

Affordable Housing Delivery Strategy 2019-21 Review



This review provides an update on the outcomes achieved through the implementation of the actions set out in this strategy. It also sets out the priorities for 2021-23. These priorities will be refreshed in March 2022.

As a reminder, the aims of the strategy are:

- Identify the scale of demand and supply of affordable housing in Ashfield district
- Maximise delivery of affordable homes by the Council on Council land
- Maximise the delivery of affordable homes by housing associations and private developers in the district

2019-21 actions

Action	Update	Status
By May 2019, confirm the capacity for borrowing through the HRA for delivery of affordable housing.	Capacity is regularly reviewed in light of local and national policy changes affecting the Council's ability to borrow.	Complete
By May 2019, confirm the capacity of the HRA reserves for delivery of affordable housing.	Capacity is regularly reviewed in light of local and national policy changes that affect the reserves.	Complete
From January 2019, regularly engage with local registered providers on their affordable housing delivery pipelines and barriers to further development. Take any required action to increase pipeline and remove barriers.	There is regular contact with registered providers who are developing affordable housing and supported housing in the district. Support has been provided where appropriate to address any barriers. In 2019-21, registered providers developed 63 new affordable homes in the district.	Complete
Each year, deliver around 12 affordable homes on Council sites.	During 2019-21, a strong pipeline of affordable homes on Council sites has been put in place, as set out below.	Complete
By 2022/23, complete delivery of around 55 affordable homes on the four Council sites identified in the Housing Land Monitoring Report.	There is a pipeline of 95 new affordable homes due to start on site or for completion by 2022/23 on Council sites (subject to planning approval and site surveys).	Partially complete

2019-21 actions continued

Action	Update	Status
Explore Homes England grant opportunities as they become available	During 2019-21, the Council has secured £1.8m Homes England grant funding, either directly or through partnership working.	Complete
Strategic Housing to support the development of the s.106 requirements in the Local Plan that is in preparation.	Support is provided as required on individual s106 agreements and Local Plan preparations.	Complete
Form partnerships with registered providers as required to develop on Council land.	The Council has joined a regional development consortium with 3 registered providers which has enabled access to £913,000 Homes England grant to deliver 22 new affordable homes.	Complete
By April 2019, put in place any additional staff resources required to deliver this strategy.	During 2019/20, additional support was provided through an LGA funded consultancy project. In January 2020, an additional Development Lead Officer joined the team.	Complete
From February 2019, maintain a register of sites in need of regeneration that could deliver additional homes.	During 2019-21, a number of Council owned sites and privately owned sites across the district have been reviewed, including garage plots, empty homes, empty commercial property. Within the current pipeline, 66 new affordable homes are planned on regeneration sites.	Complete
From February 2019, maximise the delivery of adapted homes on Council led or enabled developments.	5 wheelchair accessible bungalows will be delivered in 2021/22.	Complete



2021-23 priorities

Deliver 100 new affordable homes by 2025

Continue to form partnerships with registered providers as required to deliver new affordable homes

Continue to maintain a register of sites in need of regeneration that could deliver additional homes

Continue to maximise the delivery of adapted homes on Council led or enabled developments

Explore all available opportunities to acquire properties and sites, including other public sector estate, regeneration opportunities, auction and private sale opportunities, s.106 properties

Conclude the disposal options appraisal for Council owned land at Diamond Avenue and Clegg Hill

Complete the disposal of unviable garage sites to release capital for reinvestment

Identify Council community centres suitable for regeneration to provide new affordable homes

As part of the Towns Fund and Future High Streets Fund Project, lead on any opportunities to deliver affordable housing

Ensure all commuted sums are utilised within the required timescales

Implement the recent national policy changes to the use of Right to Buy receipts

Update the specification for new build homes delivered by the Council to minimise carbon emissions (current minimum standard set is EPC B or better)

Monitor supply and demand in the affordable home ownership and s.106 markets, and work with Planning to address any challenges

Explore procurement opportunities to improve the value for money and quality of services provided by professional service partners such as architects, quantity surveyors, etc.

Explore procurement opportunities to improve the social value outcomes of development projects

Explore procurement opportunities to minimise carbon emissions from development projects