



# New Approach to Affordable Housing Provision

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# Opportunities

- HRA Debt Cap lifted
- HRA over £50m planned to be reinvested over time
- Derby Homes £18m (reserve)
- Right to Buy (RTB) receipts @ 30%
- Homes England keen to invest – Strategic Partnerships
- New Registered Provider Partners



**Previous Plan:  
50 new homes**



**Double Delivery  
100 new homes**



**Double Delivery  
100 new homes &  
25 additional Supported  
Homes**



Derby City Council

# Financial Viability?

Council housing with 30% RTB funding at Affordable Rent (80% market) works financially ( 4 & 2 bed best )

Illustrations: for a 2BH @ £135k:

**HRA (AR)**  
**Affordable Rent £114/wk**

HRA With RTB receipts

- **Debt repaid 28 yrs**
- Best £ Option but
- **RTB risk applies**  
**subject to cost floor**



Derby City Council

# How will we do it?

We'll build more working with Derby Homes and other partners



Parkland View



St Andrews View



Perth Street – Completion early 2021





# How will we do it?

We'll buy more:

- 1) Off the shelf
- 2) Individual purchases (open market)
- 3) Development agreements
- 4) S106 planning gain sites



Off the Shelf at Lexington Road



Individual Purchase at  
Goodsmoor Road



Mill Hill Lane



# How will we do it?

We'll bring long term empty homes back into use for those in Housing need



Devas Gardens

# How will we do it?

Buying land for redevelopment



Bridge Street



Aida Bliss



# How will we do it?

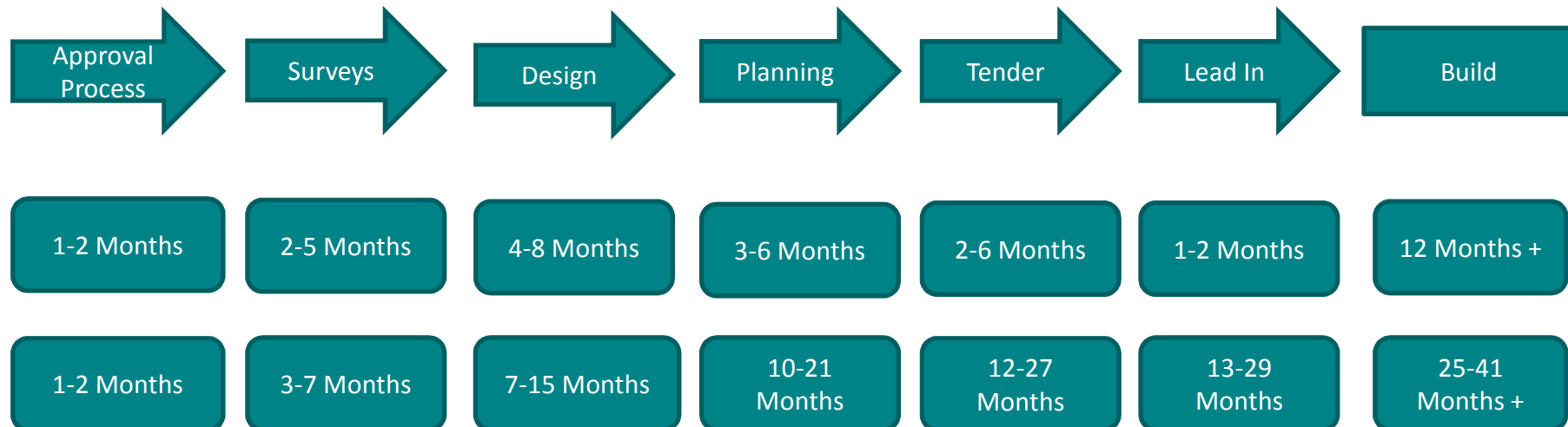
Working with Partner Housing Associations – sometimes providing grant



