

Council House Build Programme

Alan Martin
Housing Partnerships



Overview

- Funding Sources
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- Questions



Funding Sources

- Housing Revenue Account
- Right to Buy 1-4-1 receipts
- Homes England New Ways of Working Strategic Partnership 1
- Local Enterprise Partnerships Land Remediation
- Combined Authority Land Remediation



RTB 1-4-1 Receipts

- Sandwell signed the 1-4-1 retention agreement on 1st January 2014.
- Since this date, receipts of £27.7m have been retained to invest in replacement stock.
- The receipts could make up 30% of the scheme costs within 3 years of the quarter in which they were received.
- However, following the COVID-19 pandemic, MHCLG have revised the terms of use of these receipts to enable them to be used within 5 years and they can make up 40% of the new build costs.
- There is also a restriction on 'single property purchases' with a cap based on the number of new units started each year. The first 20 units purchased are excluded from this cap. After the first 20 units it is then based on the number of starts on site. If you use the example of 100 starts on site you can make single property purchases of 50% for 2022-23, 40% for 2023-24 and 30% for 2024-25 onwards.



Homes England Grant

New Ways of Working Strategic Partnership 1 (Extended to 31/03/25)

The Council is contractually committed with Homes England (HE) to deliver 195 units through the Matrix Partnership. HE has permitted Matrix to re-forecast starts in 2022/23 subject to demonstrable steady progress throughout 2021/22 (i.e. this is at HE discretion)

Latest start March 2023 latest completion March 2025 subject to meeting agreed progress against programme as stated above, which will be monitored monthly in 2022.

The Council will receive grant of £34,000 per unit giving a total of £6,630,000 for the 195 units in grant funding from HE.



Other Grant Funding

- Local Enterprise Partnerships Land Remediation
 - King Street, Wednesbury (5 units)
 - Stanhope Road, Smethwick (33 units)
 - A total of £1,458,703 LEP grant funding for the two schemes
- Combined Authority Land Remediation
 - Carrington Road, Wednesbury (30 units)
 - Expression of interest made for £450,000, but still to be confirmed



Homes England Programme

Awaiting Planning Permission

Site Name	Ward	Number of Units	Status
Stanhope Road, Smethwick	Soho & Victoria	33	Planning application submitted
West End Avenue, Smethwick	St Pauls	11	Planning application submitted
Coppice Street, West Bromwich	Greets Green/Lyng	12	Cabinet Approval, subject to financial approval and awaiting submission of planning application
Crosswells Road, Langley	Bristnall	12	Cabinet Approval, subject to financial approval and awaiting submission of planning application
Harvest Road, Rowley Regis	Rowley	8	Cabinet Approval, subject to financial approval and awaiting submission of planning application
St Vincent Crescent, Harvills Hawthorn	Wednesbury North	8	Cabinet Approval, subject to financial approval and awaiting submission of planning application
Garratts Lane, Rowley Regis	Cradley Heath/Old Hill	20	Awaiting Cabinet approval and submission of planning application
Total number of units		104	



Homes England Programme

Planning Permission Obtained

Site Name	Ward	Number of Units	Status
Friardale and Carrington, Wednesbury	Friar Park	30	Planning permission granted
Beever Road, Tipton	Great Bridge	18	Planning permission granted and awaiting a contractor to be appointed
Whitgreave Street, West Bromwich	Greets Green/Lyng	7	Planning permission granted, awaiting tender for a contractor to be appointed
Total number of units		55	



Homes England Programme

In Delivery/Complete

Site Name	Ward	Number of Units	Status
Reservoir Road, Rowley Regis	Blackheath	27	On site
King Street, Wednesbury	Wednesbury North	5	On site
Brittania Road, Rowley Regis	Blackheath	10	On site
Bull Lane / Albion Rd, West Bromwich	Greets Green/Lyng	5	Complete
Total number of units		47	



Key Project Risks

- Obtaining Planning Permission
- Funding being secured
- Construction cost inflation
- Insufficient tender returns
- Delivery
 - Headline site issues
 - Material shortages (includes extended lead-in times)
 - Utility Services (diversion/provision)



Homes England Programme

Status Summary

Status	Number of Units	Comments
Awaiting Planning Permission	104	These projects are at various stages.
Obtained Planning Permission	55	These projects are being progressed to tender and/or appointment of a contractor to progress the projects
In Delivery/Complete	47	Projects should be delivered within the Homes England timescales
Total number of units	206	The total number of units shown is above the 195 units to be delivered as part of the Homes England Programme. This includes a contingency in case of a site having to be withdrawn from the programme.



Thank you
Questions?

