

## Appendix C

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

This update provides members with the Qtr4 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 4 was as follows:

No of dwellings in Programme:	342 See Note 1
Completed homes:	50
Completed homes in 12 months defects period:	22 See Note 2
Homes contracted but not on site:	13 See Note 3
Homes on site:	47 (Uplands and Bronzeroak)
Buy Back programme	10
Buy Backs identified and being progressed	2
Buy backs completed	8
Homes being tendered:	0
Homes subject to planning:	0
Homes approved but at pre-planning stage	35 see Note 4
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> March 2021.</p> <p>2. 19 homes at Shallcross and 3 homes at Barnfield Way remain subject to minor end of defects works which are being closed out.</p> <p>3. Contract commenced on 1<sup>st</sup> March for Windmill Close (3), Auckland Road (3) Rochester Gardens (5) and Town End (2)</p> <p>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</p>	

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>							
	2021/22 Targets	Qtr. 1	Qtr. 2	Qtr. 3	Qtr.4	2022/23 Targets	2023/24 Targets
<b>Starts On site</b>							
<b>Projected</b>	13	0	0	0	13	48	38
<b>Actual</b>	0	0	0	0	0	-	-

Completions							
<b>Projected</b>	9	2	2	2	3	49	48
<b>Actual</b>	7	2	3	2	0	-	-

Notes: The Caterham-on-the-Hill schemes at Rochester Gardens, Town End, Windmill Close and Auckland Road will now start on site in Qtr1 & Qtr2. The 49 completions include Bronzeoak, Uplands and 2 x buy-backs

38 units projected for 2023/24 include up to 22 units at Warren Lane and up to 16 units at Pelham House (subject to relevant committee approval and planning permission). The 48 completions include the Caterham-on-the-Hill schemes and Wolfs Wood, Hollow Lane & Featherstone (which remain subject to planning)

3. Risks to the CHB programme are:
  - Due to a combination of material and labour shortages at both Uplands and Bronzeoak both schemes are reporting delays to completion. Uplands is now due to complete between June and August with Bronzeoak forecasting to complete in Dec/Jan.
  - Due to the rise in material costs and underlying increase in energy costs for manufacturing construction materials, build costs are expected to continue to climb.

#### **Featherstone, Blindley Heath and Wolfs Wood, Hurst Green**

4. Both schemes have now received positive pre planning advice. Officers have continued to engage with residents and assist with the decant programme. Featherstone is almost empty and is due to have property guardians installed to secure the properties in the short term. Wolfs Wood has 5 residents remaining in occupation. The public consultation, including a drop in event has taken place in respect of the proposals for Wolfs Wood and a report will be brought to September committee with the outcome of the land appropriation consultation.

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

5. The process of appropriating the land at the Hollow Lane scheme is underway. 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. Work has now re-started on delivering the Warren Lane scheme. 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 have prepared a separate report seeking approval for a pre app budget. This will enable a comprehensive full budget approval request to be brought to a later committee once costs are known. A formal consultation with local residents will take place once pre app advice has been received.

7. **Pelham House, Caterham**

Residents are currently being formally consulted about the proposals in accordance with the requirements of S105 of the Housing Act. They have also been informed of the delay to the handover of Wadey Court (Bronzeoak).

## **8. Open Market Land / Homes**

Officers have introduced this section into Appendix C to provide information on work that has or is being undertaken by Officers to try and secure opportunities on the open market. In the last quarter Officers have pursued two land options, one in Smallfield for land with an expired planning permission and one in Whyteleafe, where the development is already underway. In Smallfield the vendor has received an offer higher than the Council is prepared to offer based on independent valuation advice. In Whyteleafe the vendor was not prepared to alter the specification of the scheme to allow the Council to make a competitive offer for the completed units.

There is one other land option that Officers are pursuing at the moment which is too sensitive to report on currently.

## **Housing Association Activity**

9. Clarion Housing Group have 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.
10. The 9-home affordable rented scheme at Dormansland station is expected to achieve a start on site in 2022/23. Officers are currently considering a proposal from the landowner to deliver the homes as part of the Council House Building Programme. Officers are also once more engaging with RPs to try and secure an RP to deliver the units as rented housing.
11. English Rural Housing Association are progressing with a 3-unit extension to their rural exception scheme in Burstow. The site is forecast to complete in November 2022.
12. The development of 22 homes at Oldencraig is progressing well 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.
13. 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 September 2022 and Officers are working on the Nominations Agreement currently.
14. 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 Dec 2022 and work is underway to agree the Nominations Agreement.
15. St Arthur Homes have advised that they have an interest in the 22 unit consented scheme at the Eugene Bann tennis centre in South Nutfield and although this is still STC they intend to deliver all 22 units as shared ownership and are forecasting a start on site in 2022/23.

<b>ANNUAL TARGETS HA PROGRAMME 2021/22 and PROJECTIONS</b>
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	<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	31	20
<b>Actual</b>	70	0	22	48	3		
<b>Completions</b>							
<b>Projected</b>	52	1	39	12	0	26	79
<b>Actual</b>	52	1	39	12	0	-	-

Notes: 2022/23 Starts on Site include 9 x Dormans Station & 22 x Eugene Bann.  
 Completions include Whyteleafe Road x 10, Anne's Walk x 8, Oldencraig x 4,  
 Burstow (Cophthorne) x 3 & 1 x Transform RSAP programme (approved by committee Nov  
 2021)

2023/24 Starts on Site include 20 speculative units at a rural exception site. Completions  
 include 48 x Rose and Young, 9 x Dormans Station & 22 x Eugene Bann