

## **Affordable Housing Delivery 2017/18**

Over the past thirteen years, a total of 1177 additional affordable homes have been provided across the district, through S106 agreements, 100% affordable housing developments, exception sites, the Council's own developments and NSH Growth Programme.

Between April 2017 and March 2018 130 additional affordable homes have been built across the district (*located in Newark, Farnsfield, Rainworth, Ollerton and Caunton*) and the approaches to deliver these are outlined below:

<b>Developer: Section 106 Agreements</b>	<b>Registered Provider 100% Affordable Housing Schemes</b>	<b>NSH</b>	<b>HRA Developments</b>	<b>Total</b>
49	16	5	65	<b>135</b>

The tenure breakdown of these units is as follows:

<b>Social Rent</b>	<b>Affordable Rent</b>	<b>Intermediate Housing (Shared Ownership)</b>	<b>Discount for sale</b>	<b>Total</b>
14	96	21	4	<b>135</b>

### ***Section 106 Agreements and 100% Affordable Housing Schemes***

The table below details the location of the affordable housing units delivered either through Section 106 planning agreements or on 100% affordable housing schemes:

<b>Location</b>	<b>Affordable Ownership</b>	<b>Affordable Rent (AR)</b>	<b>Shared Ownership (SO)</b>	<b>Discount for Sale (DFS)</b>	<b>Type (<i>total units</i>)</b>
Beacon Hill Road, <b>Newark</b> <i>(S106)</i>	Longhurst Housing Association	4	10	-	1 bed apartments 2 & 3 bed houses
Ash Farm, <b>Farnsfield</b> <i>(S106)</i>	HRA	16	-	-	3 x 3 bed houses
Ash Farm, <b>Farnsfield</b> <i>(S106)</i>	Derwent Living	-	9	-	3 x 3 bed houses
Warsop Lane, <b>Rainworth</b> <i>(S106)</i>	Derwent Living	4	-	4	4 x 2 bed houses 4 x 3 bed houses
Newark Road, <b>Ollerton</b> <i>(S106)</i>	NSH	2	-	-	2 x 2 bed houses
Gladstone House, <b>Newark</b>	HRA	60	-	-	48 x 1 bed apartments 12 x 2 bed

					apartments
Stephen Road, <b>Newark</b>	HRA	2	-	-	2 x 1 bed apartments
Quibell Road, <b>Newark</b>	HRA	3	-	-	1 x 2 bed bungalow 2 x 2 bed houses
Hedge Row, <b>Caunton</b>	Nottingham Community Housing Association (NCHA)	4	2	-	4 x 2 bed houses 2 x 3 bed houses
Mount School, <b>Newark</b>	St Leonards Trust	10 ( <i>Social Rent</i> )	-	-	10 x 2 bed apartments
<b>Total</b>		<b>105</b>	<b>21</b>	<b>4</b>	

### ***Gladstone House***

Most significantly in 2017/18 the Council completed Gladstone House in Newark, a 60 unit (*48 x 1 bed & 12 x 2 bed units*) extra care scheme, in partnership with Homes England, Nottinghamshire County Council and Newark and Sherwood Homes, who project managed the development.

The scheme is let on an affordable rent basis, which includes meals at lunchtime, laundry and community facilities, with the intensive housing management service provided by Newark and Sherwood Homes who manage the scheme. Nottinghamshire County Council have nomination rights to 40 of the units (*32 extra care & 8 assessment units*) and provide extra care support to eligible residents in these units.

The Council has entered into a Co-operation Agreement with the County Council for the 40 nominated units, which guarantees a rental income to the HRA Business Plan should a unit continue to be void after a prescribed period of time.

