



# Housing Supply: Developing new council and mixed tenure housing

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# Tackling old housing stock that did not meet local needs

- Decent Homes Standard
- Welfare Reform
- Fuel Poverty

# Decent Homes: An example from Corby Borough Council's modernisation programme

Before



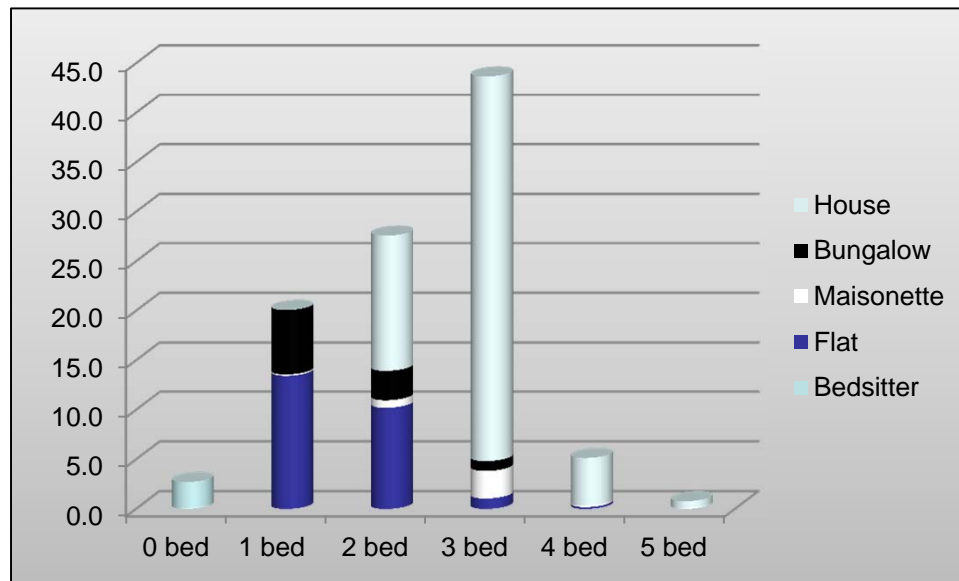
After



This kitchen was flagged up as nearing its shelf life and as you can see that process is fairly accurate. It was assessed on the 19<sup>th</sup> November 2013 and completed on the 2<sup>nd</sup> May 2014. This time scale took into consideration the tenant's convenience as well as the flexibility to bring this particular kitchen ahead of programme due to its condition.

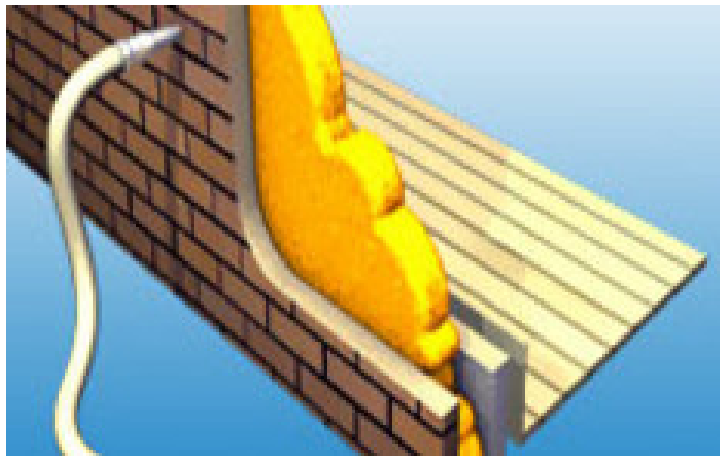
# Welfare Reform: How it is affecting lettings

Percentage of Corby Borough Council's housing stock in terms of property type and number of bedrooms



*The average household size in Corby is 2.4 people. This is reflected within our housing register with 2 bedroom housing attracting high demand.*

# Fuel Poverty: How we are addressing this issue locally



Cavity Wall Insulation

Photovoltaic Installation



# Developing new council homes and mixed tenure properties

- New council homes
- Affordable housing
- Open Market Sales



# New Council Homes



Top, left to right: Kingswood (Lincoln Way) – 146 homes 30 of which are Council, Copenhagen Road – 45 homes 14 of which are Council, and Arran Way – 85 homes 30 of which are Council.

Bottom, left to right: Canada Square – demolished ready for 38 affordable homes, 10 are intended for Council and Finland Way – 47 homes, 18 of which are intended for Council rent.

# Affordable Housing



Butland Road: Shared Ownership and rental development

Kingswood Colliers Gardens: Mixed Tenure with affordable ownership and rent





# Open Market Sales



View of Oakley Vale Sustainable Urban Extension over the rooftops of the Hazel Leys Estate

# Using opportunities to design out crime and anti-social behaviour

- Planning
- Partnership working
- Understanding the problem

# Planning

Secured by design

[www.securedbydesign.com](http://www.securedbydesign.com)

# Partnership Working

Consulting residents

[www.corby.gov.uk/site-  
page/kingswood-area-specific-  
proposals](http://www.corby.gov.uk/site-page/kingswood-area-specific-proposals)

# Understanding the Problem







# What comes next

Brownfield Sites



New Housing Zones

Regenerating Existing Estates

# Closing thoughts...

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