

BABERGH DISTRICT COUNCIL

FROM: Housing Panel

REPORT NUMBER: **H148**

TO: OVERVIEW AND SCRUTINY
(COMMUNITY SERVICES) COMMITTEE

DATE OF MEETING: 25 November 2008

REVIEW OF THE COUNCIL'S AFFORDABLE HOUSING PROGRAMME

1. **PURPOSE OF THE REPORT**

1.1 The purpose of this report is to review progress on the Council's target to deliver 700 affordable homes, either built or in the development pipeline between 1 April 2004 and 31 March 2009; to present the main findings of our Strategic Housing Market Assessment (SHMA) and Housing Needs Survey (HNS) and to consider a new affordable housing target and programme for the years 1 April 2009 to 31 March 2014.

2. **RECOMMENDATIONS**

- 2.1 That the Committee notes progress to date with the affordable housing target.
- 2.2 That the Committee notes the core findings of the Strategic Housing Market Assessment and the Housing Needs Survey.

The Committee is able to resolve this matter.

3. **FINANCIAL IMPLICATIONS**

3.1 There are no financial implications associated with this report.

4. **RISK MANAGEMENT**

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
The economic down turn and the housing market slump continues to worsen reducing the ability of planning obligations to deliver affordable housing in Babergh.	Very High	Critical	Monitor the economy and the housing market to ensure a good understanding of their direction of travel and respond accordingly. Set a realistic affordable housing target for the period 2009-14. Provide the Council with regular and appropriate performance management information to enable Members to monitor progress with the delivery of the affordable housing target.

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
			<p>Consult with developers and partner RSLs to investigate ways to deliver agreed affordable housing.</p> <p>Encourage developers and partner RSLs to negotiate the sale of already built open market housing for use as affordable housing.</p> <p>Encourage delivery of Rural Exceptions Sites in appropriate village locations. Identify and bring forward Babergh owned land for the delivery of new affordable housing.</p>
<p>The revised affordable housing target cannot be achieved because of the economic climate and difficulties identifying suitable Babergh owned land and Rural Exception Sites</p>	<p>Very High</p>	<p>Critical</p>	<p>Every effort will be made to bring forward Babergh owned land subject to legal restrictions, planning approval and public consultation.</p> <p>Partnership working with Parish Councils and local communities will continue with the objective of encouraging the development of Rural Exceptions Sites.</p> <p>To work with RSL partners and developers to bring forward the affordable housing element of open market developments which are no longer progressing due to the down-turn in the housing market.</p>

5. **KEY POINTS - THE AFFORDABLE HOUSING PROGRAMME**

Achieving the 700 Homes Target

- 5.1 The Council's affordable housing target of 700 homes either completed or in the development pipeline is on target.

5.2 The table below provides full details of all the schemes completed, under construction and with planning permission at 30 September 2008.

Affordable Homes	Rented	Shared Ownership	Total
Completed	303	83	386
Under construction	62	22	84
With planning permission	182	103	285
Total	547	208	755

5.3 A breakdown of individual scheme details is shown in Appendix 1. This provides both gross and net unit figures for all schemes progressed during the target period.

5.4 The table shows that 107% of the Council's affordable housing target has been achieved within the affordable housing pipeline.

5.5 With 386 homes already completed, and a further 84 under construction, a guaranteed 470 new affordable homes will be completed during the target period. This amounts to a 67% achievement rate for completions within the overall target of 700 new homes in the development pipeline to 31 March 2009.

5.6 Committee should be aware that 285 homes remain in the development pipeline without a definite start on site date in place. Of these it is estimated that starts will be made on an estimated 59 new homes within the target period. This will deliver a total of 529 (75%) completed new affordable homes from our 700 homes target.

5.7 Since the Council made affordable housing delivery one of its highest priorities, the number of annual affordable housing completions has increased steadily. The predicted completions for 2008/9 are particularly encouraging and illustrate the benefits of the additional resources made available by the Council for this area of work.

5.8 The table below shows the annual completions of affordable housing during the target period. A complete breakdown of the schemes delivered is provided in Appendix 2.

Completions 2004/5	2005/6	2006/7	2007/8	Estimated 2008/9
78	55	80	90	83 actual at 30.9.08 (125 estimated total to 31.3.09)

5.9 Another area of good news is that those schemes requiring grant funding from the Housing Corporation during this period have attracted a total of £7.5 million to the District. A further £2.5 million is also committed to schemes that are currently in development or are due to start on site over the next few months. Full details of the funding achieved for completed schemes are available at Appendix 2.

- 5.10 Babergh’s affordable housing delivery originates from a number of sources. Planning obligations have already been mentioned. Rural exceptions sites and Babergh owned land are also important contributors to meeting our housing need.
- 5.11 The following table shows the breakdown of dwellings negotiated on the various types of sites during the period 1 April 2004 to 30 June 2008.

Type of Site	Rented	Shared Ownership	Total
Planning Obligations	276	124	400
Rural Exceptions Sites	123	35	158
Babergh Owned Land	128	41	169
Other	19	09	28
Total	546	209	755

- 5.12 Although the above table confirms that planning obligations is set to deliver the majority of the Council’s affordable housing (53%), it is important to recognise the sizeable contributions made by Babergh owned land (22%) and Rural Exceptions Sites (21%). These are set to deliver 327 new affordable homes within the current Affordable Housing Pipeline.

