




Appendix B

Affordable Housing Programme (AHP)

AHP Progress June 2016 (schemes underway)	Total units
<p>The Council submitted planning applications for a second phase of former garage sites for disposal to the councils Registered Provider framework group. All six schemes have been approved and these are to be progressed with Welwyn Garden City Housing Association. Initial meetings have been held with WGCHA to progress a range of issues including land transfers.</p> <p>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</p> <p>Examples below :</p> <div style="display: flex; flex-direction: column; align-items: center;"> <div style="display: flex; justify-content: space-around; width: 100%;"> <div style="text-align: center;">  <p data-bbox="655 1028 1134 1084">Little Ganett 1 x 2 bed house</p> </div> <div style="text-align: center;">  </div> </div> <div style="display: flex; justify-content: space-around; width: 100%; margin-top: 20px;"> <div style="text-align: center;"> <p data-bbox="248 1305 683 1397">Birchwood Close 1 x 2 bed house and 1 x 3 bed house</p> </div> <div style="text-align: center;">  <p data-bbox="783 1599 1262 1691">Cowper Road 3 x 2 bed bungalows</p> </div> </div> </div>	<p>21</p>

Council Direct Construction

The Council has obtained planning approval on two former garage sites at Garden Avenue and Furzen Crescent in Hatfield. Mears New Homes have been selected as construction partner to deliver Garden Avenue with a start on site expected imminently. A formal opening event is being arranged.



Garden Avenue, Hatfield 14 x 2 bed flats and 8 x 1 bed flats

22

Furzen Crescent has been tendered and evaluation of the bids completed. A recommendation for the selection of construction partner was made to July Cabinet following Procurement Board consideration on the 21st June

Furzen Crescent, Hatfield 7 x 2 bed houses



7

A planning application has been submitted for the provision of 16 new self contained flats in Northdown Road on the site of existing low demand bedsits. Negotiations are complete with 2 existing leaseholders, 3 tenants and the Gap Homeless charity which currently leases a bedsit.



Northdown Road, Hatfield 16 x 1 bed flats

16

Council and RP Open Market Purchases

We aim to purchase a total of 37 properties during 2016/17. At the time of writing six properties had been purchased a further 15 identified. We are on target to identify all 37 this financial year. Our RP partners have purchased 4 and hope to identify 14 more.

37

Other schemes

Feasibility work is being undertaken to consider providing 4 x 3 bed houses and 3 x 2 bed houses on an underused garage site.



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

Further Opportunities

- The Council is currently working with Home Housing Group as part of their proposal to deliver 70+ homes on part of the Onslow school site in Hatfield. A minimum of 30% of these homes must be delivered as part of the planning requirement and without grant. The council is able to fund any additional units above this percentage. Detailed negotiation with Home on exact numbers is to be agreed. A planning application is anticipated in August 2016.
- Initial discussions are being held with All Saints Church in WGC that may offer the opportunity to provide 9 x 2 bed houses and reprovide a new community facility that meets current and future use