	Number of registrations	Percentage of total registrations	Average Household income
1 person	28	42.4	£23,578
2 people	16	24.2	£32,188
3 people	12	18.2	£25,771
4 people	6	9.1	£28,502
5+	4	6.1	£25,000

Lowest income 1 person household = £19,000 and Highest = £32,600
Lowest income 2 person household = £19,772 and Highest = £43,000
Lowest income 3 person household = £21,000 and Highest = £35,174
Lowest income 4 person household = £19,000 and Highest = £47,000
Lowest income 5+ person household = £19,000 and Highest = £37,000

From the tables above it is evident that just over half of those registered on the register are Government Key Workers and overall have a higher average household income.

Financial Implications

There are no financial implications to the Council. Funding for existing key worker housing initiatives has been provided and will continue to be sought through government programmes such as the Key Worker Living programme and Housing Corporation National Affordable Housing Programme.

Legal Implications

None

Equalities Impact

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Section 3: Supporting Information/ Background Documents

Information held in the Housing Enabling team.