

Appendix C

Quarter 1 2023/24 Update – Affordable Housing Provision and Council Housing Building Programme

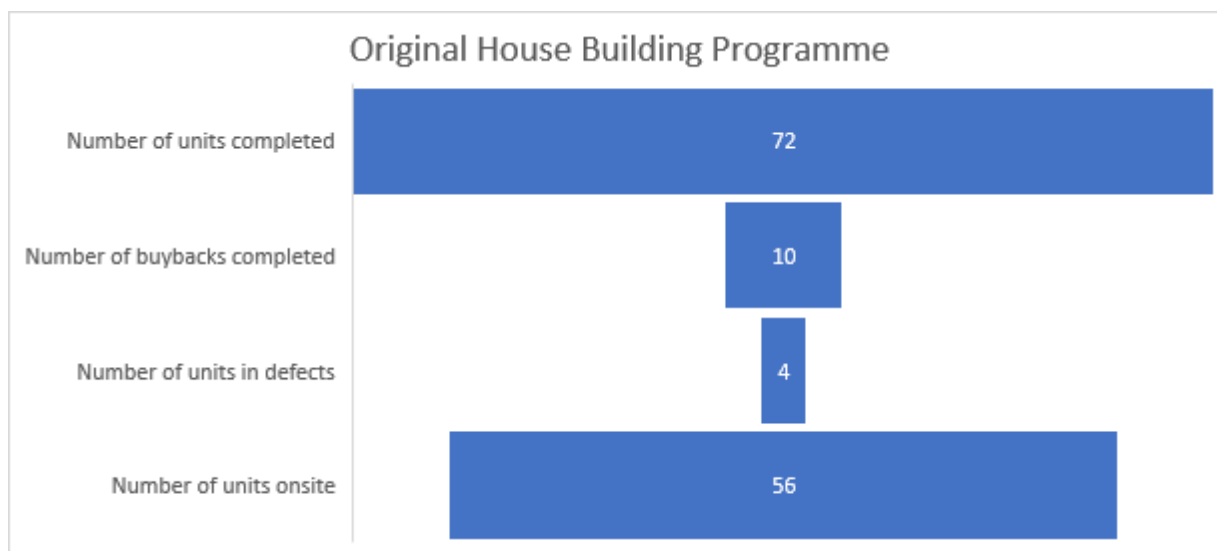
This update provides members with the Quarter 1 position in relation to the Council’s House Building programme and affordable housing development by housing associations. The report includes the current position where more up to date information is available.

Council House building (CHB) programme

1. Original Council House Building Programme

The original council house building programme commenced in 2015 and consisted of 142 units. There have been 86 completions to date including 10 buybacks. There are 4 remaining schemes onsite. Two are due to complete this year, and two in early 2024/25.

Annual Targets								
	2023/24				2024/25			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Completions			11	13	32			
Schemes onsite (56)			Rochester (5) Foxacre (2) Uplands (4)	Uplands (13)	Bronzeoak (26) Windmill (3) Auckland (3)			



1.1 Uplands

The new contractor at Uplands has taken possession of the site and is preparing to start work. It is estimated the 4 houses will complete in September/October with the flats completing in February.

1.2 Bronzeoak

Work stopped in May 2023 following the administration of the main contractor on the site. A Construction Management Company (CMC) has been appointed and has started some preliminary work for the Council in putting together a site safety audit, liaising with the incumbent sub-contractors about completion of their work and the associated costs and putting together a rough order of costs estimate for completion of the scheme. It is likely that the completion of the scheme will be via the appointment of a CMC contractor who will manage the site and the contracts but with the Council making direct payments to suppliers and trade contractors for the work that is done, based on monthly valuations. This should allow work to re-start on site in September/October 2023.

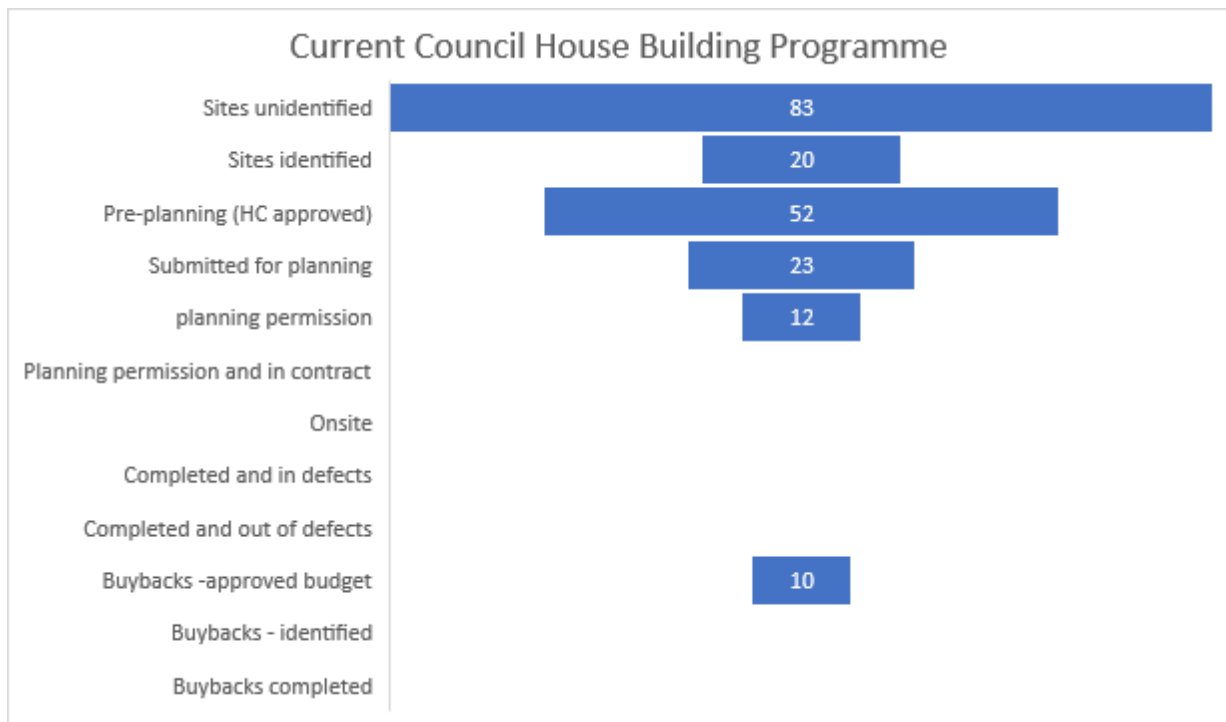
1.3 Rochester Gardens/Foxacre/Windmill Close/Auckland road

