



DISCLAIMER

This document or some parts of it may not be accessible when using adaptive technology.

If you require assistance with accessing the content of the document, please contact the Planning team and quote the document name and the web page you found it on:

- email: planning.admin@ashfield.gov.uk
- telephone: 01623 457 388

AFFORDABLE HOUSING DELIVERY STRATEGY

2021 - 2023



Updated May 2023

Affordable Housing Delivery Strategy 2021-2023 review

This review provides an update on the outcomes achieved through the implementation of the actions set out in this strategy.

The Affordable Housing Delivery Strategy is a sub-strategy of the Housing Strategy 2021-2023; one of the priorities of the Housing Strategy is developing new council homes.

In addition to the below outcomes, the Development Team have also been crowned as Leader's Team of the Year 2023 and have been shortlisted in the Development Strategy of the Year category at the EEM Building Communities Awards 2023.

2021 - 2023 Actions

Actions	Update	Status
Deliver 100 new affordable homes by 2025	108 new affordable homes completed or on site as at February 2023 30 homes have been acquired from the market, including s.106 properties	Complete
Continue to form partnerships with registered providers as required to deliver new affordable homes	Froghopper Lane scheme developed in partnership with emh group	Complete
Continue to maintain a register of sites in need of regeneration that could deliver additional homes	All other council development sites are being delivered directly by ADC All council owned sites have been assessed for either development or disposal.	Complete
Continue to maximise the delivery of adapted homes on Council led or enabled developments	The Development Team proactively monitor the market for opportunities 7 adapted homes have been delivered in 2021 - 2023	Complete

Continued

Explore all available opportunities to acquire properties and sites, including other public sector estate, regeneration opportunities, auction and private sale opportunities, s.106 properties.	30 homes have been acquired from the market, including 25 s.106 properties and 4 Right To Buy buy-backs Negotiations are in progress to acquire land from the open market	Complete
Conclude the disposal options appraisal for Council owned land at Diamond Avenue and Clegg Hill	Appraisals completed	Complete
Complete the disposal of unviable garage sites to release capital for reinvestment	Sale of first 4 sites completed - other sites are under discussion.	In progress
Identify Council community centres suitable for regeneration to provide new affordable homes	2 centres have been redeveloped to provide 4 bungalows	Complete
As part of the Towns Fund and Future High Streets Fund Project, lead on any opportunities to deliver affordable housing	No opportunities identified to date	Complete
Ensure all commuted sums are utilised within the required timescales	All commuted sums available in 2021-2023 have been utilised	Complete
Implement the recent national policy changes to the use of Right to Buy receipts	Policies and procedures have been amended as required	Complete
Update the specification for new build homes delivered by the Council to minimise carbon emissions (current minimum standard set is EPC B or better)	Specifications are developed site by site and are subject to financial viability. A fabric first approach is adopted in all cases and wherever possible, minimum standards are exceeded.	Complete

Monitor supply and demand in the affordable home ownership and s.106 markets, and work with Planning to address any challenges	47 s.106 social/affordable rented homes delivered by the market in 2021-2023, of which ADC acquired 25. No issues with supply or demand of affordable home ownership products identified.	Complete
Explore procurement opportunities to improve the value for money and quality of services provided by professional service partners such as architects, quantity surveyors, etc.	A number of professional service partners are now in place providing good value for money and high quality services.	Complete
Explore procurement opportunities to improve the social value outcomes of development projects	Procurement is via framework agreements – social value outcomes are prescribed by the procurement consortiums	Complete
Explore procurement opportunities to minimise carbon emissions from development projects	Opportunities are explored on a case by case basis, such as using sustainable materials, mixing mortar on site and off-site construction of roof trusses	Complete

2023–2025 actions

1. Deliver 100 new affordable homes between 2023 – 2028
2. Continue to maximise the delivery of adapted homes on Council led or enabled developments
3. Explore all available opportunities to acquire properties and sites, including other public sector estate, regeneration opportunities, auction and private sale opportunities, s.106 properties.
4. As part of the Towns Fund and Future High Streets Fund Project, lead on any opportunities to deliver affordable housing
5. Ensure all committed sums are utilised within the required timescales
6. Explore opportunities to increase the supply of Extra Care housing in Ashfield
7. Explore opportunities to deliver homes that achieve the highest standards of energy efficiency, such as Passivhaus
8. Explore opportunities resulting from the East Midlands Mayoral Authority (launching May 2024)
9. Maximise the delivery of affordable housing by Registered Provider partners
10. Revise policies and procedures as required by the Social Housing (Regulation) Act
11. Identify opportunities to maximise affordable housing delivery as a result of proposed planning policy reforms
12. Monitor customer satisfaction with new homes to identify opportunities for improvement
13. Monitor ongoing quality of new homes by reviewing data (such as defect reports, repairs requests, stock condition surveys) to identify opportunities for improvement