



Housing Delivery Plan Update Phase 1 New Build Sites (2019 -2021)

New Build Delivery 2019 - 2021

The following sites have been identified for initial development between 2019 and 2021

1. Willoughby Street, Beeston,
2. 51 Ilkeston Road, Bramcote (known as Fishpond Cottage),
3. Oakfield Road Garage site, Stapleford.

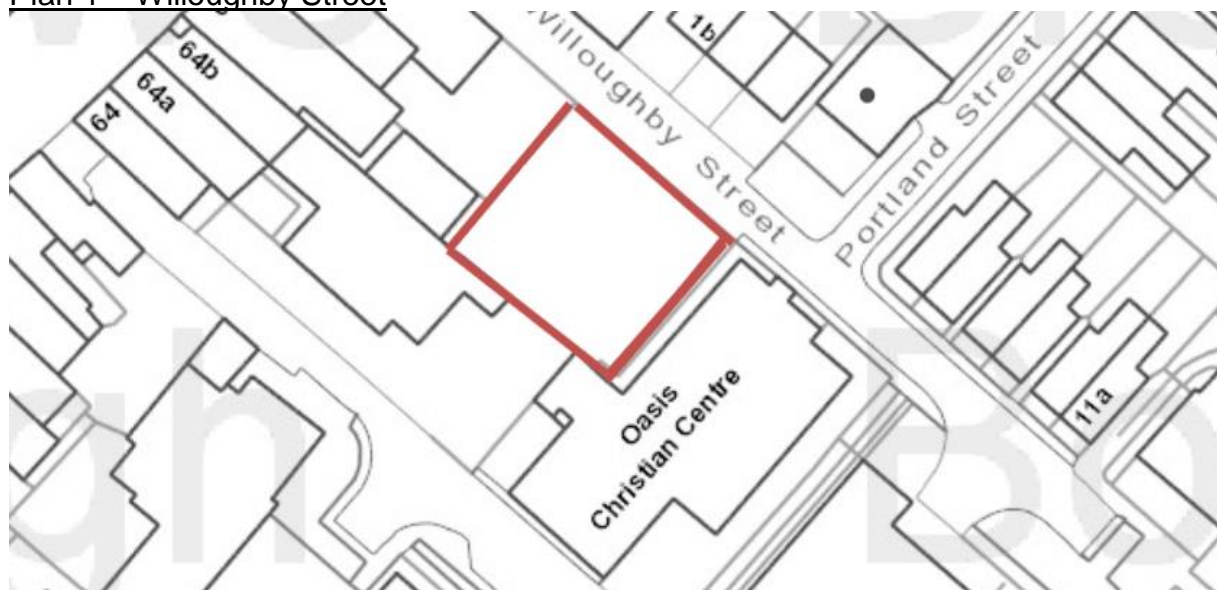
1) Willoughby Street, Beeston

A development of two dementia friendly bungalows for rent will begin shortly at Willoughby Street, Beeston. The scheme has been funded by the Nottinghamshire Better Care Fund. The two bungalows will form part of the Council's stock.

Projected Development Programme

Sign the building contract	May 2020
Begin construction work	June 2020
Completion	Late 2020/early 2021

Plan 1 – Willoughby Street



2) 51 Ilkeston Road, Bramcote (known as Fishpond/Farm Cottage)

51 Ilkeston Road is a Council owned detached property that is currently vacant. It is on a large plot adjacent to Ilkeston Road that is not allocated as open space in the local plan. The Council would like to build (mainly) houses on the land as family housing remains the most pressing housing need across the district. The options for developing the site are subject to a separate committee report.

Projected Development Programme

Housing committee approval to development options	June 2020
Plans drawn up for consultation	July 2020
Resident consultation exercise	July/August 2020
Planning application to be submitted	September 2020

Plan 2 - 51 Ilkeston Road



3) Oakfield Road, Stapleford

The Council owns circa 838 garages, located throughout the borough with 312 in Stapleford. The site at Oakfield Road currently comprises of 16 garages of which 3 are currently void. The garages are not in good condition and require maintenance and modernisation work.

The Council would like to build flats on the site for rent to ex-service personnel. A planning application was recently submitted following a community consultation exercise in February. The housing department will work with the garage tenants affected to try and find them alternative garages over the coming months.

Projected Development Programme

Planning application submitted	April 2020
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Plan 3 - Oakfield Road