### **Anticipated Affordable Housing Delivery**

The table below shows the number of units that at this point are anticipated to be delivered over the next 4 financial years. It is difficult to provide an accurate picture beyond 2019 as further sites may come forward through the planning system, some sites may be delayed (especially those major developments phased over a long build period) and national funding/policy arrangements may change: (**NB:** *Units being delivered through the HRA development programme are detailed at Section 6.*)

<b>Scheme Details</b>	<b>Ownership</b>	<b>No. of Units</b>	<b>Progress</b>
<b>Anticipated Delivery 2018 – 19</b>			
<b>Elston</b> <b><i>(100% affordable housing rural exception site scheme)</i></b>	NCHA	10 ( <i>AR/SO</i> ) 3 x 2b3pbungalow ( <i>AR</i> ) 4 x 2b4p houses ( <i>AR</i> ) 1 x 3b5p house ( <i>AR</i> )	Anticipated completion March 2019

		1 x 2b4p house (SO) 1 x 3b5p house (SO)	
<b>Clipstone</b> x 3 sites <i>(100% affordable housing development)</i>	NCHA	25 (AR) 13 x 2b houses 12 x 1b2p apartments	Anticipated start on site June 2018. Completion June 2019
Belle Vue, <b>Blidworth</b> 21 unit market development by NSH. <b>(S106)</b>	NSH	6 (AR) 6 x 1 bed apartments	Anticipated completion July 2018
Warsop Lane, <b>Blidworth</b> Taylor Wimpey	Derwent and Developer DFS	17 (10 DFS and 7 for S/R)	Continued delivery throughout 2018/19
Augustus Grange, Ridgeway, <b>Farnsfield</b> 60 unit market development by Miller Homes <b>(S106)</b>	NCHA	18 (AR/SO) 1 x 2b flat (AR) 3 x 3 bed houses (AR) 7 x 2 bed houses (AR) 7 x 2 bed houses (SO)	Anticipated completion September 2018
<b>Anticipated Delivery 2019 – 21</b>			
Southwell Rd, <b>Farnsfield</b> 48 unit market development by Bellway Homes. <b>(S106)</b>	Gedling Homes	14 (AR/DFS) 6 x 2 bed (AR) 2 x 3 bed (AR) 2 x 3 bed (DFS) 4 x 2 bed (DFS)	Anticipated completion July 2019
Augustus Grange, Ridgeway, <b>Farnsfield</b> 60 unit market development by Miller Homes <b>(S106)</b>	NCHA	18 (AR/SO) 1 x 2b apartment (AR) 3 x 3 bed houses (AR) 7 x 2 bed houses (AR) 7 x 2 bed houses (SO)	Anticipated completion September 2018 (1 <sup>st</sup> phase)
The Council has agreed to take an off-site S106 contribution in the form of land ( <b>Newark</b> location) and a monetary sum. The land would then be developed for affordable housing. <i>(100% affordable housing development)</i>	HRA	12 (AR)	No start on site confirmed.
Allenby Road, <b>Southwell</b> <b>(S106)</b>	No provider confirmed	20 (12 AR/8 SO)	No start on site confirmed
Braemar Farm, <b>Collingham</b> <b>S106</b>	NCHA	24 (8 AR/16 SO)	Commenced development
Former Miners Welfare, <b>Edwinstowe</b> <i>(100% affordable housing)</i>	NCHA	28 (14 SO/12 AR & 2 Rent to buy)	Anticipated start on site December 2018

<i>development)</i>		1,2 & 3 bed houses and apartments	
Bowbridge Road, Newark <b>(100% affordable housing development)</b>	NCHA	62 (AR/SO) 1, 2, 3 & 4 bed houses and bungalows	Anticipated start on site December 2018
Edwinstowe House, Edwinstowe <b>(Affordable Housing by planning Condition)</b>	NCHA	21 A/R & S/O 2 and 3 beds	Anticipated start on site July 2019
New Lane, Blidworth <b>(S106 (10 units) plus additional 38 additional units)</b>	Derwent	48 8 x 2 bed bungalow 21 x 2 bed houses 6 x 3 bed houses	Delivery over two years from 2019/20