

## Appendix C

### Quarter 3 Update – Affordable Housing Provision and Council Housing Building Programme

This update provides members with the Qtr3 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 3 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 Bronzeroak)
Buy Back programme	10
Buy Backs identified and being progressed	0
Buy backs completed	8
Homes being tendered:	13 see note 3
Homes subject to planning:	0
Homes approved but at pre-planning stage	35 see note 4
Homes yet to be found	165
<ol style="list-style-type: none"><li>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> March 2021.</li><li>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.</li><li>3. Contract commenced on 1<sup>st</sup> March for Windmill Close (3), Auckland Road (3), Rochester Gardens (5) and Town End (2)</li><li>4. Schemes at Wolfs Wood, Featherstone and Hollow Lane were approved at the Housing Committee meeting on the 11<sup>th</sup> of March 2021.</li></ol>	

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

<b>ANNUAL TARGETS CHB PROGRAMME 2021/22 and PROJECTIONS</b>							
	<b>2021/22 Targets</b>	<b>Qtr. 1</b>	<b>Qtr. 2</b>	<b>Qtr. 3</b>	<b>Qtr.4</b>	<b>2022/23 Targets</b>	<b>2023/24 Targets</b>
<b>Starts On site</b>							
<b>Projected</b>	13	0	0	0	13	35	-
<b>Actual</b>	0	0	0	0	-	-	-
<b>Completions</b>							
<b>Projected</b>	9	2	2	2	3	47	35
<b>Actual</b>	5	2	3	2	-	-	-

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)
  - Build costs are increasing - previously approved budgets for schemes at Wolfs Wood, Featherstone and Hollow Lane are being reviewed. Additional budget request for Featherstone subject of paper for March committee.

#### **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 was approved by this committee in November 2021 and is underway. Officers intend to submit for pre application planning advice for both schemes before the end of March 2022. Land appropriation at Wolfs Wood will start following the receipt of pre app advice and the public consultation.

#### **Hollow Lane, Dormansland**

5. The process of appropriating the land at the Hollow Lane scheme was approved by this committee in November 2021 and is underway. Officers intend to submit for pre application planning advice before the end of March 2022. Purchase of some rear garden land has been agreed which would allow for the addition of a one-bed bungalow to the scheme (subject to authority under delegated powers and subject to planning).

#### **The Depot, Warren Lane**

6. Lack of resources within the development team delayed progress on this proposal however members are advised that work has now re-started in

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relation to the rationalisation of the depot site in order to facilitate the proposed development. Procurement is underway for the appointment of specialists to undertake required surveys to inform the designs of the future scheme as well as the depot operation and office accommodation. Officers will return to this committee with proposals for the scheme and request for full budget approval. A formal consultation with local residents will take place – date TBA but likely to be this summer.

#### 7. **Pelham House, Caterham**

Subject of separate report

#### **Housing Association Activity**

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 will not achieve a start on site in 2021/22. Officers have considered a proposal from the landowner to deliver the homes as part of the Council House Building Programme. Discussions are also underway with planning in re the possibility of varying the tenure of the scheme to deliver as low-cost home ownership units.
10. English Rural Housing Association have started on site on their 3-unit rural exception scheme at Burstow. They are projecting completion in November 2022.
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 June 2022.
13. Shanly Homes are in 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.

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

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Completions							
<b>Projected</b>	52	1	39	12	0	24	58
<b>Actual</b>	40	1	39	12	-	-	-