

Meeting:	Wealdstone Regeneration Advisory Panel
Date:	24 January 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 Housing
Key Decision:	No

Section 1: Summary **Decision Required**

To note the contents of this report.

Reason for report

Following a presentation to the last WRAP, it was agreed 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	Est.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

Moon House is the only scheme currently completed and being advertised. This scheme has been advertised as follows:

Advert in Harrow People	July and September 2004
Advert in the Leader for Open Day Viewing	August 2004
Individual letters to applicants on Low Cost Home Ownership register	June and September 04
Individual letters written to applicants on Key Worker Living programme	June and September 04
Advertised on Low Cost Home Ownership Website	July 2004 onwards
Attendance at Key Worker Living road shows to advertise this and other schemes	July and August 2004
Copies of sales brochures sent to all members of the Harrow Employer Forum for circulation to all employees	July 2004

Emails to all staff at Northwick Park hospital September/October 2004
and information on Northwick Park hospital
Staff website

Drop- in session at Northwick Park hospital – 26 October 2004

Mail shot to applicants for shared ownership December 2004

Other schemes will be advertised as above commencing approximately 2-3 months before the homes are completed.

Reservations/Sales to 1 January 2005 – Moon House, Railway Approach

Following one aborted sale from a non-key worker applicant, the number of completed sales/reservations for Moon House now stands at 10. The breakdown of these sales/reservations is shown in the following table:

Moon House – Sales/Reservations

Total Units for sale =

12

	Reservations	Sales
Key Workers		
Teachers		2
Nurses		
Other NHS		1
Police		
Occ. Therapist		1
Transport worker		1
Total Key workers		5
Others*	2	3
Total Sales/Reservations	2	8
To be allocated	2	

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

There remains one 1 bed and one 2 bed flat for sale on a shared ownership basis at Moon House. Dominion Housing Association (formerly Acton HA) have sent out a mail shot to all eligible applicants on their list, which includes those sourced from Harrow's Low Cost Home Ownership register. Applications for these remaining flats are currently being progressed.

Bannister House – Headstone Drive (21 shared ownership units):

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 are due for completion in March. As with Moon House, applicants will be prioritised according to Harrow's current criteria, which includes key workers.

Financial Implications

None

Legal Implications

None

Equalities Impact

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Section 3: Supporting Information/ Background Documents

Information held on file in the Housing Enabling team.