

Appendix B - Affordable Housing Programme Funded Delivery

Completed Units from September 2012 - 30 June 2020			Completion of Units 2020/21					
Cherry Way	Funding to Paradigm	4	Open Market Purchase	Council direct purchases				9
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	168						
RP Open Market Purchase	Funding to WGCHA and B3 Living	4						
Phase 1	Funding to WGCHA	17						
RP Open Market Purchase	Funding to Paradigm	1						
Council newbuild	Furzen Crescent	7						
Council newbuild	Garden Avenue	22						
Phase 2	Funding to WGCHA	21						
Council purchase	Inspira House	54						
Council newbuild	Northdown Road	16						
Council newbuild	Little Mead	7						
		Total		329				
Projects in progress and description			Programme and delivery targets					
				2020/21	2021/22	2022/23	2023/24	2024/25
Open Market Purchase	Purchase of 2,3 & 4 bed homes for the council	New property purchases started after Covid restrictions eased	On track but potential delay assoc with Covid 19	26	30	15	15	15
Chequersfield 12 x 1 bed flats 18 x 2 bed flats	Purchase units from Taylor Wimpey	Agreed to purchase 30 units, 18 for HRA and 12 for Now Housing Limited - site reopened after	On track but potential delay assoc with Covid 19	30				
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	On track but slight delay caused by Covid 19		90			
Howlands House 72 units- shared units, bedsitting room hubs and disabled flats.	Better use of existing site for Temporary accommodation	Planning application submitted	On track			72		
Burfield Close 44 flats, 1 and 2 bed self contained and bedsitting room hubs	Existing sheltered scheme to be decanted and new temporary accommodation to be built	Decants on going with two remaining. Buildings currently being used as temporary accommodation. Planning application in preparation	On track				43	
Ludwick Green 14 one bed flats	Existing flats with subsidance issues	Decants on going, planning application in preparation	On track				14	
Haseldine Meadows 6 x 2 bed houses, 1 x 3 bed house	Phase 3 site	Planning application submitted	On track			7		
Hazel Grove 2 two bed houses	Phase 3 site	Planning application submitted	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	Design work underway; planning application being prepared	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			
New Park Street 4 x 2 bed houses	GF garage site and HRA site	Initial feasibility underway	Further work required				4	
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	
Link Drive / 1-9 Town Centre	Purchase of S106 obligation on council redevelopment	Initial plans devised - 38 properties	Further work required			38		
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					
Queensway House	Currently moving residents out of block, with a view to demolition and redevelopment	Initial feasibility underway	Further work required					
			Total	56	153	162	97	55
Completed units		338						
Delivery Target		598						
Total		936						