

Affordable Housing Delivery 2015/16

Over the past eleven years a total of 887 additional affordable homes have been provided within the district, through S106 agreements, 100% affordable housing developments, the Council's own developments and Newark and Sherwood Homes Growth Programme.

Between April 2015 and March 2016, 68 additional affordable homes have been delivered across the district (located in Ollerton, Walesby, Edwinstowe and Newark) and the approaches to deliver these are set out below:

Developer: Section 106 Agreements	Registered Provider 100% Schemes	Council Housing	Total
27	15	26	68

The tenure breakdown of these units is as follows:

Social Rent	Affordable Rent	Intermediate Housing (Shared Ownership)
6	52	10

Council House Development

The Council is working in partnership with NSH to deliver affordable housing on former garage sites across the district that are poorly used, in disrepair and have, in some cases, become hot spots for anti-social behaviour.

Following a successful bid submission to the Homes and Communities Agency (HCA) 2015-18 Affordable Homes programme for grant funding, 32 new build homes for affordable rent have been developed (26 in the 2015/16 year).

Location of Scheme	No. & Type of Units
Lilac Close, Newark	6 x 1B2P apartments 4 X 2B3P apartments
Wolfit Avenue, Balderton Site A	4 x 2B3P apartments
Wolfit Avenue, Balderton Site B	4 x 1B2P apartments
Coronation St /Grove View Road, Balderton	4 x 2B3P apartments 4 x 1B2P apartments
Second Avenue, Edwinstowe	6 x 1B2P apartments

Section 106 Agreements

The table below details the location of the affordable housing units delivered through Section 106 agreements:

Location	Ownership	Affordable Rent	Shared Ownership	Type
Beacon Court, Ollerton	Home Housing	0	3	1 X 1 bed apartments 2 X 2 bed houses
Fernwood, Newark	NCHA	6 Social Rent	2	8 x 2 bed houses

Beacon Hill Road, Newark	Longhurst	16	0	16 x 1 bed apartments
Total		22	5	

Anticipated Affordable Housing 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.

Scheme Details	Ownership	No. of units	Progress
Anticipated delivery 2016-2018			
Edwinstowe , 4 x 1 bed apartments in. <i>(100% affordable housing development)</i>	NSH	4 (Intermediate rent)	<i>Completed Qtr1 2016/17.</i>
Bowbridge Road, Newark - 60 unit supported housing/extra care scheme in partnership with Nottinghamshire County Council & NSH. Secured funding through the HCA's 2 nd phase Care and Support Specialised Housing Fund and all other financial approvals now in place. Planning permission secured. <i>(100% affordable housing development)</i>	HRA	60 (Affordable rent)	Anticipated start on site June 16. Practical completion Qtr. 4 2017/18.
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. Policy & Finance Committee approval given to purchase the 16 rented units and contracts exchanged. <i>(S106)</i>	HRA	16 (Affordable rent)	In development. 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 NSH as a S106 contribution for a nominal sum of £1 per unit, as	NSH	8 (Affordable rent)	In development. Anticipated contract exchange May 2016. Property handover anticipated Qtr.3 2016/17.

approved by the Policy & Finance Committee (S106)			
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. (100% affordable housing development)	Waterloo	71 (Affordable rent/shared ownership)	In development. Indicative practical completion Qtr. 4 2017/18
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. (S106)	Longhurst	57 (Intermediate rent/shared ownership)	In development. <i>Phase 1 - 16 x 1 bed apartments – delivered in 15/16.</i> 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 comprise 1 bed apartments and 2 bed houses. HCA funding has been secured for the schemes. (100% affordable housing development)	NCHA	25 (Affordable rent/shared ownership)	Subject to Planning Permission. Anticipated completion Qtr. 4 2017/18.
Caunton - rural housing scheme – 4 x 2 bed houses and 2 x 3 bed houses. HCA grant funding has been secured, along with a contribution from the district Council. Planning permission approved. (100% affordable housing development)	NCHA	6 (Affordable rent/shared ownership)	Anticipated completion Qtr. 4 2017/18.
Anticipated delivery 2018-2020			
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. (100% affordable housing development)	HRA	12 (Affordable rent)	Policy & Finance Committee approval required to commence scheme.
The Council has completed a	HRA	6 (Affordable	Policy & Finance

<p>financial appraisal to acquire 6 units from St. Leonards Hospital Trust, Newark. <i>(This is not new additional affordable housing for the district, but will add to the HRA's stock)</i> <i>(Stock acquisition)</i></p>		rent)	Committee approval given to make an offer for the units, which has been submitted.
<p>Blidworth, Belle Vue – NSH have acquired this site and currently assessing the feasibility of development. <i>(100% affordable housing development)</i></p>	NSH	21 (Tenure TBC)	Subject to Planning Permission, (this is an allocated site for housing). NSH Board approval required to progress delivery
<p>Southwell, Nottingham Rd - 10 affordable homes comprising 8 x 1 bed apartments and 2 x 2 bed houses. <i>(S106)</i></p>	NCHA	10 (Affordable rent/shared ownership)	Miller Homes development, construction has commenced with affordable trigger on completion of 60% of the market housing.