

Appendix 2 Future Programme for the Housing Delivery Group

The suggested future work streams for the Housing Delivery Plan (which will form an updated report to be presented to members for approval in 2023) are;

- 1) HRA Asset sites and existing housing stock for potential housing redevelopment comprising of;**
 - Garage sites although there are few remaining sites that could be developed for new housing,
 - Sheltered housing schemes at Westbourne Court, Bramcote and Hopkins Court, Eastwood (previously identified by the Housing department for potential redevelopment) and other opportunities to redevelop existing stock in particular the Scargill Walk general need flats in Eastwood,
 - Surplus HRA land amenity land including potentially open space and car parks,
- 2) General fund sites for housing redevelopment,**
 - Non HRA Council owned sites that may be available for redevelopment,
- 3) Acquiring affordable housing on section 106 sited from house builders,**
 - Continue with this stream but not to bid competitively with Housing Associations but instead to look at section 106 sites where no associations are interested in bidding and the alternative is a commuted sum or no affordable housing,
- 4) Buying land on the open market for housing development,**
 - The Council will continue to pursue opportunities for small scale developments on privately owned sites either as land buyer or as part of land and build agreements with contractors (subject to due diligence and procurement compliance),
- 5) Purchasing former right to buy properties/non RTB properties,**
 - Continue with this programme and to review whether this should be extended to non-former RTB properties particularly where there is a need for bespoke properties (such as wheelchair adapted or larger family homes),
- 6) Acquiring/building larger and adapted properties,**
 - As per 5 to look at the needs for adapted and larger properties either through acquisitions or new build,
- 7) The financial capacity for future new homes funded by the HRA,**
 - *Martin to review and add in comment*
- 8) Energy standards and non-traditional building standards**

- Review the current energy standards provided on new build as the Council looks to decarbonise its housing stock and to review the potential cost/benefits of non-traditional housing construction techniques for the programme (such as modular housing /timber frame),