Appendix B

Affordable Housing Programme (AHP)

AHP Progress July 2019 (schemes underway and at various stages of development)	**Total units**
The Council submitted planning applications for a second phase of affordable homes on former garage sites disposed to the councils Registered Provider framework group. All six schemes are to being progressed with Welwyn Garden City Housing Association with construction underway on a phased programme for construction in 2017/ 18./19 Due to some unknowns at the tender stage and subsequent new information not available prior to planning, revisions to the Birchwood close and Little Ganett schemes are required and new applications were submitted and approval secured . The Hillcrest site completed in November, due to the gas company being unable to connect supply, and Cowper road completed in October due to delays with the water connections. Great Gannet completed May 2019 and a start on site has been achieved on the final 3 sites. Knightsfield / the Firs: 2 x 2 bedroom bungalows Little Ganett : 1 x 2 bed house Birchwood close : 1 x 2 bed house and 1 x 3 bed house Cowper Road WGC: 3 x 2 bed bungalows Breakmead WGC: 5 x 3 bed houses Hillcrest Hatfield : 8 x 2 bed houses Examples below : Hillcrest site prior to SOS 	21

Little Ganett 1 x 2 bed house

Birchwood Close 2 x 2 bed houses

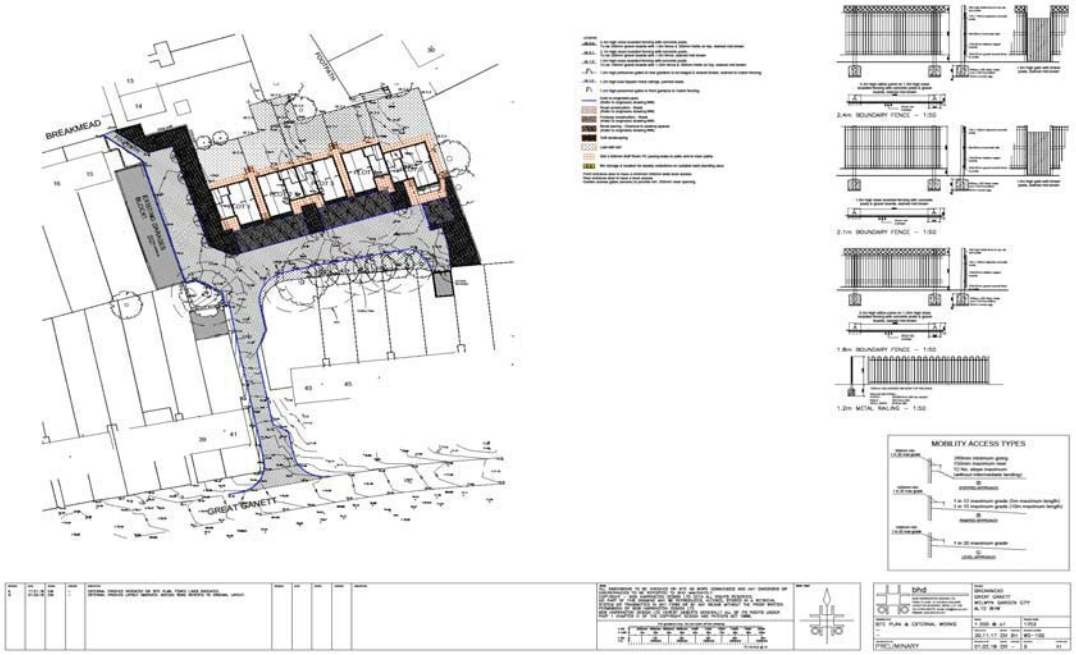
Cowper Road 3 x 2 bed bungalows

Cowper road nearing completion / Now occupied

Breakmead / Great Ganett – Now completed and occupied May 2019

5 x 3 bed houses

Breakmead / Great Ganett



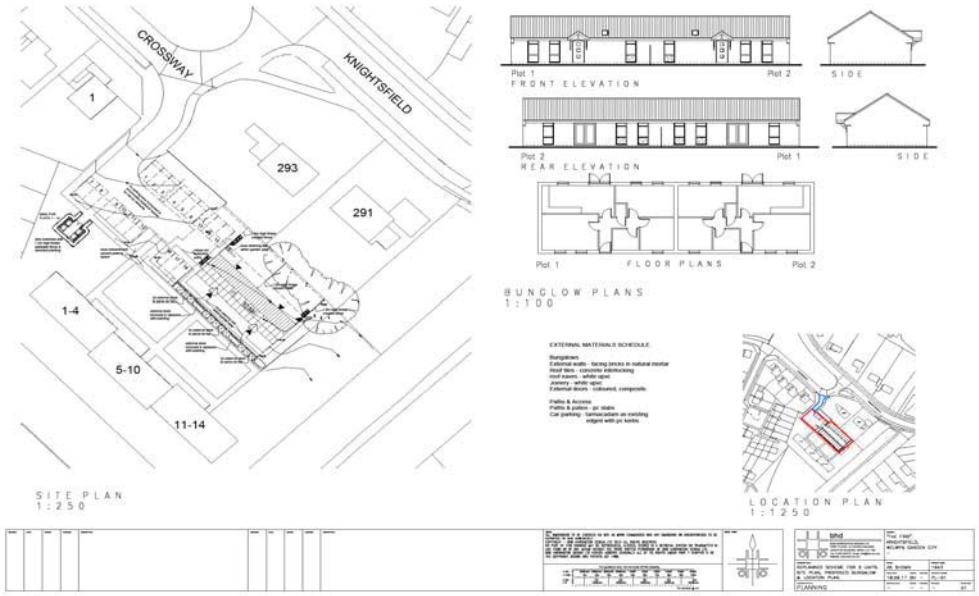
Completed homes at Hillcrest completed and occupied

8 x 2 bed houses

The Firs - garages demolished

2 xb2 bed bungalows

Site Plan the Firs



Birchwood close
2 x 2 bed houses

Above - Birchwood close

Phase 3 development proposals

As part of the AHP a further package of sites are being considered for possible development for direct delivery by the council.

Six sites have been agreed as suitable for delivery of affordable homes, a mix of vacant and underused garage sites in both WGC and Hatfield. The programme anticipates the council will seek planning approvals prior to a tender of packaged sites direct to construction companies. The new homes will be owned and managed by the council.

