

Agenda item no. 6 - Questions from members of the Council

| Question Number | Questioner | Question | Question to |
|---|-------------------------------|---|-----------------------------------|
| MQ 1 | Councillor Oliver, Saxon Gate | <p>In the 23/24 budget signed off by the Council there was a commitment to build 2,500 homes for social housing over 10 years.</p> <p>How many of these 2,500 homes will be built in the years to 31 March 2024 and 31 March 2025? How many homes are likely to be built in the next 4 years?</p> <p>What was the total number of new houses built in Herefordshire in the year to 31 March 2023?</p> <p>How many house are there for which outline planning or full planning has been granted that still remain to be built?</p> | Cabinet member Economy and Growth |
| <p>Response:</p> <p>In the 23/24 budget signed off by the Council there was a commitment to build 2,500 homes for social housing over 10 years.</p> <p>As part of the Capital Strategy presented by the previous administration to Council in February, it stated –</p> <p>Cabinet have an ambition to create 2,500 new social and affordable homes over the next 10 years; the council intends to respond to this challenge by progressing plans to invest in developing additional affordable housing stock and retaining it in public ownership.</p> <p>How many of these 2,500 homes will be built in the years to 31 March 2024 and 31 March 2025?</p> <p>All affordable housing predicted to be delivered in the County is 386 Affordable Rent = 133 Social Rent = 46 Shared Ownership = 89 Rent to Buy = 4 114 units to be confirmed</p> <p>How many homes are likely to be built in the next 4 years?</p> <p>All affordable housing predicted to be delivered over the next 4 years is 1274. Affordable Rent = 397 Social Rent = 180 Shared Equity = 4 First Homes = 10 Shared Ownership = 202</p> | | | |

LCM/Discounted = 18

Rent to buy = 8

455 to be confirmed

What was the total number of new houses built in Herefordshire in the year to 31 March 2023?

Monitoring survey data being used for the annual 5 year supply reporting indicates that there have been 704 units completed (net) in the year 1 April 2022 – 31 March 2023.

How many house are there for which outline planning or full planning has been granted that still remain to be built?

Unbuilt commitments (net) with full permission, together with outline permissioned units at 31st March 2023 totals 4675. It should be added that this figure may be subject to variation as the 5 year supply report is still being finalised.

NB Net refers to the number of new units built less any demolitions.

Supplementary Question :

I welcome the announcement that 1,274 units will be built within 4 years, are all these units to be built by the Council? How many will be built in Hereford City? As regards the 4,675 with outline planning permission I assume most of these are on the land banks of private housing developers. A large developer had outline permission for 1,000 homes at Rotherwas which has been in place for about 10 years without a single home being built. Can the council persuade them to part with a portion of the land to enable social housing to be built where the jobs are on Rotherwas?

Response to supplementary question from Cabinet Member Economy and Growth:

A written response would be provided and an offer to meet and discuss the issues was raised.

Response to supplementary question provided on 9 August:

All will be built by private developers and registered providers, however the affordable housing will be negotiated by Herefordshire Council's Strategic Housing Team Strategic Housing.

From April 2023 to March 2026 it is predicted that 437 affordable housing properties and an 80 unit extra care scheme will be built in Hereford totalling 517.

Discussions with the developer are currently taking place with regards to the site in Rotherwas. There is the potential to deliver approximately 540 homes of which 35% would be negotiated as affordable housing, with a mixture of accommodation for general needs and vulnerable client groups.