How the State of the Housing Market Affects Babergh’s Affordable Housing Delivery

- 5.13 The state of the housing market and the “credit crunch” is having a severe effect on the delivery of new homes in the private sector. This means that most of the UK’s major house builders have stopped developing existing sites and are no longer opening up new sites. This will affect the delivery of new affordable housing across the country as most of this is delivered through planning obligations on open market developments.
- 5.14 Nearly 53% of our new affordable housing is reliant on planning obligations, as shown in the above table. It is very likely that the delivery of a minimum 200 dwellings will be delayed as a consequence of the down turn in the housing market, and the reluctance of builders to risk developing in such a precarious economic climate.
- 5.15 The Council’s response to these difficulties is detailed in paragraphs 5.16 to 5.21 below.

Using Babergh Owned Land to Deliver Affordable Housing

- 5.16 With the potential reduction in planning obligations delivery it is particularly important to continue the use of Council owned land for the development of new affordable housing. With this in mind an assessment of all Babergh’s land holdings has been undertaken.
- 5.17 The results of the first tranche of this work have already been reported to the Housing Panel. This sought support for more detailed appraisals on 17 sites across the District. Once completed further reports will be presented to Members for their approval.

Delivering Affordable Housing Through Rural Exceptions Sites

- 5.18 Rural Exceptions Sites also make an important contribution to meeting the housing needs of the District. These have the added benefit of helping to keep our rural communities sustainable, at a time when many services are being lost from our villages. During the target period 105 new affordable homes have been completed in 7 villages across the District.
- 5.19 Two further rural exceptions schemes are currently being built at Alpheton and Holbrook. These will bring forward 14 new homes over the next few months. Two further schemes have planning approval at Capel St Mary and Lavenham, and these are set to add 39 more rural homes to the list.
- 5.20 This will total 158 new rural dwellings for local people. Officers of the Council are currently working with a further eleven Parish Councils to consider developing local needs affordable housing in their communities.

Working with Developers and RSL Partners

- 5.21 Work is ongoing to identify open market developments where it may be possible to bring forward the agreed affordable housing even though the open market housing is not currently being developed. It may also be possible for RSL partners to purchase the whole of some of the smaller open market sites for use entirely as affordable housing schemes. This action will help reduce the impact of the downturn in the housing market.

Affordable Housing for those with Special Housing Needs

- 5.22 Our Housing Needs Survey of 2004 confirmed the importance of meeting the housing requirements of those in our community who have special needs. The Strategic Housing Market Assessment (SHMA) of 2008 and our latest Housing Needs Survey (HNS) of 2008 also confirm the need to make such provision.
- 5.23 The SHMA and the HNS recognise our increasingly aging population and the need to provide sufficient and appropriate housing for this part of our community. This we are doing by bringing forward more ground floor accommodation and Very Sheltered Housing. Schemes are currently being considered for both Hadleigh and Sudbury, and a 32 unit development is due to start on site in Capel St Mary this autumn.
- 5.24 The housing needs of those with other special needs are also being considered. This includes re-provision for people with learning disabilities in Sudbury and our supported housing scheme for vulnerable single people being developed at Stour House, Sudbury. On the same site a separate scheme is currently in development to provide self-contained short term accommodation for homeless families.
- 5.25 The current Housing Strategy and Affordable Housing Programme have successfully delivered a range of new affordable housing in both urban and rural settings. So that the Council can continue to respond positively to the housing needs of the District it is essential that we have a clear understanding of our local housing market and housing needs.
- 5.26 These needs will continue to be monitored and new provision will be developed within the affordable housing pipeline once they are identified.

6. UNDERSTANDING BABERGH'S HOUSING MARKET AND HOUSING NEEDS

- 6.1 A major strategic responsibility of all Councils is to have a clear and comprehensive understanding of its housing market and housing needs. In order to achieve this two important pieces of research have been undertaken during 2008.
- 6.2 These are our first Strategic Housing Market Assessment (SHMA) and our fourth Housing Needs Survey (HNS). These have been undertaken by separate consultants who specialise in this type of work.
- 6.3 The final reports from both pieces of research are due between November and December 2008, when Members will be provided with full information on their findings and recommendations.
- 6.4 The SHMA findings will be launched at an event on the morning of 24 November 2008. Members from the four Councils who commissioned the survey will be invited to attend the IP Centre at Ipswich Docks to hear the outcomes of the assessment. It is envisaged that a concise summary of the report will also be available to Members ready for this event. The main, rather weighty report will also be available through the Council's web site.
- 6.5 The launch of Babergh's HNS will be on Friday 12 December 2008 at 10.00 a.m. in the Council Chamber. The Housing Panel will host a presentation by David Couttie of David Couttie Associates for all Members, partners and officers who are invited to hear the findings and recommendations of the report.
- 6.6 A summary of the main findings from the draft reports is detailed below.

7. BABERGH'S STRATEGIC HOUSING MARKET ASSESSMENT 2008

- 7.1 SHMAs are undertaken to identify housing market areas, to understand how they operate and identify key drivers and relationships within those markets. They provide a comprehensive evidence base drawn from secondary data sources to aid the development of housing and planning policy. This will provide information on, for example, the correct mix of dwellings required in an area, and the level of affordable housing need.
- 7.2 Babergh's SHMA has been undertaken during 2008 by Fordham Research. This has been done in partnership with Mid Suffolk, and Suffolk Coastal District Councils together with Ipswich Borough Council.
- 7.3 The main findings of the SHMA are:-
- (a) The geographical area of the four partner authorities forms a functioning housing market area, which has a strong local economy. Most working people both live and work in the area, which is a good sign that the area is a reasonably self-contained and cohesive market.
 - (b) Housing is cheaper in Ipswich than across the remainder of the housing market area. However, there are affordability problems across the whole of the local housing market. House prices are higher outside Ipswich for a number of reasons. Better off workers choose to live outside Ipswich. The area is a retirement destination for people from more expensive parts of the country. There is a trend for people to move to the area from Essex and London. There is also a certain amount of commuting to London.

