

Appendix C

Quarter 1 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

1. The status of the Council's current programme at the end of Quarter 1 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 (Uplands and Bronzeoak)
Buy Back programme	10
Buy Backs identified and being progressed	4
Buy backs completed	3
Homes being tendered:	7 (Rochester & Town End)
Homes subject to planning:	6 (Windmill & Auckland)
Homes approved but at pre-planning stage	35 see note 2
Homes yet to be found	165
<ol style="list-style-type: none"> 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 11th March 2021. 2. Schemes at Wolfs Wood, Featherstone and Hollow lane were approved at the Housing Committee meeting on the 11th of March 2021. 	

2. Progress of the CHB against the annual target for 2021/22 is as follows:

ANNUAL TARGETS CHB PROGRAMME 2021/22 and PROJECTIONS							
	2021/22 Targets	Qtr. 1	Qtr. 2	Qtr. 3	Qtr.4	2022/23 Targets	2023/24 Targets
Starts On site							
Projected	13	0	0	0	13	35	-
Actual	0	0	-	-	-	-	-
Completions							
Projected	9	2	2	2	3	47	35
Actual	0	1	-	-	-	-	-

Notes: 3 'buybacks' are due to complete in Qtr.2.

3. Risks to the CHB programme are:
 - Achieving planning consent for Auckland Rd and Windmill Close sites in Caterham. Planning approval was granted on 29th July 2021, subject to Full Council on 21st October (see separate report).
 - We have experienced delays at Bronzeoak and Uplands due to shortages of cement-based products and timber. We have been warned of potential shortages in labour although none reported yet.

Wolfs Wood & Featherstone

4. Following the service of an initial demolition notice officers have been engaging with residents and assisting with the process of registering on Homechoice and bidding on available properties. At Qtr.1 end, one resident had moved from Wolfs Wood and one was in the process of moving. One resident had moved from Featherstone and four were in the process of moving. Subject to the relevant approvals, the process of appropriating the sites for planning purposes will commence in the autumn (see separate report) and a public consultation event will be held for residents of Wolfs Wood.

The Depot, Warren Lane

5. The Council has completed the purchase of 122 Mill Lane. The purchase of this strategic site will allow separate road access to the east side of the Council's Warren Lane Depot site which borders the rear of the property. Hitherto thoughts have been based on future development of the entire site however the purchase of 122 Mill Lane will enable part of the depot to be developed for affordable housing allowing depot operation to continue. Residents have been informed of the purchase by letter and notified that the property will be occupied by property guardians whilst the appropriate approvals and permissions are sought. A formal public consultation is projected to take place towards the end of 2021. A report is being prepared to bring to housing committee in November.

Housing Association Activity

6. The Stonewater scheme at Smallfield is in the process of handing over 51 new homes including 26 for social rent and 25 for shared ownership. All homes should be occupied by the end of September 2021.
7. Clarion Housing Group have also restarted on site at the Rose and Young site in Caterham with 48 affordable rented flats (previously shared ownership) flats now projected to complete in September 2023.
8. The 9-home affordable rented scheme at Dormansland station is expected to achieve a start on site in 2021/22.

9. English Rural Housing Association received planning approval for a 3-unit extension to their rural exception scheme in Burstow in Qtr.1 and are projecting a start on site before the end of 2021/22.

ANNUAL TARGETS HA PROGRAMME 2021/22 and PROJECTIONS							
	Targets 2021/22	Qtr. 1	Qtr. 2	Qtr. 3	Qtr.4	2022/23 Targets	2023/24 Targets
Starts On site							
Projected	60	0	0	48	12		
Actual	0	0	-	-	-		
Completions							
Projected	52	1	39	12	0	12	48
Actual	1	1	-	-	-	-	-