

**REPORT TO: HOUSING COMMITTEE – 21 APRIL 2014**  
**REPORT ON: NATIONAL HOUSING TRUST - 2B**  
**REPORT BY: DIRECTOR OF HOUSING**  
**REPORT NO: 191–2014**

**1. PURPOSE OF REPORT**

To inform the Committee of the outcomes from round 2B of the National Housing Trust (NHT) initiative providing homes for mid market rent in Dundee.

**2. RECOMMENDATIONS**

It is recommended that Committee approve the scheme proposed by Waterfront Investments Ltd for the development of 30 flats at Candle Lane, Dundee.

**3. FINANCIAL IMPLICATIONS**

At Housing Committee on 22 April 2013 approval was given for additional units, requiring up to £2.800M in General Fund Prudential Borrowing (AN50-2013).

**4. MAIN TEXT**

The NHT is a scheme developed by the Scottish Government to increase the supply of affordable housing. The properties will be let on short assured tenancies at mid-market rents to households on low to moderate incomes (up £25,000 per year). Properties provided under NHT will assist those who are unlikely to be housed through social rented housing waiting lists and also those who cannot obtain mortgages due to the levels of deposits required by lenders.

Properties developed under the NHT schemes will be run by Special Purpose Vehicles (SPVs) comprising the Council, the SFT and the developer. A managing agent appointed by the developer is responsible for allocations, housing management and providing the repairs service. Allocations to NHT developments are separate from social rented housing waiting lists. The managing agents will publicise the developments, maintain waiting lists from applicants in low paid employment and allocate the properties. The proposed managing agent is Caledonia Housing Association.

On completion the properties will be purchased via a take out agreement with developers and let as mid market rented housing for 5-10 years. The properties would then be sold on to a registered social landlord, to the sitting tenants or sold on the open market.

**4.1. NHT 2 B Candle Lane**

The site is owned by Waterfront Investments Ltd and has planning permission for 30 x 2 bedroom flats. A location plan for the development is attached at Appendix 1. The developer has previously completed 12 flats for sale at the Old Sailors Home in Dock Street.

**5. POLICY IMPLICATIONS**

This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

There are no major issues.

6. **CONSULTATIONS**

The Chief Executive, Director of Corporate Services and Head of Democratic and Legal Services and all other Chief Officers have been consulted on the preparation of this report. No concerns were expressed.

7. **BACKGROUND PAPERS**

None.

**E ZWIRLEIN**  
**DIRECTOR OF HOUSING**

**DATE: 02 APRIL 2014**