- (c) The main issues affecting the future local housing market are population and household growth, together with an aging population. Household numbers will increase at a faster rate than the actual population between 2006 and 2021. These factors will increase the demand for smaller dwellings across the housing market area.
- (d) With increasing housing need across all tenures the report recommends a minimum 35% affordable housing delivery across the housing market area.

8. **BABERGH'S HOUSING NEEDS SURVEY 2008**

- 8.1 The Council's fourth Housing Needs Survey commenced in May 2008. This has been undertaken by David Couttie Associates. The findings and recommendations are based essentially on a survey of 8000 households across the district. This has been done alongside a housing market survey utilising the Land Registry and Halifax House Price database. This covers areas across the District, together with an internet survey of house prices and secondary data analysis.
- 8.2 Housing market and needs assessments identify key inter-related priorities for housing, planning and care strategies to address the current and future requirements of households in the study area.
- 8.3 The main findings of the HNS are:-
 - (a) Housing demand and need within Babergh remains high. This far exceeds what could be supplied from the proposed minimum level target of total new housing provision to 2021 set at 285 units per annum. There is an annual shortfall of 369 affordable homes across the District.
 - (b) The affordable housing needs of the area can only be addressed in a meaningful way if there is greater housing provision overall. This means that all possible ways of increasing the scale of delivery should be considered.
 - (c) It is essential that future new development provides a mix of housing type and size to meet the needs of all households.
 - (d) A revised affordable housing target of 40% is recommended for all suitable sites, with 75% of this for social rent and 25% for intermediate housing tenures. This is an issue for discussion within the Local development Framework process, and will be considered by our Planning Policy Team;
 - (e) New properties should mainly be smaller one and two bedroom units, principally flats and terraced houses, with a recommendation that up to 50% should be within this category. This will meet the needs of single, couple and small family households. There should also be delivery of three-bedroom (35%) and four-bedroom houses (15%), to meet larger family household requirements in both social rented and intermediate housing sectors. This will help address the needs of larger families across all sections of the community including those from BME groups;
 - (f) Planning Policy should consider a range of site thresholds below 15 units in sub-areas within the District, recognising that viability issues may require lower target levels or provision of commuted sums for delivery on alternative sites. Again, this will be an issue to be considered through the Local Development Framework process;

- (g) The Council must develop housing strategies which provide positive incentives to improve the turnover of family houses in the social rented sector, to address under-occupation and make best use of the existing stock;
 - (h) It is essential to address the current and future growth in older people and in frail older households across all tenures and their related care and support needs, through provision of support services and adaptation to enable people to remain independent; and ensure that the type and quality of existing sheltered stock meets today's housing standards and preferences; together with the provision of 'extra care' units to meet the growth in the frail elderly population.
- 8.4 Both surveys confirm that Babergh's housing needs across all tenures remain high, and particularly in relation to affordable housing. The SHMA advises that the implied proportion of affordable housing (369 units per annum) from the number of homes Babergh is required to deliver through the Regional Spatial Strategy (285 per annum) equates to nearly 114%. Clearly this is not attainable and therefore a realistic figure for affordable housing delivery needs to be set as part of our target setting process. This is discussed in detail at paragraph 9 below.
- 8.5 The findings and recommendations of the SHMA and the HNS will be collated into an action plan which will be presented to the Housing Panel in due course.
9. **SETTING A NEW AFFORDABLE HOUSING TARGET FOR THE PERIOD 1 APRIL 2009 TO 31 MARCH 2014**
- 9.1 When considering our new affordable housing target the Housing Panel considered a number of factors. These included the Regional Spatial Strategy target of 35% affordable housing delivery across the region; the 285 homes Babergh is expected to deliver annually through the planning system up to 2021 of which 35% or 100 should be affordable; findings and recommendations of the HNS and SHMA which shows that 369 affordable homes are required annually to meet identified housing need; and the economic climate and down-turn in the housing market.
- 9.2 Whilst it is clear that a minimum of 100 and a maximum of 369 affordable homes are required each year the successful delivery of the required new affordable housing depends on a number of factors, some of which are out of the Council's control.
- 9.3 As the Council is only required to deliver 285 new dwellings in total across the district each year, with only 35% of these being affordable, it is not possible to achieve the maximum 369 affordable homes that our surveys confirm are required.
- 9.4 The credit-crunch and the state of the housing market are likely to prevent even the 100 affordable units that 35% delivery on open market developments should bring forward each year. However, it is anticipated that there will be delivery from Babergh land and Rural Exceptions sites, which will help to counter balance these losses to a certain extent.

9.5 Taking all these circumstances into account the Council's target for the next five years should be to include 500 new affordable dwellings either completed, under construction or with planning permission in the Development Pipeline between 1 April 2009 and 31 March 2014.

10. **KEEPING MEMBERS INFORMED ABOUT AFFORDABLE HOUSING PERFORMANCE AND DELIVERY**

10.1 The new target for the period 1 April 2009 to 31 March 2014 will be reported in the same way as the current target in order to provide continuity. This will detail numbers of completions, dwellings under construction and dwellings with planning permission.