Currently two sites have completed formal pre app advice and planning submissions were submitted in June 2019
A further group of sites are being prepared for formal pre application advice prior to submission.

Ludwick Way WGC existing site and proposal

6 X 3 Bed Houses for rent

6

The Commons
4 x 2 bed houses for rent

4

Other Council Direct Construction

The Council obtained planning approval on two former garage sites at Garden Avenue and Furzen Crescent in Hatfield. Mears New Homes were selected to construct both schemes. Construction is complete at both Furzen Crescent and Garden Avenue. The flats and houses are for rent and owned and managed by the council
Properties have now all been let and occupied and new tenants made selections of tenant's choice items prior to moving in.

Garden Avenue – "Lime Tree Court" and Furzen Crescent –" Lilac Close " were submitted for the Hertfordshire Building Futures awards and from the eight schemes selected by the judges for the Design Excellence shortlist the council won the category award on the 4th October

The judges' comments included "The quality of design and thought sets a precedent for the council development, showing what a pared down functions play on traditional forms can achieve. Small is beautiful.

We have also been successful with :

Local Authority Building Control - LABC – Building Excellence Awards 2019 (Regional Finalist) Best High Volume New Housing Development – Lilac Close and Lime Tree Court, Hatfield
Mears Group PLC, Rock Townsend in partnership with Welwyn Hatfield Borough Council (Local Authority Building Control Team, Hertfordshire Building Control).

LABC – Building Excellence Awards 2019 (Winner) Best High Volume New Housing Development – Lilac Close and Lime Tree Court, Hatfield
Mears Group PLC, Rock Townsend in partnership with Welwyn Hatfield Borough Council (Local Authority Building Control Team, Hertfordshire Building Control).

Building Futures Awards – Hertfordshire Building Futures Awards 2018 (Winner) Design Excellence – Garden Avenue / Furzen Crescent, Hatfield
Rock Townsend in partnership with Welwyn Hatfield Borough Council.

