

## Appendix C

### Quarter 4 Update – Affordable Housing Provision and Council Housing Building Programme

This update provides members with the current position in relation to the Council's House Building programme and affordable housing development by housing associations.

#### Council House building (CHB) programme

- The status of the Council's current programme at the end of Quarter 4 was as follows:

No of dwellings in Programme:	342 See Note 1
Completed homes:	40
Completed homes in 12 months defects period:	32
Homes contracted but not on site:	0
Homes on site:	47
Buy Back programme	10
Buy Backs identified and being progressed	4 See Note 2
Buy backs completed	2
Homes being tendered:	7
Homes subject to planning:	6
Homes approved but at pre-planning stage	35 see note 3
Homes yet to be found	165
<p>1. This figure includes 142 homes from the original programme, and the 200 additional homes added by the Housing Committee at its meeting on the 11<sup>th</sup> of March 2021. The original programme was 143 homes but was reduced to 142 as funds for the additional home were used instead to fund the purchase of a key site.</p> <p>2. The buyback programme was increased from 5 properties to 10 by the Housing Committee at its meeting on the 11<sup>th</sup> of March 2021.</p> <p>3. Schemes at Wolfs Wood, Featherstone and Hollow Lane were approved at the Housing Committee meeting on the 11<sup>th</sup> of March 2021.</p>	

- Progress of the CHB against the annual target for 2020/21 is as follows:

<b>ANNUAL TARGETS CHB PROGRAMME 2021/22 and PROJECTIONS</b>							
	<b>2020/21 Targets/ Actuals</b>	<b>Qtr. 1</b>	<b>Qtr. 2</b>	<b>Qtr. 3</b>	<b>Qtr. 4</b>	<b>2021/22 Targets</b>	<b>2022/23 Targets</b>
<b>Starts On site</b>							
<b>Projected</b>	59	0	0	13	0	13	35
<b>Actual</b>	47	-	-	-	-	-	-
<b>Completions</b>							
<b>Projected</b>	34	2	2	2	3	9	47
<b>Actual</b>	30	-	-	-	-	-	-

Notes: Rochester Gardens, Town end, Auckland Rd and Windmill Close will now start in 2021/22; 9 'buybacks' will now complete in 2021/22.

3. The current programme of 142 dwellings is projected to complete by December 2022 and will achieve the target of 100 of the 175 homes within the Council's Strategic Plan. Current risks with delivery of the current programme are:
  - Achieving a planning consent for the Auckland Rd and Windmill Close sites in Caterham;
  - Potential delays due to material shortages, particularly of cement-based products and timber;
  - An upward pressure on costs due to material shortages which may be reflected in tenders due to be received in late June for the Rochester Gardens and Town End sites.

#### **Formal Consultation – Wolfs Wood and Featherstone**

4. In relation to Wolfs Wood, and Featherstone two of the schemes approved in principle at the Committees March 21 meeting, tenants were formally consulted about the proposals in April. Having considered all the feedback received Officers were of the view that nothing material has been raised in the consultation which outweighed the advantages of proceeding with the proposals outlined to Housing Committee on March 11<sup>th</sup>, 2021.
5. Officers have advised tenants of the results and an initial demolition notice has been served under Section 138A and Schedule 5A of the Housing Act 1985 which suspends the right to buy and temporarily suspend any existing right to buy proceeding further.
6. Officers will continue to provide tailored support to residents having to move to an alternative home having regard to their needs.

#### **Housing Association Activity**

7. Housing association activity has been minimal in 2020/21 as detailed below. However, in the next financial year the Stonewater scheme at Smallfield will deliver 51 new homes of which 26 are for social rent and are primarily 2 and 3-bedroom homes. 2021/22 will also see a restart on the Rose and Young site in Caterham after a cessation of 2 years with 48 shared ownership flats due to be delivered in 2023.
8. The expected start on site at the 9 home Dormansland station site will not now be achieved and is expected to start in 2021/22.

<b>ANNUAL TARGETS HA PROGRAMME 2021/22 and PROJECTIONS</b>							
	<b>2020/21 Targets/ Actuals</b>	<b>Qtr. 1</b>	<b>Qtr. 2</b>	<b>Qtr. 3</b>	<b>Qtr. 4</b>	<b>2021/22 Targets</b>	<b>2022/23 Targets</b>
<b>Starts On site</b>							
<b>Projected</b>	9	0	9	48	0	57	0
<b>Actual</b>	0						
<b>Completions</b>							
<b>Projected</b>	2	1	39	12		52	48

Actual	1						
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