

APPENDIX 1

PROGRESS UPDATE: Review of Affordable Housing

SCRUTINY MONITORING – PROGRESS UPDATE	
Review:	Affordable Housing
Link Officer/s:	Jane Edmonds
Action Plan Agreed:	June 2025

Updates on the progress of actions in relation to agreed recommendations from previous scrutiny reviews are required approximately 12 months after the relevant Select Committee has agreed the Action Plan. Progress updates must be detailed, evidencing what has taken place regarding each recommendation – a grade assessing progress should then be given (see end of document for grading explanation). Any evidence on the impact of the actions undertaken should also be recorded for each recommendation.

Recommendation 1:	<p>The outcomes of the Affordable Housing Option Appraisal to date are supported, and officers be requested to carry out further investigation into a hybrid model to address the borough's affordable housing need, which should include:</p> <ul style="list-style-type: none"> • Enabling (which may include for example the Council seeking an increased requirement for the provision of affordable housing on sites the Council owns i.e. above our minimum planning requirement) • Partnerships with Registered Providers and Developers – partnerships may be a single partner or several partners and can come from a variety of sectors • Direct delivery (model to be determined)
Responsibility:	Assistant Director Housing and FSOT (Jane Edmonds) / Service Lead Strategic Housing (Alan Glew)
Date:	End June 2025 (report to Cabinet) Long term action – annual review
Agreed Action:	Report to Cabinet (June 2025) to detail the outcome of the option appraisal process and seek approval for next steps.
Agreed Measure: Success	Report approved by Cabinet The number of affordable housing units delivered in the borough is increased (to secure a positive delivery trajectory)
Evidence of Progress (December 2025):	<p>(a) SBC is part of the Governments Council Housebuilding Skills & Capacity Programme; we are 1 of 10 'vanguard' LA's being supported by the Local Government Association to explore skills and support requirements for local authorities exploring direct housing delivery.</p> <p>(b) Work is ongoing to make best use of S106 commuted sum monies (pre-market engagement planned for late November 2025)</p>

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	(c) Work is ongoing to identify best use of the small sites identified within the report to accelerate affordable housing delivery.
Assessment of Progress (December 2025): (include explanation if required)	2. On track – as noted above work is ongoing to explore a range of delivery mechanisms.
Evidence of Impact (December 2025):	Not directly at this stage
Evidence of Progress (May 2026):	(a) Cabinet approved (March 2026) the direct transfer of the first small site to North Star to develop affordable housing – use of the Councils <u>enabling function</u> . (b) Pre-market engagement exercise has been undertaken to inform the procurement of the remaining small sites.
Assessment of Progress (May 2026): (include explanation if required)	2. On track
Evidence of Impact (May 2026):	Not directly at this stage (evidence of impact will be long-term)
Evidence of Progress (November 2026):	Soft Market test completed for the Londonderry Road, Stirling House and Parkside House site. A procurement exercise is currently ongoing to appoint a Registered Provider to bring forward these sites (on a tenure type and mix to be determined by SBC). SBC is in active conversations with Thirteen Housing regarding the provision of housing on a Thirteen owned site.
Assessment of Progress (November 2026): (include explanation if required)	2. On track – as noted progress has been made to further progress development of SBC owned sites.
Evidence of Impact (November 2026):	Not directly at this stage (please note it will be 2/3 years before new build homes will be available for occupation)

Assessment of Progress Gradings:	1	2	3	4
	Fully Achieved	On-Track	Slipped	Not Achieved