Secured by Design 2018 – Flats 1-22 Lime Court, Garden Avenue, Hatfield, awarded (secure by design) Part 1 & 2
Mears Care Ltd

Secured by Design 2018 – Flats 1-7 Lilac Close, Hatfield, awarded (secure by design) Part 1 & 2

Garden Avenue – Lime Tree Court

22

Lilac Close – Furzen Crecent

7

Northdown Road

A planning application for the provision of 16 new self-contained flats in Northdown Road Hatfield, on the site of existing low demand bedsits, received approval in October 16, scheme tendered and Taylor French selected and approved by Cabinet in April 17. A start on site was and demolition completed on a phased approach to 2 blocks a range of pre-construction complexities have been resolved that included utility (electric services) asbestos and fire safety issues . The flats will be for rent and owned and managed by the council

We accepted hand over / completion of 8 flats in June and the final 8 by expected by October.

16

Northdown Road, Hatfield
16 x 1 bed flats

Council and RP Open Market Purchases

The total number of properties now purchased is 160 at 17/5/19. We aim to complete on a further 8 properties by July 2019 and are currently reviewing this method of delivery as part of the AHP.

The council will consider the direct purchase of flats itself if the opportunity offers benefits in cost and other considerations.

Little Mead Hatfield

The planning application was approved on the 17th August 2017 and procurement for a construction partner completed in February 2018 with a recommendation from the members procurement board agreed at the April Cabinet to appoint FSG Property Services Ltd . The scheme will deliver 4 x 3 bed houses and 3 x 2 bed houses for rent, to be owned and managed by the council. The development is progressing well and we expect completion and hand over of the new homes this year.

March 2019

7

April 2019

May 2019

Little Mead 4 x 3 bed and 3 x 2 bed houses

Older person Housing / Sheltered / retirement housing
Minster House Hatfield

Following the completion of the older person Housing survey and strategy one of the objectives is to deliver a new purpose built “older person “housing scheme. A suitable site at Minster House was agreed and consultation completed with those impacted on the proposals

Residents at Minster House and Minster Close have been consulted and arrangements to decant, find alternative accommodation, removals arranged, packing and pay Home loss payments are ongoing and are almost complete.

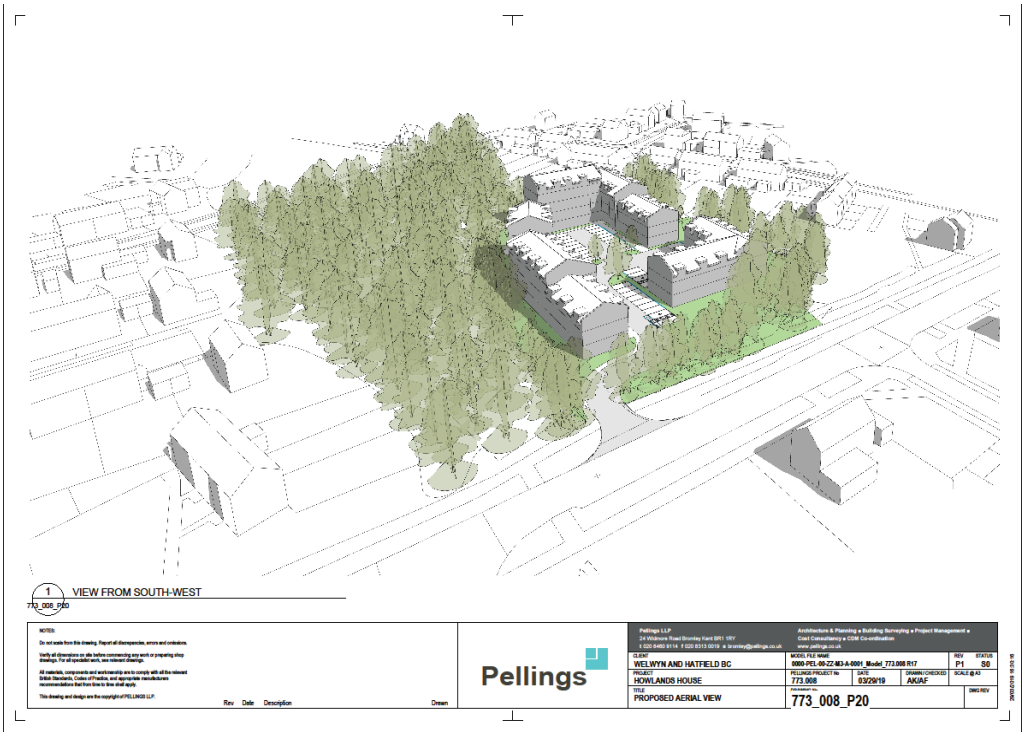
A mini competition was completed between the council architects frame work group and Rock Townsend selected to take the project forward to detailed planning submission.

