

NO.12

WARWICK DISTRICT COUNCIL

TO: HOUSING COMMITTEE - 25TH JANUARY, 2000

SUBJECT: LOCAL AUTHORITY SOCIAL HOUSING GRANT

FROM: HOUSING

1. **Purpose of Report**

1.1 To approve proposals to allocate LASHG for the provision of affordable housing at 27 High Street, Leamington Spa.

2. **Background**

2.1 27 High Street, Leamington Spa is situated in the "Old Town" area and comprises a four storey listed building with commercial premises on the ground floor and three upper floors which have been empty and unused for some time. Servite Houses are acquiring the three upper floors on a 99 year lease and planning approval has been granted.

3. **Proposals**

3.1 It is proposed to convert the three redundant upper floors of the site to provide seven, one bedroomed, two person flats.

3.2 The timescale for this scheme is:

Start on site	February, 2000
Estimated completion	November, 2000

3.3 It should be noted that four of the flats are below the minimum floor area within the design guide. However, the guide also recognises that

"where conversions take place it is recognised that a number of conflicts may arise between....., available space in existing premises versus minimum floor areas/desirable internal layout".

4. **Financing**

4.1 Total LASHG required is £200,000 of which £160,000 (80%) would be spent this financial year and the remaining balance of £40,000 (20%) being spent in 2000/2001.

4.2 This scheme would be financed from the 1999/2000 H.I.P. budgets as follows:

-	available budget for "Old Town" Regeneration	£ 80,000
-	available budget for General schemes	<u>£176,514</u>
Total available budget		<u>£256,514</u>

5. **Key Issues Strategies**

- 5.1 The scheme totally accords with the Council's Empty Property Strategy which is designed to bring empty units back into use and also supports the Council's overall strategy to improve investment within the Old Town and reintroduce residential accommodation.

6. **Recommendations**

- 6.1 The Committee is requested to approve the proposals as set out in Section 3.

JANE ROSTRON
TECHNICAL ADMINISTRATION OFFICER

Background Papers
Nil

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**Areas in District
Affected:** Brunswick

1999/2000

Schemes Recommended for Approval

Association	Scheme	Units	Approx. LASHG Requirement	Grant Rate	Approx. Gross Int. Floor Area	Est. Weekly Rent	LASHG Per Person	LASHG 1999/2000	LASHG 2000/2001
Servite Houses	27 High Street, Leamington Spa	7 x 1 bed 2 person flats	£200,000	53%	2 @ 36m ² 2 @ 40m ² 2 @ 45m ² 1 @ 52m ²	£42.35 £43.12 £43.12 £43.88	£14,286	£160,000	£40,000