10.2 One difference to the current reporting process is that milestone completion figures will be projected across the 5-year period of the new target so that Members can monitor how the pipeline is delivering.

10.3 The annual milestone figures for the period 2009/10 to 2013/14 are detailed in the table below. It is suggested that these figures will need to be reviewed regularly in order to reflect accurately changing housing market conditions.

2009/10	2010/11	2011/12	2012/13	2013/14
70	100	40	30	60

10.4 Details of the new target will be provided to Members within the Housing Panel's annual report for 2009. The Panel concluded that Committee will no longer be asked to approve the entire Affordable Housing Programme at one time, as it is subject to such frequent change. Instead, approval will be sought for individual schemes as they are firmed up. Local Members will continue to be invited to Housing Panel meetings at the initial stages of development.

11. **APPENDICES**

The following appendices will be distributed at the meeting:

Appendix 1 – The Affordable Housing Pipeline between 1 April 2004 and 30 September 2008.

Appendix 2 – Affordable housing completions by financial year between 1 April 2009 and 30 September 2008.

Appendix 3 – Sources of affordable housing for the period 1 April 2004 to 30 March 2009.

Appendix 4 – The Affordable Housing Pipeline for 1 April 2009 to 31 March 2014.

12. **BACKGROUND PAPERS REFERRED TO**

None.

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Affordable Housing Pipeline – 1st April 2004 to 30 September 2008

This appendix details all affordable housing negotiated within the 2004 to 2009 target period, which have been completed, are under construction, or have a planning approval/S106 agreement in place.

Completed Dwellings

Site	Number of dwellings		Number of dwellings		Total Net	Total Gross
	Rent Net	Rent Gross	S/O Net	S/O Gross		
2004-5						
Bildeston 1	11	11	0	0	11	11
Elmsett Mill	0	0	4	4	4	4
Oak House, Stutton	38	38	0	0	38	38
Phoenix Court, Sudbury	13	13	6	6	19	19
Mill Green, Edwardstone	6	6	0	0	6	6
Sub Total	68	68	10	10	78	78
2005-6						
Broomfield, Sproughton	1	2	0	0	1	2
Queensland, Shotley	1	2	0	0	1	2
Gravel Pit, Brantham	0	1	0	0	0	1
Stratford St Mary	0	1	0	0	0	1
Uplands Rd, Sudbury	-5	9	0	0	-5	9
Layham	3	3	1	1	4	4
Weavers, Long Melford	5	5	0	0	5	5
Partridge Close, Boxford	15	15	0	0	15	15
Maltings, Bures	1	1	0	0	1	1
Aldham Mill Hill, Hadleigh	7	7	8	8	15	15
Sub Total	28	46	9	9	37	55
2006-7						
11 Queensland, Shotley	1	2	0	0	1	2
12 Queensland, Shotley	1	2	0	0	1	2
13 Queensland, Shotley	1	2	0	0	1	2
14 Queensland, Shotley	1	2	0	0	1	2
12 Broomfield, Sproughton	0	1	0	0	0	1
3 Broomfield, Sproughton	0	1	0	0	0	1
5a/5b	1	2	0	0	1	2
Crowcroft, Nedging	3	3	3	3	6	6
Polstead	8	12	0	0	8	12
Aldham Mill Hill, Hadleigh	32	32	2	2	34	34
Edgeworth Rd, Sudbury	3	3	4	4	7	7
Clover Mews, Gt. Cornard	3	3	0	0	3	3
Bakers Mill, Gt. Cornard	0	0	6	6	6	6
Sub Total	54	65	15	15	69	80

Completed Dwellings - Continued

Site	Number of dwellings		Number of dwellings		Total Net	Total Gross
	Rent Net	Rent Gross	S/O Net	S/O Gross		
2007-8						
Tawneys Bures	7	9	0	0	7	9
Green Lane, Cockfield	6	6	0	0	6	6
Woollards, Long Melford	3	3	0	0	3	3
Bakers Mill, Gt. Cornard	19	19	6	6	25	25
Barrow Hill, Acton	1	1	1	1	2	2
Bildeston - 2	8	8	7	7	15	15
L Bessells, Hadleigh	4	4	1	1	5	5
St Barts, Sudbury	18	18	5	5	23	23
Kingsland, Shotley	2	2	0	0	2	2
Sub Total	68	70	20	20	88	90
2008-9						
Clibbon Court, Gt. Cornard	-3	11	12	12	9	23
Lawshall	6	6	2	2	8	8
Nayland	1	3	1	1	2	4
Cross Green, Cockfield	4	4	1	1	5	5
St Barts, Sudbury	15	15	10	10	25	25
Priory Stadium, Sudbury	12	12	0	0	12	12
Howe Lane, Cockfield	3	3	3	3	6	6
Sub Total	38	54	29	29	67	83
Completions Grand Total	256	303	83	83	339	386

Dwellings under Construction at 30.9.08

Site	Number of dwellings		Number of dwellings		Total Net	Total Gross
	Rent Net	Rent Gross	S/O Net	S/O Gross		
Bures Rd, Gt. Cornard - Phase 1	15	15	12	12	27	27
Cats Lane, Sudbury	2	2	10	10	12	12
Bury Rd, Alpheton	2	2	0	0	2	2
Syers Farm, Hitcham	1	1	0	0	1	1
Green Lane, Cockfield	6	6	0	0	6	6
Kingsland, Shotley	1	3	0	0	1	3
The Driftway, Capel St Mary	1	1	0	0	1	1
Ipswich Road, Holbrook	12	12	0	0	12	12
Rodbridge Hill, Long Melford	1	1	0	0	1	1
2 The Street, Monks Eleigh	2	2	0	0	2	2
Stour House, Sudbury	15	16	0	0	15	16
Orchard House, Stutton	1	1	0	0	1	1
Grand Total	59	62	22	22	81	84