Formal pre application has been received and necessary variation to the proposals being worked through. We currently aim to submit a planning application by December 2019

Above : Feasibility work on elevations for Minster House

Temporary accommodation
Howlands House WGC

Following detailed discussion with the councils housing options team and work by architects Pellings, formal Pre application advice has been received on proposals to provide a new purpose built temporary accommodation and replacement for Howland House in WGC.
Following pre app advice the proposed scheme requires amendments and a planning application is being prepared.
Various surveys have been completed as part of the process This will enable delivery of increased numbers of units and bed spaces, allow adaptability of use to meet change in demand and clients and better more suitable accommodation that provides separate bathrooms and toilet facilities with no require to share such facilities.



TBC
80 – 90

A local resident consultation was carried out in June and the planning submission to follow after this.

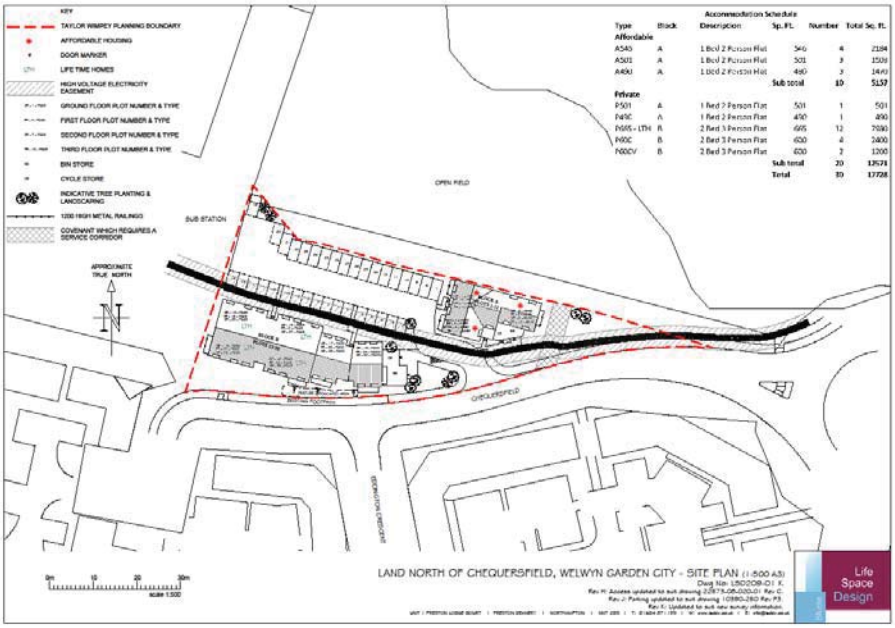
We are also preparing for procurement, seeking a construction partner as the planning process progresses and appointing as soon as possible after a planning approval

Burfield Close Hatfield

Burfield close is a former sheltered Housing scheme in Hatfield. Consultation has been completed with remaining residents and agreement made on decants and priority transfers for residents.
The approved proposal is to use the site to provide a new purpose built temporary accommodation on the site and initial development proposals and designs have now commenced.

Chequersfield

Following negotiation with the developer Taylor Wimpey the council has agreed to purchase 30 flats that Taylor Wimpey will build out in accordance with their planning approval. On completion the council will own and manage the properties Currently the council will secure 12 flats for social rent and 18 for intermediate tenure which will be managed by the councils Local Housing Company. We expect completion early 2020



TBC 75

Inspira House

The council has purchased an office to residential conversion from a private developer at Inspira House WGC
The building provides 54 units, a mix of high quality studio flats and 1 bed flats
The building will be used for temporary accommodation until such time as Howland House is completed. The building will then be used for intermediate rent and managed by the Local Housing Company.
The existing building has planning approval to provide a further 4 flats and the possibility of a further 10 flats that can be built on the roof. Options on how best to deliver extra unit on the roof are being investigated.

A range of other development schemes and initiatives are being considered and CHP will be updated as these progress.