

## 2014/15 Delivery

The Council has an excellent record with its partners in delivering a good supply of affordable homes, amounting to over 100 units in 2014/15. This compares favourably with other local authorities in Nottinghamshire, as detailed below:

Authority	Total Delivery	Social Rent	Affordable Rent	Intermediate (Shared Ownership)	Intermediate Rent
Newark & Sherwood	107	0	82	22	3
Ashfield	69	55	0	14	0
Rushcliffe	65	9	55	1	0
Broxtowe	45	0	39	6	0
Gedling	44	20	10	14	0
Bassetlaw	7	0	0	7	0
Mansfield	2	0	2	0	0

*Source: DCLG Statistics. Live Table 1011. Updated December 2<sup>nd</sup> 2015*

The following table provides details on those affordable housing schemes delivered in the district during 2014/15 by location, ownership, tenure and type.

Location	Ownership	Affordable Rent	Shared Ownership	Type
Barnby Gate, Newark <i>(100% Affordable Housing Scheme)</i>	Derwent Living	57	17	6 X 1 bed flats 30 X 2 bed houses 18 X 3 bed house 3 X 3 bed (5p) houses
Pitomy Farm, Collingham <i>(S106)</i>	NCHA	4	4	8 x 2 bed houses
Scarborough Road, Bilsthorpe <i>(100% Affordable Housing Scheme)</i>	HRA	25	0	25 X 2 Bed bungalows
<b>Total</b>		<b>86</b>	<b>21</b>	<b>107</b>

### **Anticipated Delivery**

The table below shows the number of units that are at this point anticipated to be delivered over the next 4 financial years. It is difficult to give an accurate picture beyond 2018 as further sites may come forward through the planning system, some sites may be delayed, funding and policy arrangements may change and it is also difficult to gauge delivery on major schemes that will have a number of phases over a long build period.

<b>Scheme Details</b>	<b>Ownership</b>	<b>No. of units</b>	<b>Progress</b>
<b>Anticipated delivery 2016 - 18</b>			
32 1 and 2 bed HRA apartments are being developed on a total of 5 HRA sites in Balderton, Newark & Edwinstowe, supported by HCA grant funding. <i>(100% affordable housing development)</i>	HRA	32 <i>(affordable rent)</i>	In development, anticipated completion Qtr2 2016/17.
4 x 1 bed apartments in Edwinstowe. <i>(100% affordable housing development)</i>	NSH	4 <i>(intermediate rent)</i>	In development, anticipated completion Qtr2 2016/17.
15 rural affordable housing units - 10 x 2 bed bungalows, 2 x 3 bed houses, 3 x 2bed house) at Walesby. The Council approved a proportion of capital funding to NHCA, in addition to HCA grant funding. <i>(100% affordable housing development)</i>	NCHA	15 <i>(affordable rent)</i>	In development, anticipated completion 22/02/16.
Bid submitted to the HCA's 2 <sup>nd</sup> phase Care and Support Specialised Housing Fund to develop a 60 unit supported housing/extra care scheme in partnership with Nottinghamshire County Council at Bowbridge Road, Newark. <i>(100% affordable housing development)</i>	HRA	60 <i>(affordable rent)</i>	At HCA bid stage, awaiting announcement.  Policy & Finance Committee approval required to commence scheme.  Subject to Planning Permission.
Barratt Homes development of 88 units at Ash Farm, Farnsfield. 26 affordable homes are being delivered on the site, 10 for shared ownership & 16 for affordable rent. Through the S106 agreement the Council is acquiring 16 units for rent comprising 8 x 2 bed houses, 4 x 3 bed houses & 4 x 2 bed bungalows. <i>(S106)</i>	HRA	16 <i>(affordable rent)</i>	In development.  Contracts Exchanged. <i>(Policy &amp; Finance Committee approval given to purchase the 16 rented units).</i>  Price to be paid equates to 40% of

			open market value.  Property handover anticipated between August 2016 and June 2017.
Ben Bailey (Avant) Homes development of 148 homes at Wellow Road, Ollerton. 8 units (2 bed houses) to be transferred to the District Council as a S106 contribution for a nominal sum of £1. <i>(S106)</i>	HRA	8 <i>(affordable rent)</i>	In development.  Policy & Finance Committee approval to be sought on 28/01/16.  Anticipated Contract Exchanged February 2016.  Property handover anticipated Qtr3 2016/17.
Sleaford Road, Newark 71 unit affordable housing scheme with HCA grant funding secured. The scheme comprises 20 x 1 Bed apartment, 39 x 2 bed/4p houses and 12 x 3 bed/5p houses. <i>(100% affordable housing development)</i>	Waterloo	71 <i>(affordable rent/shared ownership)</i>	Indicative start on site Qtr4 2015/16, with completion by early 2018.
Beacon Hill Road, Newark - development consists of 189 units, 57 affordable homes are being delivered on site. The affordable units comprise 24 x 1 bed apartments, 18 x 2 bed houses, 13 x 3 bed houses, 2 x 4 bed houses. <i>(S106)</i>	Longhurst	57 <i>(intermediate rent/shared ownership)</i>	In development.  Phase 1 - 16 x 1 bed apartments, indicative completion 03/16.  Phase 2 - 4 x 1 bed house and 2 x 2 bed house, indicative completion 09/16.  Remaining delivery of the affordable housing units dependent on sales of the market housing.
Clipstone x 3 sites in NCHA's ownership, total indicative scheme will	NCHA	25 <i>(affordable)</i>	Subject to Planning Permission.

comprise 1 bed apartments and 2 bed houses. HCA funding has been secured for the scheme. <i>(100% affordable housing development)</i>		<i>rent/shared ownership)</i>	Anticipated completion Qtr 4 2017/18.
Edwinstowe – Affordable plus market housing	NCHA	21 <i>(affordable rent/shared ownership)</i>	Subject to Planning Permission.  Anticipated completion Qtr 4 2017/18.
Rural housing scheme feasibility of location currently being assessed. The Council have approved a proportion of capital funding to NHCA, in addition to HCA grant funding.	NCHA	6-10 <i>(affordable rent/shared ownership)</i>	Subject to Planning Permission.  Anticipated completion Qtr 4 2017/18.
<b>Anticipated delivery 2018 - 20</b>			
The Council is assessing the feasibility of taking an off-site S106 contribution in the form of land (Newark location) and a monetary sum. The land would then be developed for affordable housing. <i>(100% affordable housing development)</i>	HRA	12 <i>(affordable rent)</i>	Policy & Finance Committee approval required to commence scheme.
The Council has completed a financial appraisal to acquire 6 units from St. Leonards Hospital Trust. <i>(This is not new additional affordable housing for the district, but will add to the HRA's stock)</i>	HRA	6 <i>(affordable rent)</i>	Policy & Finance Committee approval given to make an offer for the units.
Blidworth, Belle Vue – NSH have acquired this site and currently assessing the feasibility of development. <i>(100% affordable housing development)</i>	NSH	21 <i>(tenure TBC)</i>	Subject to Planning Permission, (this is an allocated site for housing).  NSH Board approval required to progress delivery
Southwell (Nottingham Rd) 8 affordable homes comprising 6 x 1 bed apartments and 2 x 2 bed houses. <i>(S106)</i>	To be identified	8 <i>(affordable rent/shared ownership)</i>	