

NOT FOR PUBLICATION BY VIRTUE OF PARAGRAPH 3 OF SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT 1972

APPENDIX 1 - Housing Delivery Plan Review

The housing delivery plan was approved in 2019. Housing Committee resolved that the delivery plan would be in 3 phases and based on the use of a combination of the following delivery mechanisms:

- 1) Acquisition of existing properties,
- 2) Remodelling of existing under-used accommodation,
- 3) Partnership work with local registered providers,
- 4) New build development,

1) Acquisition of existing properties

Achieved

- **Acquisition of existing properties.** 21 homes purchased between 2019/20 and 2021/22 and property acquisition policy adopted in 2020.
- **Purchase of land next to sites already owned by the Council.** Inham Nook Pub site purchased October 2021,

Partly achieved

- **Council will also consider incentives that may be offered to vendors.** Considered as part of the Property Acquisition Policy but following legal advice it was agreed that financial incentives in particular would not meet standing orders,
- **Marketing campaign to encourage direct approaches to the Council to purchase ex-Council properties.** Article in Broxtowe matters in 2020 generated a lot of interest,

2) Remodelling of existing under-used accommodation

Achieved

- **Schemes for remodelling will be identified during phase 1 of the plan.** 15 schemes have been changed from Independent Living to General Needs since 2019,

3) Partnerships with registered providers

Partly achieved

- a) **Support to registered providers.** Housing Committee has agreed to develop all BBC owned land directly for the HRA. The Council continues to fully support RP's to build on privately owned sites including S106 sites but not with land or 106/RTB receipts.

4) New Build Developments

Achieved

- **Provide the right mix of properties to meet local need.** The process of identifying housing need for Council led sites has been agreed within the housing department – formal proforma signed off by relevant officers/members,

- **A significantly larger programme could be funded from the HRA.** The current projected output of new and buyback properties (table 1) is likely to average 23 homes a year between 2019/20 and 2026/27. This assumes no further new build sites are identified for completion before March 2027. In reality there will be other opportunities to deliver more new homes in this time period including land in private ownership, section 106 sites & remodelled ILS schemes/BBC land. These new schemes will be progressed subject to sufficient funding being available and schemes meeting the Council's financial appraisal parameters.
- **Building properties for shared ownership.** The Council has agreed/approved a trial scheme to build 21 shared ownership homes on two section 106 sites in the borough,
- **The Council will apply for Investment Partner qualification with Homes England.** Following a tender process Broxtowe have agreed to join East Midlands Housing Association's consortium in order to access Homes England grant. BBC are too small to apply for investment partner status but East Midlands HA are an investment partner.
- **Provide sustainable homes for future residents.** The new homes have been / will be built to achieve the new energy standards as set out in the 2022 changes to Part L of the building regulations. This includes the provision of an air source heat pumps and up to 2Kwh of PV panels per property which are significantly above building regulation standards.
- **Interim Housing Delivery Manager.** The Interim Housing Delivery Manager was appointed September 2019,

Partly or Not Achieved

- **The Council will explore selling some of the acquired properties on the open market.** This has deemed not to be viable financially in the early years of the programme,
- **The Council will consider alternative delivery methods.** The first phase of new build schemes have been/are being built using traditional brick and block construction methods. Modular schemes are very expensive (averaging 25-40% more than traditional methods) and are normally built on larger sites using standard layouts/designs and as such are deemed not appropriate on the first phase of development sites. Equally it is also not possible to insist that developers of section 106 sites build modular housing,
- **Permanent Housing Delivery Manager.** Despite an extensive recruitment process, it has not been possible to appoint a permanent member of staff to this role. The role will continue for the near future as an interim role,

5) How housing delivery will be financed - ***Finance to review.***

Achieved

- **Housing Capital receipts supplemented by receipts from future right to buy sales to be used.** ***Finance to add in what we've used since 2019,***
- **Any borrowing will be assessed to determine its affordability and**

potential impact on Housing Revenue Account (HRA) budgets. Financial appraisals agreed scheme by scheme to meet set parameters and appraisals for larger sites agreed with the Council's external consultants,
<ul style="list-style-type: none"> Revenue contributions from the HRA are a potential source of funding. Finance to add in what we've used since 2019, The Council will also seek to optimise potential grant funding that may be available from organisations such as Homes England. Bid for Homes England funding was submitted in Autumn 2022,

Table 1 New Build Affordable Housing Programme 2019 to 2027

Scheme	Tenure	Completion date
Willoughby Street (2 bungalows)	Social rent	January 2021
Oakfield Road (5 flats)	Social rent	March 2022
Fishpond Cottage (5 houses/flats)	All for Affordable rent	Scheme put on hold
3 Chilwell garage sites (9 houses/flats)	All for Affordable rent	Summer 2024
2 Watnall garage sites (4 houses)	All for Affordable rent	Summer 2024
Inham Nook Pub site and Barn Croft garage site – (15 houses & flats)	All for Affordable rent	Summer 2024
Crematorium site, Bramcote – 34 rented houses/flats & 17 Shared ownership units	Affordable rent and shared ownership	Estimated March 2024 to March 2027
Field Farm Site, Stapleford – 26 rented & shared ownership houses	Affordable rent and shared ownership	August 2023 to August 2025

Table 2 Affordable Housing Programme Actual / Projected completions 2019 to 2027

	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	Total
Buy backs	4	9	8	10	10	10	10	10	71
Willoughby Street		2							2
Oakfield Road			5						5
Fishpond Cottage *1					5				5
3 Chilwell garage sites					9				9
2 Watnall garage sites					4				4
Inham Nook pub site					15				15
Crematorium site, Bramcote						18	17	16	51
Field Farm site, Stapleford					12	8	6		26
Total	4	11	13	10	55	36	33	26	188

*1 scheme on hold