Dwellings with planning permission at 30.9.2008

Site	Number of dwellings		Number of dwellings		Total Net	Total Gross
	Rent Net	Rent Gross	S/O Net	S/O Gross		
Bures Road - Phase 2	65	65	15	15	80	80
Crowcroft, Nedging	2	2	2	2	4	4
Poplar Rd, Gt. Cornard	2	11	18	18	20	29
Guildford Europe, Sudbury	0	0	12	12	12	12
Church Lane, Brantham	1	2	0	0	1	2
St Leonard's, Sudbury	3	3	2	2	5	5
Armes, Sudbury	21	21	7	7	28	28
Homefield, Boxford	4	4	4	4	8	8
Gaol Lane, Sudbury	1	1	1	1	2	2
Brent Eleigh Rd, Lavenham	7	7	0	0	7	7
Thorington Hall, Ipswich	39	39	13	13	52	52
Ballingdon, Sudbury	6	6	2	2	8	8
Days Rd, Capel	6	6	26	26	32	32
Palfrey Heights, Brantham	6	6	0	0	6	6
Kingsland, Shotley	3	4	0	0	3	4
Sandringham Ct, Sudbury	4	4	0	0	4	4
Greys Close, Hadleigh	1	1	1	1	2	2
Grand Total	171	182	103	103	274	285

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AFFORDABLE HOUSING COMPLETIONS BY SCHEME TYPE 1ST APRIL 2004 TO 30TH SEPTEMBER 2008

This appendix details all affordable housing schemes completed within the 2004 to 2009 target period. Information provided includes the type of scheme, for example Rural Exceptions site, the net and gross number of units, the tenure type and number of units in each tenure type, and sources of funding.

Schemes Completed in 2004/2005	Net Total Units	Gross Total Units	Tenure Type		SHG	BDC Grant	RCGF	Commuted Sum	Discount BDC Land
			Rent	S/O					
Exception Sites (Under 3000 pop):									
Stutton – Oak House	38	38	38	0	£500,000	£600,000	0	0	0
Bildeston - Artiss Close	11	11	11	0	£ 537,259	No	0	0	0
Edwardstone - Mill Green View	6	6	6	0	£ 105,000	£50,000	0	0	N/A
Planning Obligations:									
Elmsett - The Mill	4	4	0	4	0	0	0	0	N/A
General Schemes:									
Sudbury - Church Walk	19	19	13	6	£280,730	No	0	0	N/A
Total	78	78	68	10	£1,422,989	£650,000	0	0	0

Schemes Completed in 2005/2006	Net Total Units	Gross Total Units	Tenure Type		SHG	BDC Grant	RCGF	Commuted Sum	Discount BDC Land
			Rent	S/O					
Exception Sites (Under 3000 pop):									
Boxford - Partridge Close	15	15	15	0	£550,000	0	0	0	N/A
Local Needs (Under 3000 pop):									
Layham – Gardeners Close Mill Lane	4	4	3	1	0	£86,000	0	0	£37,500 40%
Planning Obligations:									
Bures - Maltings Cottage	1	1	1	0	0	0	0	0	N/A
Aldham Mill Hill - Hadleigh	15	15	7	8	£000,002	0	0	0	N/A
Long Melford - Weavers	5	5	5	0	0	0	0	0	N/A
Regeneration:									
Block Built Bungalows									
Stratford St Mary – 5 Higham Road	0	1	1	0	£48,500	0	0	0	£11,000
Brantham – 4 Gravel Pit Lane	0	1	1	0	£48,500	0	0	0	£11,000
Shotley - 17/19 Queensland	1	2	2	0	£72,784	0	0	0	£11,000
Sproughton – 4a/4b Broomfield Common	1	2	2	0	£74,000	0	0	0	£11,000
Sudbury – Uplands Road	-5	9	9	0	£370,000	0	0	0	0
General Schemes:									
0 Schemes	0	0	0	0	0	0	0	0	0
Total	37	55	46	9	£1,163,786	£86,000	0	0	£81,500

Schemes Completed in 2006/2007	Net Total Units	Gross Total Units	Tenure Type		SHG	BDC Grant	RCGF	Commutated Sum	Discount BDC Land
			Rent	S/O					
Local Needs (Under 3000 pop):									
Nedging - Crowcroft Road	6	6	3	3	£111,000	£150,000	0	£150,000	N/A
Polstead – Flaggy Pond View	8	12	12	0	£630,000	0	0	0	100% = £90,000
Planning Obligations:									
Sudbury – Edgeworth Road	7	7	3	4	£157,000	0	0	0	N/A
Hadleigh – Aldham Mill Hill	34	34	32	2		0	0	0	N/A
Gt. Cornard – Bakers Mill	6	6	0	6	0	0	0	£320,000 received	N/A
Regeneration:									
Block Built Bungalows									
Sproughton - Broomfield Common 3a, 3b, 5 + 12	1	4	4	0	£171,000	0	0	0	100% = £91,335
Shotley – Queensland 11, 11a, 12, 12a, 13, 13a, 14, 14a	4	8	8	0	£307,500	0	0	0	100% = £121,780
General Schemes:									
Gt. Cornard – Clover Mews	3	3	3	0	£147,000	0	0	0	
Total	69	80	65	15	£2,002,000	£150,000	0	£470,000	£303,115

