

**Appendix A
Affordable Housing Programme
PROJECT UPDATE**

Completions 2021/22	Number of homes
There have not been any completions this year to date, other than open market purchases, which are set out below.	
Council Newbuild	
<p>The Commons & Ludwick Way 6x 3BHS and 4x 2BHS Ludwick Way and The Commons (ten homes); the award for a Revision of Contractor has been recommended by the June Procurement Board. Work has commenced on discharging planning conditions; Work will start on The Commons this Autumn; at Ludwick Way demolition of the garages will start in Dec 2021.</p>	10
<p>Hazeldene Meadows (Spring Glen), Hazel Grove & Lockley Crescent 10 x 2BHS; 2 x 3BHS; 1x 1BB The Phase 3 garage sites have progressed well, Hazel Grove garage site has planning consent (Oct 2020) Lockley Crescent and Hazeldene Meadows will be submitted for Planning approval shortly. June 2021 Procurement Board have recommended the Procurement route for the project. This will commence in November, the anticipated start on site is Feb 2022. We are waiting to hear from Highways regarding consultation in reference to the redesign of access and once complete the remaining Phase 3 garage sites will go into Planning.</p>	13
<p>New Park Road 2 x 2 bed houses. Pre-Construction Services contract has now been awarded following approval from the Affordable Housing Procurement Board. Due to issues with design the scheme will now consist of two two-bed houses. The contract commenced end of September 2021. Contracts have been signed and designs are being presently prepared.</p>	2
<p>Minster Close 91 apartments for older people Minster House – the site is fully operational and grounds works are completed, foundations works are near to completion, the construction programme is well underway and progressing well. Completing in August 2022. A linked project to identify tenants who are under occupying council homes and who may be interested in moving into Minster Close is underway.</p>	91
<p>Burfield Close & Howlands House 43 and 72 units of temporary accommodation Burfield Close/Howlands House – The schemes procurement route has been recommended by the Procurement Board and will proceed as one project with one contractor assigned to both schemes. The procurement process has commenced and the contract for both schemes should be awarded in the next few months. Burfield Close obtained approval from Planning Committee in July 2021; we anticipate that Howlands House will go to Planning Committee in December 2021.</p>	115
<p>Queensway House Queensway House - from the original 66 residents, there are 11 leaseholders and 4 tenants remaining, three of the leaseholders are currently being addressed via a proposed property swap. One tenant has an offer of accommodation. This is progressing well.</p>	To be confirmed.

<p>Ludwick Green 14 one-bedroom flats Ludwick Green – Demolition and the rebuilding of 14 one bed flatted scheme. Feasibility and design work has been completed, A pre application was submitted to Planning, a small element of re design is currently taking place. Public consultation will commence in October. The June 2021 Procurement Board has recommended a procurement route. The tender process will start in December 2021 and subject to planning approval start on site will commence February / March 2022.</p> <p>Inspira House 2x 1BFs This scheme is in the pipeline.</p>	<p>Estimate 30</p> <p>14</p> <p>2</p>
Open Market Purchase	
<p>49 Peartree Lane - this property was purchased with a view to leasing it to Herts Young Homeless (HYH). We have received planning consent and Estate Management approval for an extension, which will provide suitable accommodation for a 'live in' support worker. The six-bedroom property will provide five rooms for young people (18 to 24) with a housing need. Work is due to complete early November) on the extension.</p> <p>14 properties completed this financial year, there are no properties in the pipeline currently</p>	<p>5 (supported)</p> <p>14</p>
Turnkey scheme	
<p>38 Homes at 1 to 9 Town Centre, Hatfield The council is entering into Heads of Terms with Lovells to purchase the 38 properties at 1-9 Town Centre, Hatfield. The properties will form the combined Section 106 contribution for this site and Link Drive. The council will own and manage the properties (a mix of one- and two-bedroom flats). Ground works have commenced. We expect completion in 2023.</p>	<p>38</p>
Grant funding housing association	
<p>The council has paid a grant to provide an additional 15 affordable homes at Highview, Hatfield</p>	<p>15</p>
Now Housing	
<p>Swallowfield 20 flats (1BFs and Studios) This scheme (part new build, part office to residential conversion) is being developed for potential sale to Now Housing. Expected completion in 2022</p>	<p>20</p>
Total	369