

HERITAGE



SUSTAINABLE
DESIGN



COMMUNITY



SOCIAL
VALUE

PARTNERSHIPS

HOUSING DEVELOPMENT



APSE

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Points to cover in this presentation:

- **Stevenage Context**
- **Affordable Housing Delivery**
- **Focus on small regeneration project - Victorian conversion**

About Stevenage



- **First New Town**
- **A major town: pop. 85,000**
- **Council stock: 8,000 properties + 1,500 leaseholders**
- **19 mins from London**
- **Major business hub – inc MBDA, Airbus, GSK, Fujitsu**
- **Centre for growth & future Stevenage Even Better vision**

HOUSING DEVELOPMENT 

The Housing Challenge

- Legacy of New Town development is that stock is ageing at a similar age and requires investment
- A need to diversify housing to meet varied need within the town, including high quality premium homes, Supported housing and Social housing
- Acute pressure created by 2000+ residents on the housing waiting list
- Corporate plan included three ambitions focussed on housing and investment into the town.

Our ambitions

Housing Development

Increase the number of social & affordable homes in Stevenage

Town Centre Regeneration

Create a vibrant town centre where people want to live, work and play.

Connected to our Customers

Improve the accessibility of our services and the customer experience.

Co-operative Neighbourhood Management

Work with our communities to improve our neighbourhoods.

Excellent Council Homes for Life

Provide high-quality homes to our tenants and leaseholders.

Future Vision TC:



Delivering Affordable Homes in the Neighbourhoods

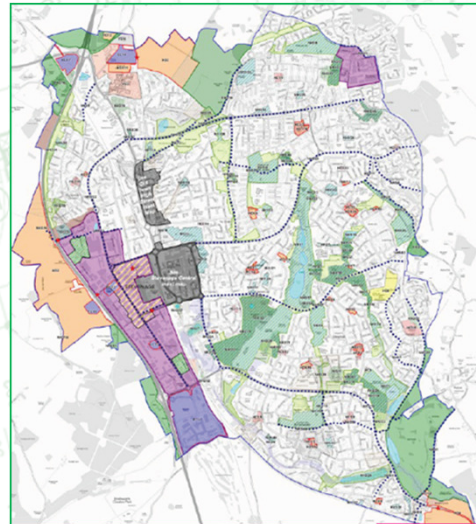
New small team established during 2016 to develop greater level of social rented housing

- Flexible growth / budgeted
- Recruited from within Council
- Access to professional consultant team

Clear political governance through a dedicated Executive Housing Committee

Develop in every corner of Stevenage

- Helpful mandate to cast our net wide when looking for land opportunities
- Signalled need for small to medium sized schemes
- Appealed to local SME – builders



HOUSING DEVELOPMENT 



270 Affordable Rented Homes



£4.3m in receipts to date, profit of £2.1m

Reservations of further £2.4m



285 Homes Delivered Since Inception



On site at 286 New Homes



300+ New Homes in Design Development

HOUSING DEVELOPMENT



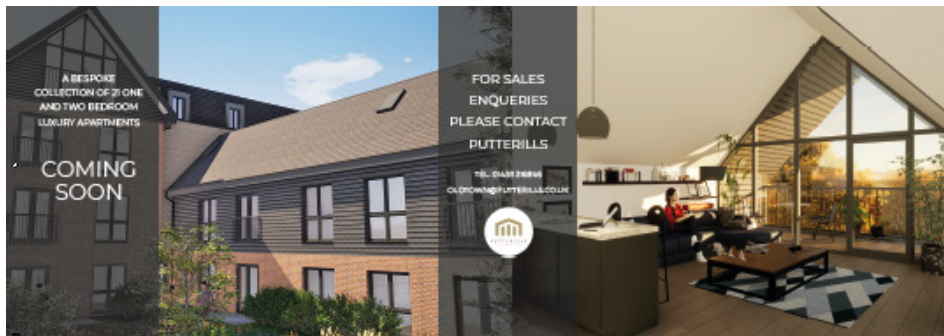
Completed schemes: a range of sizes, types and design



HOUSING DEVELOPMENT



Future Plans 500 plus homes



More supported housing schemes: homeless & other vulnerabilities



The Site – Ditchmore Lane



- 4 miscellaneous properties in the Old Town with large gardens
- Most suffered from historic neglect & legacy tenancies
- Experienced multiple floods, storm damage and subject to ASB
- Mixed intermittent use by charities

Ditchmore Lane – The plan



6 detached and adapted bungalows for aff rent

40 bed space supported housing space for homeless
Run by Haven First and developed by our RSL partner Settle HA

10 Private sale apartments to generate funding for additional social housing

Ditchmore Lane – *The phases*



HOUSING 
DEVELOPMENT

Ditchmore Lane – completion phase 1



First Project to complete and outstanding success.
Detached house renovated into offices to support residents and an attached modern extension design by KS architects delivering 38 bed spaces for the highly vulnerable with multiple support needs

Ditchmore Lane – The problem left ?



studwork:
min 15mm plasterboard and skim to be fixed to
x 50 sw studs at 400mm centres, and min 25mm
batts or quilt insulation between all studs = min density
10kg/m³ which may be wire reinforced, suspended in the
cavity.
alternatively:
min 2 layers of 15mm plasterboard either side of min 75 x
50mm sw studs @ 400mm centres with no insulation.

50.2 sq m

all party walls are to
achieve 60mm fire
resistance

all doors to be
a minimum of
775mm

all party walls are to
achieve 60mm fire
resistance

Ditchmore Lane – The Ambition



- Refurbish the existing buildings into 10 private sale apartments providing architectural interest
- Remove ongoing investment burden and utilise sales receipts to drive affordable housing schemes elsewhere in the town

Ditchmore Lane – The Outcome

- Excellent Sales values achieved... £320k forecast values came in at £365k . Profit on the scheme of £1.3m
- Funding towards the provision of 38 new social housing homes across the town
- Reduced maintenance costs of buildings
- Enhanced street scene at site
- Revitalising failing assets that had become a source of anti-social behaviour
- Lessons Learnt –
 - Strong demand for high quality, bespoke private sale accommodation in town and that the Council's can play a role in addressing market failure in affordable housing delivery.



Affordable Housing Schemes

Symonds Green



29 Apartments
100% Social Rent
24 Month Build

Addison House



9 Apartments
100% Social Rent
12 Month Build

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Contact: should you have any questions then please feel free to contact us as a group on our team email or individually. We will also be happy to book a video call or phone call with you

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