

Appraisal Criteria for Affordable Housing – Taylor Street, Forfar

1. A plan of the property is contained at Appendix 1.
2. Report 254/13 approved the development of Forfar Community Campus and report 128/18 approved the building of the Forfar ELCC on part of the site. The remainder of the site has remained vacant.
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 £736,000
5. Report 254/13 identified a capital receipt of £900,000 from the sale of the site which was subsequently reduced to £736,000 following the development of the Forfar ELCC on part of the site. Under the recommended appropriation option, the General Fund would benefit from a £736,000 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 up to 48 new affordable homes, to meet housing need. At the recommended appropriation cost, this equates to around £15,333 per plot for the site acquisition, which is line with other acquisitions of similar greenfield sites. The site provides an opportunity to focus on affordable home ownership products and partner initiatives identified as priorities in the Local Housing Strategy (LHS). Current statistics from the common housing register demonstrate a healthy demand in this area for these types of models.