Rochester and Foxacre are due to complete late November. This is subject to the gas connections being made on time, if these cannot be moved forward they are likely to be delayed until January. Works are progressing well on both sites with roof trusses in place and first fix commencing in some units at Rochester. Windmill and Auckland are also progressing well.

2. Current Council House Building Programme

Annual targets						
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Start on sites	40	40	40	40	40	
Completions		40	40	40	40	40
Current profile						
Start on sites	0	17	88			
Completions	0	2	19	52	42	

*Note the discrepancy in numbers is the 10 buybacks which have no start on site date but are included in completions



2.1 Some completion dates have been pushed back into following years to take account of delays in planning. The programme has also been pushed out due to the delays at Uplands and Bronzeoak where both sites were held up during Covid and then have suffered the administration of the main contractors. This has impacted on the capacity of the team to progress new sites and the delay at Bronzeoak has prevented the decant from Pelham House.

2.2 Risks to the CHB programme are:

- Biodiversity Net Gain – this will have a significant impact on some schemes within our programme leading to either the loss of units or additional cost associated with purchasing credits where 10% BNG cannot be achieved on site
- Tender returns higher than budget – the increase in build costs is likely to result in higher than anticipated tender returns for schemes going forward. Where this is the case, a value engineering exercise will be undertaken with the highest ranked tenderers to see if the costs can be brought back within budget. Where this is not possible and where the contingency is not sufficient to cover the increased costs, revised budgets will need to be sought from committee.

2.3 **Wolfs Wood, Hurst Green**

Wolfs Wood (12 units) received planning consent in June 2023. The build contract is currently out to tender and work is expected to start on site in January 2024.

2.4 Featherstone, Blindley Heath

Featherstone (16 units) is in for planning and awaiting determination.

2.5 Hollow Lane, Dormansland

Hollow Lane (6 units) is in for planning and awaiting determination. During the planning process the number of units was reduced from 7 to 6.

2.6 The Depot, Warren Lane

Pre- planning work continues at the depot following pre-application advice (22 units). A public consultation will be arranged shortly. This site is subject to a separate report at this committee.

2.7 Sea Cadets, Caterham

The Council has now appointed an Employers Agent and an architect so pre-planning work can commence for an application for 16 units.

2.8 Pelham House

Pre-planning work continues with a planning application for 10 units expected to be submitted before year end. Most of the existing residents will be moving to Wadey Court (Bronzeoak) upon completion.

2.9 Stanstead Road

Residents of the existing scheme have been prioritised for re-housing following this committee's approval to proceed with preparing a planning pre app for the demolition of the site to provide 4 x 3 bed houses.

2.10 Buyback programme

Approval was given by this committee to buy-back a further 10 ex Right to Buy properties before the end of 2024/25. None have completed so far as priority has been given to the LAHF programme which has strict deadlines in order to receive the grant from DLUHC.

3.0 Local Authority Housing Fund

In addition to the current house building programme work is ongoing to complete on 6 purchases under the LAHF scheme before 30th November 2023. The programme has also been extended and this is subject to a separate report at this committee.

4.0 Housing Enabling & Housing Association Activity

4.1 Clarion Housing Group are projecting the completion of 48 affordable rented flats at the former Rose and Young site in Caterham in December 2023.

4.2 Planning approval was given to vary the tenure for the 9-home affordable rented scheme at Dormansland station to Discounted Market Sale in March 2023. Work to complete the legal agreement is ongoing.

- 4.3 The development of 22 homes at Oldencraig is nearing completion and will deliver four Discounted Market Sale homes to first time buyers with a local connection to Tandridge. Completion expected Aug/Sep 2023.
- 4.4 Rosebery Housing Association have completed the 10 affordable homes on the Antler Homes site at Whyteleafe Road, Caterham.
- 4.5 Mount Green HA have completed the 8 affordable homes on the Shanly Homes site at land off Anne's Walk in Caterham.
- 4.6 Since the last update planning approval has been granted on applications at De Stafford School in Caterham and Land West of Limpsfield Road in Warlingham. These sites will deliver 3 and 40 affordable housing units respectively.

5.0 Homes England

The Investment Partner application has been submitted to Homes England along with the first grant bid – for the Uplands scheme. This matter is subject to a separate report at this committee.