

## Report of the Portfolio Holder for Housing

### Housing Delivery Development Pipeline Approval 2026

#### 1. Purpose of Report

To inform Cabinet of the proposed pipeline of schemes intended to be put forward in 2026 for Homes England funding under the 2026 - 2036 SAHP programme and to seek approval for submitting all bids. This is in accordance with the Council's Corporate Priority of Housing – a good quality home for everyone.

#### 2. Recommendation

**Cabinet is asked to RESOLVE that submission of the proposed Housing Delivery development pipeline funding bids be approved.**

#### 3. Detail

In March 2026, Homes England opened the latest bidding round for the SAHP 2026 - 2036 programme. On 9 March 2026, the Housing Delivery Managers met with Homes England to discuss the Council's proposed pipeline of schemes that it intends to bid for in 2026/27.

Homes England confirmed that they would prefer an early bid submission for all firm pipeline schemes that could demonstrate deliverability by meeting the following criteria:

- Schemes that are in the Council's ownership
- Schemes that have Cabinet approval to bid
- Schemes that have received planning advice indicating support for the proposed scheme.

The Council is therefore seeking approval to bid for the schemes listed in the **Appendix** work up to the planning stage.

Clearly, the Council will still submit individual project approval requests prior to commencement of the procurement process, once detailed feasibility studies have been completed, and each scheme is determined to meet all our viability criteria.

#### 4. Key Decision

This report is not a key decision as defined under Regulation 8 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

5. Updates from Scrutiny

Not applicable.

6. Financial Implications

The comments from the Interim Deputy Chief Executive and Section 151 Officer were as follows:

There are elements of the Housing Delivery development pipeline already included within the approved Capital Programme for 2026/27, however, some schemes listed are not presently included. These schemes still require the development of a robust and sustainable business case and financial analysis for consideration by Cabinet later in order to approve the required capital investment budget and respective financing of each scheme.

7. Legal Implications

The comments from the Monitoring Officer / Head of Legal Services were as follows:

There are no direct legal implications arising from this report.

8. Human Resources Implications

There were no comments from the Human Resources Manager.

9. Union Comments

Not applicable.

10. Climate Change Implications

Any climate change implications are contained within the report.

11. Data Protection Compliance Implications

This report does not contain any OFFICIAL(SENSITIVE) information and there are no Data Protection issues in relation to this report.

12. Equality Impact Assessment

As this is not a change to policy, an equality impact assessment is not required.

13. Background Papers

Nil.