

## Appendix 2- Details of affordable housing delivery

### Current year 2023/2024

#### Worcester City delivery

The table below sets out the delivery of affordable housing within the City of Worcester for quarters 1, 2 and 3 of the 2023/24 financial year, and the current forecast for completions expected in Quarter 4. Note this assumes the delivery of Broomhall Way in 2023/24, which is at risk of slippage to 2024/25 as explained in paragraph 3.

#### **Affordable Housing Delivered/Committed within the City of Worcester in 2023/24**

Site	RP	Q1 to Q2	Q3	Q4
University Park Drive Phase 2 (Bromyard Road)	Stonewater	No delivery	30	67
Broomhall Way	Rooftop	No Delivery	0	40
<b>Total New Homes</b>				<b>107</b>
LAHF Bridging unit for Afghans	Platform	No Delivery	0	1
LAHF units Ukrainian	Platform	No Delivery	0	4
<b>TOTAL incl. LAHF</b>			<b>30</b>	<b>112</b>

Stonewater have advised that the handovers at University Park Drive are progressing monthly and the contractor Vistry is ahead of schedule on the site so 97 units out of 120 on the scheme will complete in this financial year, and the remaining units will complete in 2024/25 Q1.

At present, we expect to secure 40 units at Broomhall Way with Rooftop by the end of 2023/24. Rooftop have advised that s278 and s38 highways approval are delayed and liaison between developer and the Worcestershire County Council is underway to resolve this as soon as possible. It is possible that the first phase of Broomhall Way may slip into 2024/25 if delays are incurred.

#### Urban Extension Delivery

The following table shows the completions of new affordable housing within the Wider Worcester Area (WWA) of the current South Worcestershire Development Plan (SWDP). These sites are urban extensions of Worcester City into parts of Wychavon and Malvern Hills which are contiguous with the City Boundary. Due to the cross-boundary nature of development, a proportion of units are allocated to meet Worcester's housing need.

**Affordable Housing Delivered/Committed on the Urban Extensions of the Wider Worcester Area for Worcester City's Needs.**

	RP	Q1	Q2	Q3	Q4	TOTAL
Swinesherd Way Phase 3A	Platform	34				34
Swinesherd Way Phase 3A (additionality)	Citizen				14	14
Earls Court Farm Phase 1 Redrow	Walsall Housing Group				18	18
West Worcester Phase 1	Bromford		19			19
Earls Court Farm Phase 1 Taylor Wimpey	Platform				26	26
Swinesherd Way Phase 3B	Citizen			5		5
Swinesherd Way Phase 3B First Homes	Persimmon Homes			2		2
<b>TOTAL</b>		<b>34</b>	<b>19</b>	<b>7</b>	<b>58</b>	<b>118</b>

Within the urban extension sites, 59 properties were delivered between Q1 to Q3 on large S106 sites at Whittington and West Worcester. A further 52 homes are due to complete within the urban extensions in Q4. There include completions at Whittington and Earls Court Farm. There is a level of additionality to be provided (this refers to units secured over and above the planning requirement) by Citizen at Whittington.

The following tables show the types and tenure of affordable housing which has been delivered or is forecast to deliver over 2023/24.

**Tenures of Affordable Housing which is to be delivered 2023/24**

Location	Social Rent	Affordable Rent	Shared Ownership	Rent to Buy	First Homes	TOTAL
Worcester City Sites	51	27	59	4	0	142
Urban Extension Sites	76	0	40	0	2	118
<b>TOTAL</b>	<b>127</b>	<b>27</b>	<b>99</b>	<b>4</b>	<b>2</b>	<b>260</b>

A range of affordable tenures have been delivered both in the city and on the urban extensions. 46% of completed affordable dwellings were delivered as social rented and affordable rented housing. Shared ownership properties accounted for 38% of all new affordable properties built. We have also delivered our first

properties for Rent to Buy and First Homes to diversify opportunities for residents of the city.

There has been strong delivery of family sized housing with 2 to 4 bedrooms on both city sites and within the urban extensions. These will contribute to meeting our main demand from both register and transfer applicants. This will also lead to opportunities for further moves within existing stock thus having strong benefits for the overall affordable housing supply. New 1 bed and 2 bed bungalows and ground floor flats built as part of the new supply have wet rooms and have been designed to be accessible to those with mobility issues.

**Number of Bedrooms of Affordable Housing to be delivered 2023/24**

Location	1 Bed	2 Bed	3 Bed	4+ Bed	TOTAL
Worcester City Sites	12	55	62	13	142
Urban Extension Sites	15	55	37	11	118
TOTAL	27	110	98	24	260