

Appraisal Criteria for Affordable Housing

1. A plan of the property is contained at Appendix 1.
2. Report 374/17 approved the development of a shared campus and the former St Thomas has been used for temporary storage since the new Abbeyview Campus opened but is no longer required.
3. The site is understood to be owned by Angus Council with no restrictions to its future use which will be clarified through a title check.
4. The open market value of the property has been assessed at £200,000
5. The valuation of the land has been carried out in accordance with the methodology approved in Report 319/18. Report 374/17 identified a capital receipt of £200,000 from the sale of the St Thomas School project. Under the recommended appropriation option, the General Fund would benefit from a £200,000 capital receipt from the HRA.
6. The appropriation to the HRA (rather than sale on the open market) is justified because:
 - i. The council's Strategic Housing Investment Plan projects that over 700 units could be delivered over the lifetime of the plan to alleviate the shortage of affordable housing across Angus. A crucial element in helping to deliver this target is having access to land in the appropriate location, where development costs are affordable and achievable. The council will work with partners to ensure that good, quality affordable housing is delivered on such sites.
 - ii. The proposals promote economic activity within the locality and help sustain the community by providing increased affordable housing in an area where this is in high demand.
7. There are to be no restrictions placed on the Housing Revenue Account in respect of the development of the site.
8. The site is included in the approved Strategic Housing Investment Plan 2022/23 – 2026/27 as agreed by Committee and the Scottish Government as part of the Affordable Housing Supply Programme.
9. The proposal is to build approximately 40 new council houses for rent, to meet housing need. At the recommended appropriation cost, this equates to around £5000 per plot for the site acquisition, which is line with other acquisitions of similar brownfield sites. The properties would remain on the HRA in perpetuity and would be allocated in accordance with the council's allocation policy at the time of allocation. Current statistics from the common housing register demonstrate a healthy demand in this area to accommodate this size of affordable housing development, and in particular the requirement of 1 bedroom properties.