

## Appendix E - Affordable Housing Programme Pipeline

Completed Units from September 2012 - 31 December 2020		
Cherry Way	Funding to Paradigm	4
Elizabeth Close	Funding to WGCHA	3
Sir Frederick Osborn	Funding to Hightown	5
Open Market Purchase	A mix of 2, 3 or 4 bed houses/flats for the council	195
RP Open Market Purchase	Funding to WGCHA and B3 Living	4
Phase 1 (garage sites)	Funding to WGCHA	17
RP Open Market Purchase	Funding to Paradigm	1
Council newbuild	Lilac Close	7
Council newbuild	Lime Tree Court	22
Phase 2 (garage sites)	Funding to WGCHA	21
Council purchase	Inspira House	54
Council newbuild	Northdown Road	16
Council newbuild	Little Mead	7
council purchase	Chequersfield	18
<b>Total</b>		<b>374</b>

Completion of Units 2020/21		
Open Market Purchase	Council direct purchases	26
council purchase	Chequersfield	18
<b>Total</b>		<b>44</b>

Projects in progress and description			Programme and delivery targets						
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Open Market Purchase	Purchase of 2,3 & 4 bed homes for the council	New property purchases started after Covid restrictions eased	On track (43 in conveyance, but expect to complete on a further 20 by year end)	20	30	15	15	15	15
The Commons 4 x 2 bed houses	Phase 3 site	Procurement of construction partner in progress	On track		4				
Ludwick Way 6 x 3 bed houses	Phase 3 site	Procurement of construction partner in progress	On track		6				
Minster House 90 flats, mix of 1 and 2 bed flats	Identification of low demand existing council sheltered stock and redevelopment	Planning received and waiting for a start on site which has been delayed due to Covid	Delay in delivery date of project due to extended contract time to allow for covid restrictions.			90			
Howlands House 72 units- shared units, bed sitting room hubs and disabled flats.	Better use of existing site for Temporary accommodation	Planning application submitted	On track			72			
Burfield Close 43 flats, 1 and 2 bed self contained and bed sitting room hubs	Former sheltered housing scheme to provide a modern temporary accommodation block.	Buildings currently being used as temporary accommodation. Planning application submitted.	On track				43		
Ludwick Green 14 one bed flats	Existing flats with subsidence issues	Planning application in preparation	On track				14		
Haseldine Meadows 6 x 2 bed houses, 1 x 3 bed house	Phase 3 site	Revised pre-application meeting required due to design changes.	On track			7			
Hazel Grove 2 two bed houses	Phase 3 site	Planning approval achieved	On track			2			
Lockley Crescent 4 x 2 bed houses, 1 x 1 bed bungalow	Phase 3 site	Revised pre-application meeting required due to design changes.	On track			5			
High View	Funding to Home Group	Funding Agreement complete. S106 Agreement with Legal	On track			15			
Inspira House 3 x 1BFs	Conversion of unused space at Inspira House block	Planning application submitted; contractor secured.	On track		3				
Swallowfield 20 homes (mix of studio flats and 1BFs)	Purchase units from private developer (proposed to sell to Now Housing Limited)	Block is part office conversion and part new build	On track		20				
Link Drive / 1-9 Town Centre	Purchase of S106 obligation on council redevelopment	Estates and Dev project; planning approval achieved; affordable	On track			38			
New Park Street 3 x 2 bed houses	GF garage site and HRA site	Procurement underway with a view to off site manufacture	On track				3		
Queensway House	Currently moving residents out of block, with a view to demolition and redevelopment	Initial feasibility underway	On track						30
Birchwood House	Existing Home Group accommodation	Initial feasibility underway	Further work required			8			
Haymeads 12 flats	Direct council development on HRA/general fund land	Delivers new garages as well as new flats	Further work required				12		
Homestead Court	Council site, potential infill	Initial feasibility underway	Further work required				9		
Welwyn Garden City bungalow site (A)	Council owned site - has potential to redevelop and deliver more than 30 additional homes	Initial feasibility underway	Further work required					40	
Howlands site	Council owned site, has potential for redevelopment and to deliver more than twenty additional homes	Initial feasibility underway	Further work required						30
<b>Total</b>			<b>Total</b>	<b>20</b>	<b>63</b>	<b>252</b>	<b>96</b>	<b>55</b>	<b>75</b>
<b>Completed units</b>	<b>374</b>								
<b>Delivery Pipeline</b>	<b>561</b>								
<b>Total</b>	<b>935</b>								