Schemes Completed in 2007/08	Net Total Units	Gross Total Units	Tenure Type		SHG	BDC Grant	RCGF	Commutated Sum	Discount BDC Land
			Rent	S/O					
Exception Sites (Under 3000 pop):									
Bildeston - Artiss Close Phase 2	15	15	8	7	£342,000	0	£210,000	0	100% = £250,000
Bures - Beaumont Close	7	9	9	0	£270,000	0	0	0	100% = £250,000
Rural Local Needs (Under 3000 pop):									
Cockfield - Green Lane Phase 1	6	6	6	0	£225,000	0	0	0	100% = £282,000
Shotley – 86/88 Kingsland	2	2	2	0	£74,000	0	0	0	100% = £250,000
Planning Obligations:									
Hadleigh – Long Bessells	5	5	4	1	£40,000	0	0	0	
Gt. Cornard – Bakers Mill	25	25	19	6	0	0	0	0	
Acton – Barrow Hill	2	2	1	1	0	0	0	0	
Sudbury – St Barts Priory	23	23	18	5	0	0	0	0	
General Schemes:									
Long Melford – Woollards Gardens	3	3	3	0	£142,000	0	0	0	100% = £157,500
Total	88	90	70	20	£1,093,000	0	£210,000	0	£1,189,500

Schemes Completed in 2008/09 (to 30.09.08)	Net Total Units	Gross Total Units	Tenure Type		SHG	BDC Grant	RCGF	Commutated Sum	Discount BDC Land
			Rent	S/O					
Exception Sites (Under 3000 pop):									
Cockfield – Howe Lane	6	6	3	3	£150,000	0	0	0	N/A
Cockfield – Cross Green	5	5	4	1	£140,000	0	0	0	N/A
Rural Local Needs (Under 3000 pop):									
Nayland 1	2	4	3	1	£140,000	£11,000	0	0	100% = £290,000
Lawshall	8	8	6	2	£280,000	0	0	0	21% = £385,000
Planning Obligations:									
St Bartholomew's Priory, Sudbury	25	25	15	10	0	0	0	0	N/A
Priory Stadium, Sudbury	12	12	12	0	£409,000	0	0	0	N/A
Regeneration:									
Gt. Cornard - Clibbon House	9	23	11	12	£720,000	0	0	0	100% = £700,000
General Schemes:									
Total Schemes Completed =	67	83	54	29	£1,839,000	£11,000	0	0	£1,375,000
Grand Total	339	386	303	83	£7,520,775	£897,000	£210,000	£470,000	£2,949,115

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Sources of Affordable Housing Delivery - 1st April 2004 to 30th September 2008

This appendix details the source of all affordable housing within the Affordable Housing Pipeline during the period 1st April 2004 to 30th September 2009.

Planning Obligations - Completed Units						
Site	Number of dwellings		Number of dwellings		Total Net	Total Gross
	Rent Net	Rent Gross	S/O Net	S/O Gross		
Elmsett Mill	0	0	4	4	4	4
Weavers, Long Melford	5	5	0	0	5	5
Maltings, Bures St Mary	1	1	0	0	1	1
Aldham Mill Hill, Hadleigh	7	7	8	8	15	15
Edgeworth Road, Sudbury	3	3	4	4	7	7
A.M.H.	32	32	2	2	34	34
Bakers Mill, Gt. Cornard Ph. 1	0	0	6	6	6	6
Long Bessells, Hadleigh	4	4	1	1	5	5
Bakers Mill, Gt. Cornard Ph. 2	19	19	6	6	25	25
Barrow Hill, Acton	1	1	1	1	2	2
St Barts, Sudbury	33	33	15	15	48	48
Priory Stadium, Sudbury	12	12	0	0	12	12
Sub Total	117	117	47	47	164	164
Planning Obligations - Under Construction						
Site	Rent Net	Rent Gross	S/O Net	S/O Gross	Total Net	Total Gross
Bures Road, Gt. Cornard Phase 1	15	15	12	12	27	27
Cats Lane, Sudbury	2	2	10	10	12	12
Syers Farm, Hitcham	1	1	0	0	1	1
Driftway, Capel St Mary	1	1	0	0	1	1
Rodbridge Hill, Long Melford	1	1	0	0	1	1
Orchard House, Stutton	1	1	0	0	1	1
Sub Total	21	21	22	22	43	43
Planning Obligations – Not in Development but with Planning Permission						
Site	Rent Net	Rent Gross	S/O Net	S/O Gross	Total Net	Total Gross
Crowcroft, Nedging	2	2	2	2	4	4
Guildford Europe, Sudbury	0	0	12	12	12	12
St Leonard's, Sudbury	3	3	2	2	5	5
Armes, Sudbury	21	21	7	7	28	28
Thorington Hall, Ipswich	39	39	13	13	52	52
Ballingdon, Sudbury	6	6	2	2	8	8
Greys Close, Hadleigh	1	1	1	1	2	2
Gaol Lane, Sudbury	1*	1*	1*	1*	2*	2*
Bures Rd. Gt. Cornard Ph. 2	65	65	15	18	80	80
Sub Total	138	138	55	55	193	193
Total of above sections	276	276	124	124	400	400

