




Appendix B

Affordable Housing Programme (AHP)

AHP Progress February 2017 (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. This includes the land transfers and other related assembly issues, with start on sites on a phased programme for construction in 2017. Due to some unknowns at the tender stage some revisions to some schemes may be required.</p> <p>It is anticipated that the demolition of the Hillcrest garages will take place on the 20th February</p> <p>The properties will be for rent, owned by the RP with the council receiving nomination rights.</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-wrap: wrap;"> <div style="width: 50%;">  <p data-bbox="655 1249 1136 1305">Little Ganett 1 x 2 bed house</p> </div> <div style="width: 50%;">  </div> <div style="width: 50%;"> <p data-bbox="248 1525 584 1653">Birchwood Close 1 x 2 bed house and 1 x 3 bed house</p> </div> <div style="width: 50%;">  <p data-bbox="780 1821 1259 1912">Cowper Road 3 x 2 bed bungalows</p> </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 were selected to construct both scheme. They have demolished the vacant garages at Garden Avenue and ground works are underway A formal opening event was completion the 31/10/16 The flats will be for rent and owned and managed by the council



Garden Avenue,
Hatfield 14 x 2 bed

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At Furzen Crescent site the demolition of the vacant garages has been completed. As part of the planning conditions further ground condition surveys are now complete and a full start now site is achieved. The houses will be for rent to be owned and managed by the council

Furzen Crescent,
Hatfield 7 x 2 bed



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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 and the schemes tendered to construction companies in December 16. Evaluation of submissions is complete and a recommendation on a construction partner will be reported to cabinet in April 17. Negotiations are complete with 2 existing leaseholders, 3 tenants and the Gap Homeless charity which currently leases a bedsit. The flats will be for rent and owned and managed by the council



Northdown Road,
Hatfield 16 x 1 bed flats

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Council and RP Open Market Purchases

We aim to purchase a total of 37 properties during 2016/17. We are on target to identify all 37 this financial year. Thirty two have been purchased , two have offers accepted and one property to be identified. Our RP partners have purchased 4 properties a mix of 1 and 2 bed flats. Due to market conditions and property values the OMP initiative with RPs has stopped.

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Other schemes

Little Mead Hatfield

Local resident consultation was completed in December 2016 and following feedback a suitable and revised planning application will be submitted in March 17. Preparation is underway to tender the site to construction companies on receipt of planning approval. 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.

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Little Mead 4 x 3
bed and 3 x 2

All Saints

Agreement has been reached between the All Saints Church in WGC and developer Rockwell Homes to deliver a new community facility for the church and provide 8 new 2 and 3 bed houses. The developer – Rockwell Homes - will construct the new facility for the church and the council are working to enter into an options agreement to purchase the homes on completion. The new homes will be for rent and owned and managed by the council. The legal documentation is being progressed and the developer preparing to submitted a planning application for the scheme

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Further Opportunities

Onslow site Hatfield

- 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 should be delivered as affordable and part of the planning requirement, without grant. Evidence is now being prepared by Home Group in relation to development viability and the scheme may not support the full 30% requirement. On confirmation of such viability claims the council will

TBC

consider funding to secure additional affordable units. Detailed negotiation with Home on exact numbers is to be agreed. A planning application is now expected in April 2017. The new homes will be owned and managed by the Registered Provider with nomination rights to the council.

- **Older person Housing / Sheltered / retirement housing**

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. Detailed work is complete in relation to agreeing a site that also takes into account current use of existing sheltered schemes, options on remodeling and decommissioning. A report is to be considered at the March CHPP that considers underused and unsuitable existing sheltered schemes and proposals for demolition and a new purpose built older person scheme provided. The additional units provided as part of a scheme can be funded by the allowed amounts of RTB receipts and surpluses from the HRA. This is a medium term project that requires considerable staffing resources and careful management and support to existing residents. The proposal is that the building will be owned and managed by the council.

TBC

- **Temporary accommodation**

Work is now under way to provide new temporary accommodation for homeless families as part of the council statutory responsibilities. Howlands House is being considered as an appropriate site with options on a phased demolition and new build scheme. The intention is that this will provide more units to a better standard on the existing site. On completion of feasibility work and close working with the housing option team a planning application will be submitted. The intention will then be to seek a construction partner to deliver the scheme as the initiative progresses. The proposal is that the new units will be owned and managed by the council.

TBC

A range of other initiatives are currently being considered and the CHPP will be updated as these progress.