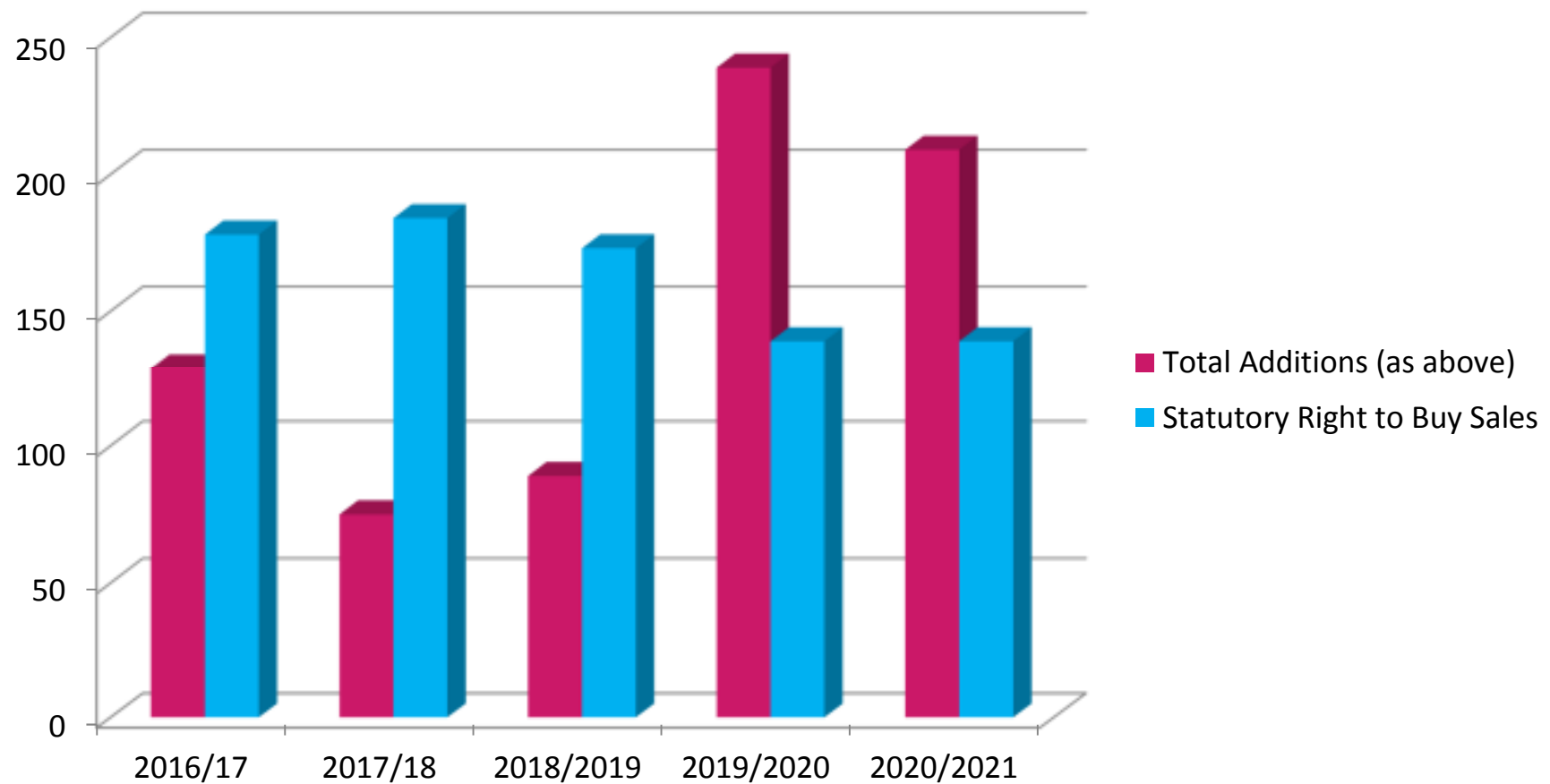
Lime Tree Lane, Mansfield Road, Derby - Working with Riverside



# It will take a little time!



# Additions to Affordable Housing 2015-2021



# Other considerations

- Land – Our biggest challenge
- Future design standards:
  - i) Safety - Sprinklers
  - ii) Eco Standards
  - iii) Accessibility
  - iv) Connectivity
  - v) Space
- Modern Methods of Construction (MMC) – Longevity?



# Conclusions

- 1) We have the ambition
- 2) The funding is available
- 3) Our partners are engaged
- 4) Land availability is key
- 5) We need to gear up
- 6) It will take time
- 7) Change in focus from individual acquisitions to larger sites

