

Appendix C

Quarter 2 Update – Affordable Housing Provision and Council Housing Building Programme

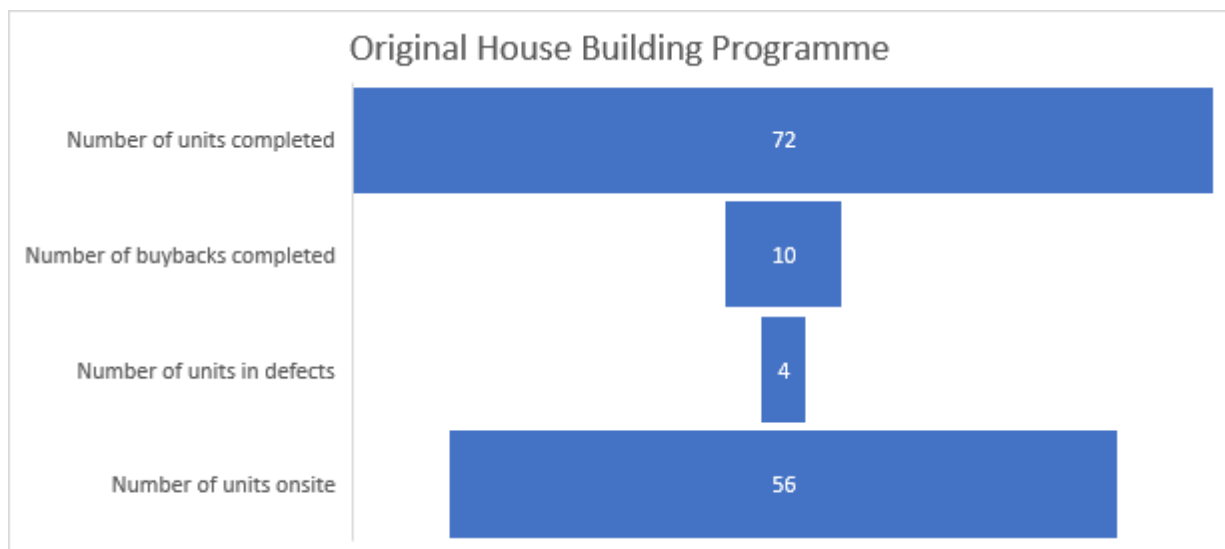
This update provides members with the Qtr2 position in relation to the Council’s House Building programme and affordable housing development by housing associations. The report includes the current position where more up to date information is available.

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)			Foxacre (2) Uplands (4)	Uplands (13) Rochester(5)	Bronzeoak (26) Windmill (3) Auckland (3)			



1.1 Uplands

Work has recommenced at Uplands with a new contractor in place to complete the remaining 17 units. Additional firestopping works have been requested by building control which has resulted in some de-construction of

work to date. This has caused further delay to handover with the 4 houses now expected to complete in December and the flats closer to March/April.

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. Work is still ongoing to establish final costs to complete the scheme.

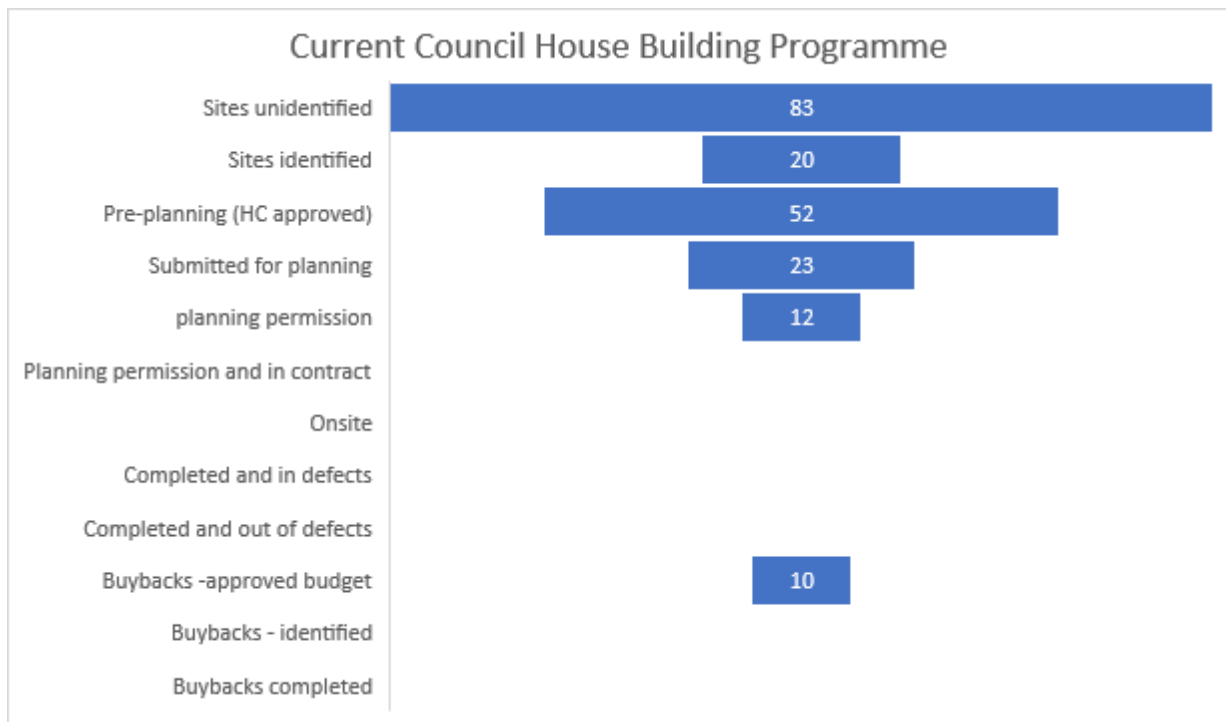
1.3 **Rochester Gardens/Foxacre/Windmill Close/Auckland road**

Rochester and Foxacre are due to complete in December/January 2023. Works are progressing well on both sites with roof trusses in place and first fix in progress at Rochester and second fix at Foxacre. 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. The introduction of a policy of achieving 20% BNG on developments, including 100% affordable housing schemes, will have a significant impact on the Council’s ability to deliver the programme.
 - 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. Tenders have been received and are in the region of £4,000/sqm in contrast with

£2500/sqm when the project was originally budgeted. A budget increase is required and this is the subject of a separate report to this committee.

2.4 Featherstone, Blindley Heath

Featherstone (16 units) received planning approval on 2nd November and the construction contract will go out to tender shortly and continue into the new year.

2.5 Hollow Lane, Dormansland

The original scheme was for 7 units but was deferred by planning committee due to concerns about the height of the building. A revised scheme for 5 units received approval on 2nd November and the construction contract will go out to tender shortly and continue into the new year.

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.

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 7 purchases under the LAHF scheme before 30th November 2023. 6 purchases have completed with the final purchase due to complete by the end of the month. Officers are now in the process of securing 6 more properties under the LAHF round 2 following this committee's

approval in September. Two properties are already under offer with viewings ongoing.

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.
- 4.3 The development of 22 homes at Oldencraig is nearing completion and has delivered four Discounted Market Sale homes to first time buyers with a local connection to Tandridge. 3 are sold and occupied and one remains on the market.
- 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 approved by Homes England along with the first grant bid – for the Uplands scheme for the sum of £1,020,000. Grant bids have also recently been submitted for the schemes at Caterham on the Hill.