

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.

Council House building (CHB) programme

1. The status of the Council's current programme at the end of Quarter 2 was as follows:

No of dwellings in Programme:	342 See Note 1
Completed homes:	40
Completed homes in 12 months defects period:	32 See Note 2
Homes contracted but not on site:	0
Homes on site:	47 (Uplands and Bronzeoak)
Buy Back programme	10
Buy Backs identified and being progressed	2
Buy backs completed	6
Homes being tendered:	7
Homes subject to planning:	6 see note 3
Homes approved but at pre-planning stage	35 see note 4
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. 19 homes at Shallcross, 10 homes at The Greenway and 3 homes at Barnfield Way remain subject to end of defects works which have been impeded by the pandemic but are now underway.3. 6 homes at Windmill Close (3) and Auckland Rd (3) received planning approval in November 2021.4. 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	0	-	-	-	-
Completions							
Projected	9	2	2	2	3	47	48
Actual	5	2	3	-	-	-	-

Notes: 2 buy-backs are due to complete in Qtr 3

3. Risks to the CHB programme are:
- We are experiencing material shortages at both Uplands and Bronzeoak and both schemes are anticipating delays to completion (currently up to 12 weeks at Bronzeoak and up to 10 weeks at Uplands – although the houses at Uplands may complete early)

Featherstone, Blindley Heath and Wolfs Wood, Hurst Green

4. Officers have continued to engage with residents and assist with the decant programme. The process of appropriating the land at Featherstone has commenced (subject to the relevant approvals) and the consultation period has now ended (see separate report). Land appropriation at Wolfs Wood will commence following the public consultation, which is due to happen early in the new year.

Hollow Lane, Dormansland

5. The process of appropriating the land at the Hollow Lane scheme is underway (subject to the relevant approvals) and the consultation period has now ended (see separate report). Local residents and the Parish Council have also been consulted on the development proposals and the plans are evolving in line with responses received.

The Depot, Warren Lane

6. Lack of resources within the development team has meant little progress has been made on the development plans since September committee. Members are advised that work is underway in relation to the rationalisation of the depot site in order to facilitate the proposed development. A formal consultation with local residents will now take place early in 2022.

Housing Association Activity

7. The Stonewater scheme at Smallfield has completed and delivered 51 affordable homes including 26 for social rent and 25 for shared ownership.
8. 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.
9. The 9-home affordable rented scheme at Dormansland station is expected to achieve a start on site in 2021/22. Officers are currently considering a proposal from the landowner to deliver the homes as part of the Council House Building Programme.
10. 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.
11. The development of 22 homes at Oldencraig has started on site and will deliver four low cost home ownership homes scheduled for completion in December 2022 comprising of 1 x 2 bed flat, 1 x 2 bed house and 2 x 3 bed houses.
12. Rosebery Housing Association have contracted with Antler Homes to deliver the 10 affordable homes under construction at Whyteleafe Road, Caterham. These are due to complete in April 2023.
13. Shanly Homes are due to contract with Mount Green HA to deliver the 8 affordable homes under construction at land off Anne's Walk in Caterham. These are due to complete in August 2022.

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	22	0	22	-	-		
Completions							
Projected	52	1	39	12	0	24	58
Actual	40	1	39	-	-	-	-

Notes: new schemes at paras 11-13 (total 22 units) are now reflected in the table above