

<b>Report on</b>	Women's Aid/Apex Moved On Support Housing Scheme
<b>Date of Meeting</b>	3 <sup>rd</sup> March 2022
<b>Reporting Officer</b>	Claire Linney, Assistant Director of Development
<b>Contact Officer</b>	Martina Totten, Strategic Development Coordinator

Is this report restricted for confidential business?	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	X

1.0	Purpose of Report
1.1	To update members on the Women's Aid/Apex Moved On Support Housing Scheme
1.2	To provide agreement in principle to rescinding the lease from Women's Aid and the potential sale of the lands to Apex Housing, to allow officers to discuss with Apex in more detail, subject to legal advice, LPS valuation and further report(s) being taken back to Council to agree the disposal and main terms of the same.
1.3	To seek agreement to proceed with LPS valuation of land at Limekiln Lane Cookstown ("the Lands"), for the purposes of discussing the sale of the Lands to Apex Housing Association, upon approval from NIHE for Housing Association Grant (HAG) and Supporting People award.
2.0	Background
2.1	<p>Mid Ulster District Council has been assisting Causeway and Mid Ulster Women's Aid and Department for Communities on the delivery of much needed 'Move On' accommodation for their clients in the district, as the next step back to permanent housing placements. Such developments address the specific needs of those affected by violence and release other properties to address the wider social housing need in the area.</p> <p>A site has been identified adjacent to the Women's Aid refuge, on Council owned land at Limekiln Lane, Cookstown.</p>
2.2	<p>Council previously agreed to a lease with Women's Aid for the Lands to be used for the provision of Move on Accommodation for its clients.</p> <p>Women's Aid carried out an Economic Appraisal exercise which explored the various options to deliver the house build scheme. The Appraisal recommended a partnership approach with a Housing Association, to allow the use of the Housing Association Grant (Associations are the only organizations that can access the grant). Upon discussions with a number of Housing Associations, Women's Aid entered into a discussions with Apex Housing Association and Council, to develop social housing for the sole use of women and families of domestic violence. Apex Housing Association</p>

2.3	<p>was identified as a partner; due to their commitment to move on housing for women of domestic violence, and their experience in the provision of similar housing in Derry City, their current development in Omagh. Apex Housing Association have delivered similar housing schemes in Derry City with Foyle Women's Aid and are currently undertaking delivery with Fermanagh Women's Aid.</p> <p>To allow Council to proceed with a potential sale of the Land, an LPS valuation is required.</p>
3.0	Main Report
3.1	<p>Council has been working closely with Women's Aid and Apex housing Association to seek to move on the development for much needed 'Move on Housing Accommodation for clients of Women's Aid.</p>
3.2	<p>In order to progress with the development of supported social housing at the Lands, Apex Housing Association have informed Council that they must have Title Hold of the site, in order to secure the necessary public and private funding they would require to deliver the scheme. Housing Associations can make an application to DfC, through NIHE, for a HAG grant for 60% of the total build costs. The remaining 40% is raised from private investments.</p> <p>Causeway &amp; Mid Ulster Women's Aid currently hold a 99 year lease from Council for the Lands. They have written to Council to rescind this lease based on the sale of Lands to Apex Housing Association with the necessary conditions to protect the developed site for Category 1 Supported (social) Housing and Women's Aid as the main used as long as is required.</p> <p>The future sale agreement between MUDC and Apex Housing Association will include relevant covenants, ensuring the Lands is used, in the first instance, for Category 1 Support (social) Housing, that Women's Aid have first refusal of, as sole user. Any social housing units unused by Women's Aid will remain as Category 1 social housing. MUDC's Legal services will oversee all necessary contractual requirements.</p> <p>It is proposed to rescind the lease from Women's Aid, simultaneously to the sale of the Lands to Apex Housing Association.</p> <p>Officers will report back to P&amp;R committee before moving to the next stage of rescinding the lease from Women's Aid and selling the Lands to Apex. Before this stage is initiated, Apex Housing Association must secure HAG grant funding from DfC and Causeway &amp; Mid Ulster Women's Aid must have received confirmation of Supporting People's award.</p>
3.3	<p>Council will instruct LPS to carry out a full valuation of the Lands to determine the likely valuation and terms of any disposal (i.e. sale) to Apex Housing Association. As with any disposal of Council land, the Council must comply with the requirements of Section 96(5) of the 1972 Act, which in summary requires the Council to obtain the best price or best terms. In order to comply with this requirement, LPS will need to be instructed.</p>

<b>4.0</b>	<b>Other Considerations</b>
<b>4.1</b>	<p><b><u>Financial &amp; Human Resources Implications</u></b></p> <p>Fee to LPS for land valuation</p> <p>Legal Resource</p> <p><b><u>Professional Support</u></b></p> <p>LPS land valuation</p>
<b>4.2</b>	<p><b><u>Equality and Good Relations Implications</u></b></p> <p>None</p>
<b>4.3</b>	<p><b><u>Risk Management Implications</u></b></p> <p>None</p>
<b>5.0</b>	<b>Recommendation(s)</b>
5.1	To note update on the Women's Aid/Apex Moved On Support Housing Scheme
5.2	To provide agreement in principle to rescinding the lease from Women's Aid and potential sale of the Lands to Apex Housing, to allow officers to discuss with Apex in more detail, subject to legal advice, LPS valuation and further report(s) being taken back to Council to agree the disposal and main terms of the same.
5.3	To agree for officers to instruct LPS to carry out valuation of the Lands.
<b>6.0</b>	<b>Documents Attached &amp; References</b>
6.1	Map of the Lands for illustration purposes only