Rural Exceptions Sites – Completed Units						
Site	Number of dwellings		Number of dwellings		Total Net	Total Gross
	Rent Net	Rent Gross	S/O Net	S/O Gross		
Bildeston 1	11	11	0	0	11	11
Bildeston 2	8	8	7	7	15	15
Mill Green, Edwardstone	6	6	0	0	6	6
Partridge Cl. Boxford/Groton	15	15	0	0	15	15
Tawneys Ride	7	9	0	0	7	9
Cross Green, Cockfield	4	4	1	1	5	5
Oak House, Stutton	38	38	0	0	38	38
Howe Lane, Cockfield	5	5	1	1	6	6
Sub Total	94	96	9	9	103	105
Rural Exceptions Sites – Under Construction						
Site	Rent Net	Rent Gross	S/O Net	S/O Gross	Total Net	Total Gross
Bury Road, Alpheton	2	2	0	0	2	2
Ipswich Road, Holbrook	12	12	0	0	12	12
Sub Total	14	14	0	0	14	14
Rural Exceptions Sites – Not in Development but with Planning Permission						
Site	Rent Net	Rent Gross	S/O Net	S/O Gross	Total Net	Total Gross
Days Road, Capel St Mary	6	6	26	26	32	32
Brent Eleigh Rd, Lavenham	7	7	0	0	7	7
Sub Total	13	13	26	26	39	39
Total of above sections	121	123	35	35	156	158
Total b/fwd from prev. pg.	276	276	124	124	400	400
Running total	397	399	159	159	556	558

Babergh Owned Land – Completed Units						
Site	Number of dwellings		Number of dwellings		Total Net	Total Gross
	Rent Net	Rent Gross	S/O Net	S/O Gross		
Block Built Bungalow sites	7	18	0	0	7	18
Uplands Road, Sudbury	-5	9	0	0	-5	9
Polstead	8	12	0	0	8	12
Green Lane, Cockfield Ph 1	6	6	0	0	6	6
Kingsland, Shotley - I	2	2	0	0	2	2
Woollards, Long Melford	3	3	0	0	3	3
Clibbon House, Gt. Cornard	-3	11	12	12	9	23
Lawshall	6	6	2	2	8	8
Harpers, Nayland	1	3	1	1	2	4
Layham	3	3	1	1	4	4
Sub Total	28	73	16	16	44	89

Babergh Owned Land – Under Construction						
Site	Rent Net	Rent Gross	S/O Net	S/O Gross	Total Net	Total Gross
Stour House, Sudbury	15	16	0	0	15	16
Green Lane Cockfield Ph. 2	3	3	3	3	6	6
Kingsland Shotley 2	1	3	0	0	1	3
2 The Street Monks Eleigh	2	2	0	0	2	2
Sub Total	21	24	3	3	24	27

Babergh Owned Land – Not in Development but with Planning Permission						
Site	Rent Net	Rent Gross	S/O Net	S/O Gross	Total Net	Total Gross
Sandringham Ct, Sudbury	4	4	0	0	4	4
Kingsland, Shotley 3	3	4	0	0	3	4
Palfrey Heights, Brantham	6	6	0	0	6	6
Homefield, Boxford	4	4	4	4	8	8
Church Lane, Brantham	1	2	0	0	1	2
Poplar Road, Gt. Cornard	2	11	18	18	20	29
Sub Total	20	31	22	22	42	53

Other Sites – Completed Units						
Site	Number of dwellings		Number of dwellings		Total Net	Total Gross
	Rent Net	Rent Gross	S/O Net	S/O Gross		
Phoenix Court, Sudbury	13	13	6	6	19	19
Crowcroft, Nedging	3	3	3	3	6	6
Clover Mews, Gt. Cornard	3	3	0	0	3	3
Sub Total	19	19	9	9	28	28

Total of above sections	88	147	50	50	138	197
Running Total b/fwd.	397	399	159	159	556	558

Grand Total	485	546	209	209	694	755
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AFFORDABLE HOUSING PROGRAMME - 01.04.2009+
Appendix 4

