

Affordable Housing Delivery 2016/17

Over the past twelve years a total of 1032 additional affordable homes have been provided across the district, through Section 106 agreements, 100% affordable housing developments, the Council's own developments and NSH Growth Programme.

Between April 2016 and March 2017, 145 additional affordable homes have been built (*located in Ollerton, Farnsfield, Southwell, Edwinstowe and Newark*) and the approaches to deliver these are outlined below:

Developer: Section 106 Agreements	Registered Provider 100% Affordable Housing Schemes	NSH	HRA Developments	Total
65	70	4	6	145

The tenure breakdown of these units is as follows:

Social Rent	Affordable Rent	Intermediate Housing (Shared Ownership)
0	114	31

Council & Company Developments

Following a successful bid submission to the Homes and Communities Agency (HCA) 2015-18 Affordable Homes programme for grant funding to develop 32 new build Council homes for affordable rent, the final **6 units** (1B2P apartments) at Second Avenue, Edwinstowe were completed in 2016/17.

The homes have been built by Robert Woodhead Ltd, a local company, to the Code for Sustainable Homes Level 3 and meet the Core Standards of the HCA's Design and Quality Standards. NSH have utilised initiatives during the construction process to enable the use of local employment, skills and training.

In addition, NSH have developed **4 units** (1B2P apartments) for affordable rent at Second Avenue, Edwinstowe, which are in the Company's ownership.

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:

Location	Ownership	Affordable Rent (AR)	Shared Ownership (SO)	Type (<i>total units</i>)
Beacon Hill Road, Newark (S106)	Longhurst Housing Association	32	11	24 X 1 bed houses – (AR) 8 X 2 bed houses (3 x SO,

				3 x AR, 2 x SE) 11 x 3 bed houses (3 x SO, 5 x AR, 3 x SE)
Ash Farm, Farnsfield (S106)	HRA (Council)	3	0	3 x 3 bed houses (AR)
Ash Farm, Farnsfield (S106)	Derwent Living	-	3	3 x 3 bed houses (SO)
Nottingham Road, Southwell (S106)	Nottingham Community Housing Association (NCHA)	8	2	8 x 1 bed apartments (AR) 2 x 2 bed houses (SO)
Newark Road, Ollerton (S106)	Newark and Sherwood Homes	6	-	6 x 2 bed houses (AR)
Esther Varney Place, Sleaford Rd, Newark (100% affordable housing scheme)	Waterloo Housing Association	55	15	9 x 2b houses (SO) 6 x 3b houses (SO) 20 x 1 bed apartments (AR) 28 x 2 bed houses (AR) 7 x 3 bed houses (AR)
Total		104	31	

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 2018 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.

Scheme Details	Ownership	No.of units	Progress
Anticipated delivery 2017-2018			
Gladstone House, Bowbridge Road, Newark - 60 unit 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. There will be 48 x 1 bed units and 12 x 2 bed units.	HRA	60 <i>(affordable rent)</i>	In development. Practical completion Qtr. 4 2017/18.

(100% affordable housing development)			
Barratt Homes development of 18 units at Ash Farm, Farnsfield . 5 affordable homes are being delivered on the site, 2 for shared ownership & 3 for affordable rent. The Council is acquiring 3 units for rent comprising 3 x 2 bed houses, Derwent Living are acquiring the 2 x 2 bedroom bungalows for shared ownership (S106)	HRA/Derwent Living	5 <i>(affordable rent/shared ownership)</i>	In development. Property handover anticipated between December 17 and January 18
Ben Bailey (Avant) Homes development of 148 homes at Wellow Road, Ollerton . 2 units (2 bed houses) to be transferred to the NSH as a S106 contribution for	NSH	2 <i>(affordable rent)</i>	In development Property handover anticipated 2017/18
Beacon Hill Road, Newark – (Persimmon) 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	15 <i>(intermediate rent/shared ownership)</i>	In development. Property handover anticipated December 2017 <i>Remaining delivery of the affordable housing units dependent on sales of the market housing.</i>
Caunton - 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. (100% affordable housing development)	NCHA	6 <i>(affordable rent/shared ownership)</i>	In development Anticipated completion December 2017
The Council has agreed 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> (Stock acquisition)	HRA	6 (affordable rent)	Estimated hand over October 2017
Anticipated delivery 2018 – 20			
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 <i>(affordable rent/shared ownership)</i>	Anticipated start on site January 2018
Southwell Rd, Farnsfield - 48 dwellings by Bellway Homes. Affordable will be 3 x 3 bed houses 10 x 2 bed houses.	Gedling Homes	14 <i>(affordable rent/discount for sale)</i>	Anticipated start on site spring 2018

(S106)			
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 <i>(affordable rent)</i>	No start on site to date.
Blidworth, Belle Vue – 15 x 2 bed house for market sale and 6 x 1 bed apartments for rent. (S106)	NSH	6 <i>(affordable rent)</i>	Anticipated start on site October 2017. Completion estimated July 2018