SITE NAME	AREA	SCHEME TYPE	TOTAL AH UNITS	Start on Site Fin. Year	Completed on Site Fin. Year	COMMENTS
Cats Lane B/00/01751/OUT	Sudbury	PO	12	2007/08	2009/10	Site partly completed but contractor has financial problems. Orbit HA negotiating to purchase whole site
Days Road Very Sheltered Scheme	Capel St Mary	RES	32	2008/09	2010/11	Planning permission and land purchase complete. Start on site November 08
Poplar Road Phase 1	Great Cornard	RS	6	2008/09	2009/10	Completing legal negotiations prior to transfer of land
Ipswich Road	Holbrook	RES	12	2008/09	2009/10	Contractors on site.
2 The Street B/08/00025/FUL	Monks Eleigh	RLNS	2	2008/09	2009/10	Contractors on site.
Wiston Lane	Nayland	RES	5	2008/09	2010/11	Flagship working on detailed design and negotiating with the landowner
Land adjacent 36-38 Kingsland Shotley B/07/01383	Shotley	RS	2	2008/09	2009/10	Start on site due in January 2009
Orchard House, Holbrook Road B/04/1560/OUT	Stutton	PO	1	2008/09	2009/10	Under construction.
Stour House B/07/01662	Sudbury	RS	16	2008/09	2009/10	Contractors on site.
The Driftway B/03/01723/OUT & B/05/1880/RES	Capel St Mary	RPO	1	2008/9	2009/10	Under construction.
Palfrey Heights B/07/02056/FUL/FB	Brantham	RLNS	6	2009/10	2009/10	Planning permission granted. Awaiting expiry of notices on licences in May 2009 to transfer land.
The Marvens Phase 2	Copdock & Washbrook	RES	8	2009/10	2010/11	Hastoe HA negotiating with Sufook CC for release of land
Bures Road, Rugby Club B/03/01504/FUL - Current Phase 2	Great Cornard	PO	80	2009/10	2011/12	Awaiting confirmation of delivery dates from developer
Poplar Road Phase 2 B/04/01624/FUL	Great Cornard	RS	23	2009/10	2011/12	Completing legal negotiations prior to transfer of land
28 Cornerth Crescent	Great Cornard	GNS	1	2009/10	2009/10	Land transfer in progress planning application to be submitted
10 Trees Road	Great Waldingfield	RES	8	2009/10	2010/11	Land purchase negotiations ongoing between Orwell and Suffolk CC.
Land between Lady Lane & Tower Mill Lane Phase 1 B/06/1488/OUT	Hadleigh	PO	25	2009/10	2009/10	Flagship negotiating with the developer.
Lady Lane (Samsons Motorworks) B/05/1367/FUL Refused 27/09/05 Current appeal	Hadleigh	PO	16	2009/10	2012/13	Orbit is discussing purchase of this site with the developer.
Grays Close B/06/02146	Hadleigh	PO	2	2009/10	2010/11	s.106 completed June 2008. Awaiting confirmation of start on site date.
Brent Eleigh Road B/07/00879/FUL	Lavenham	RES	7	2009/10	2010/11	Planning approval given. Rural Housing Trust to appoint a RSL to develop the site.
Land adjacent 44 Kingsland Shotley B/07/01384	Shotley	RS	1	2009/10	2009/10	Awaiting scheme costings and outline plans.
Sandringham Court B/04/07640/FUL	Sudbury	RS	4	2009/10	2009/10	Negotiating with garage owner to acquire the sold garage to enable the scheme to proceed.
William Armes B/04/01176/OUT	Sudbury	PO	28	2009/10	2011/12	Awaiting confirmation from developer re start on site date.
Ballingdon Oil Depot, Middleton Road B/05/02159/OUT	Sudbury	PO	8	2009/10	2011/12	Awaiting confirmation from developer re start on site date.

SITE NAME	AREA	SCHEME TYPE	TOTAL AH UNITS	Start on Site Fin. Year	Completed on Site Fin. Year	COMMENTS
Land to rear of Town Hall, Gaol Lane B/07/00532/FUL	Sudbury	RS	2	2009/10	2011/12	Awaiting confirmation from developer re start on site date.
Homefield	Boxford	RLNS	8	2010/11	2010/11	CPO has been issued for sold garage.Public enquiry scheduled for January 2009
Land between Lady Lane & Tower Mill Lane Phase 2 B/06/1488/OUT	Hadleigh	PO	33	2010/11	2010/11	Flagship negotiating with the developer.
Crownfield Road B/08/01052/FUL	Glemsford	PO	20	2010/11	2011/12	Awaiting confirmation of start on site date.
Head Lane	Great Cornard	PO	11	2010/11	2011/12	Awaiting confirmation of start on site date.
Guildford Europe, Radiator Road B/03/01205/OUT	Great Cornard	PO	12	2010/11	2011/12	Awaiting confirmation of start on site date.
Folly Road B/07/01211	Great Waldingfield	RPO	33	2010/11	2012/13	Awaiting confirmation of start on site date.
Banham's Coach Depot, The Row B/03/00530/FUL	Hartest	RPO	1	2010/11	20011/12	Awaiting confirmation of start on site date.
Crowcroft Road B/04/444/OUT	Nedging	PO	4	2010/11	2011/12	Awaiting confirmation of start on site date.
Thorington Hall Area F - B/02/1984/OUT (current application)	Pinewood, Ipswich	PO	52	2010/11	2013/14	Awaiting confirmation of start on site date.
Ganges - B/03/01085/OUT	Shotley Gate	RPO	TBA	2010/11	2014/15	Two planning applications have been submitted.
St Leonards Hospital B/03/00282/OUT	Sudbury	PO	5	2010/11	2013/14	Awaiting decision from NHS as to whether they will proceed with sale of site.
Highbank	Sudbury	PO	11	2010/11	2012/13	Awaiting planning application
Chilton Woods Phase 1	Sudbury	PO	25	2010/11	2010/11	Awaiting planning application
Bury Road	Thorpe Mx	RES	8	2010/11	2010/11	Design and planning application proceeding. 12 months Notice to be issued on BDC land in October 2009
Church Lane	Sproughton	PO	10	2011/12	2013/14	Awaiting planning application
Chilton Woods Phase 2	Sudbury	PO	25	2011/12	2011/12	Awaiting planning application
Harp Close Meadow B/99/00706/FUL	Sudbury	PO	TBA	2011/12	2013/14	Previous developer pulled out. Awaiting new developer.
Goodlands Farm	Boxford	RPO	8	2012/13	2013/14	Awaiting confirmation of start on site date.
Chilton Woods Phase 3	Sudbury	PO	50	2012/13	2012/13	Awaiting planning application
Friends Field/Eves Orchard B/07/01131/ENQ	Bures	PO	11	2012/13	2013/14	Awaiting confirmation of mix and start on site date from developer.
Chilton Woods Phase 4	Sudbury	PO	50	2013/14	2013/14	Awaiting planning application