

# Barking & Dagenham Partnership

## NI 154 – Net additional homes provided

**Responsible Owner**

*Jeremy Grint – Head of Regeneration and Economic Development*

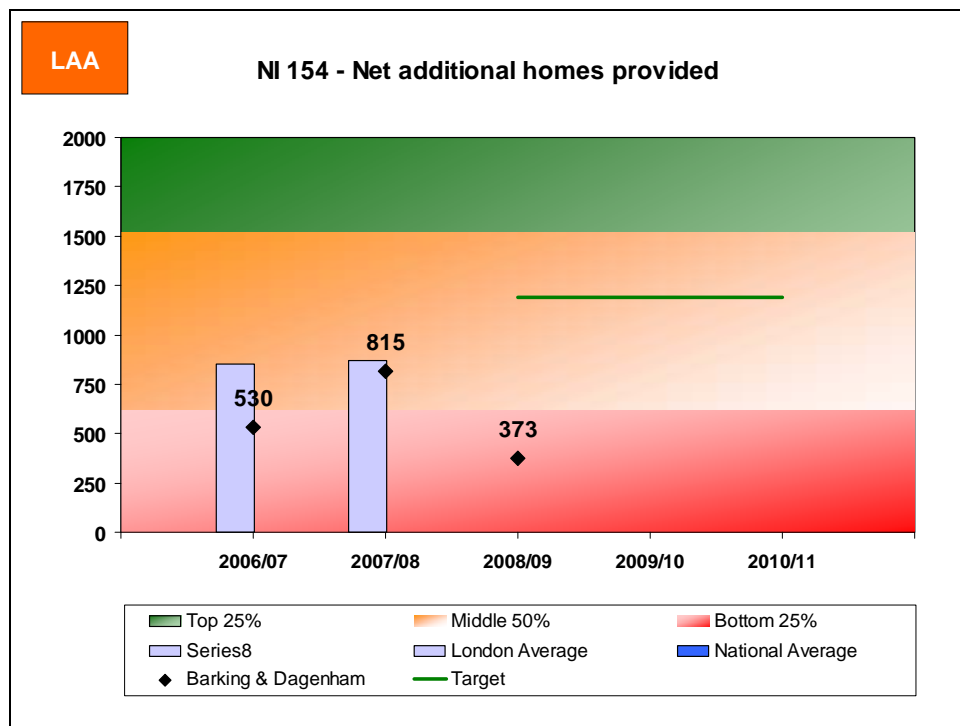
### National Indicator Rationale

This indicator measures the net increase in dwelling stock over one year. The aim is to encourage a greater supply of new homes in England to address the long-term housing affordability issue.

### Current Performance

### Performance against Target

### Recession Lockdown



### Current Performance Commentary

Current 2008/09 performance showing 503 homes delivered against a target of 1190.

### Key Issues:

*Specific reasons for underperformance, including equalities / area issues where relevant*

- Housing supply is being hit generally by the economic downturn for a number of reasons including:
  - The difficulty in house-builders accessing private finance,
  - The pressures of public spending
  - The difficulties in prospective purchasers accessing mortgages where there are now much stricter lending criteria.

**Key Issues continued...**

2. Whilst the pressures on public spending are likely to remain, access to private finance should improve as the economy comes out of the downturn.

**Key Projects:**

*Areas of current /planned projects should focus on reasons for underperformance and link to the Key Issues listed above*

| Key Issue No. | Project Title              | Key Milestones / Date | Project Lead  | Project Details                       |
|---------------|----------------------------|-----------------------|---|---------------------------------------|
| 1             | Cadiz Court                | 09/10 (54 units)      | Metropolitan Housing Trust                            | Under construction                    |
| 2             | Baden Powell Close         | 09/10 (13)            | Private developer                                     | Under construction                    |
| 3             | Town Square 11             | 9/10 (136)            | Redrow Homes  | Under construction                    |
| 4             | Red Lion Public House      | 9/10 (15)             | Private developer                                     | Under construction                    |
| 5             | Barking Riverside          | 10/11 (90)            | Barking Riverside Ltd                                 | These are the first 90 units          |
| 6             | Frizlands Allotment        | 10/11 (50)            | Persimmon Homes                                       | Council land disposal                 |
| 7             | UEL                        | 10/11 (260)           | George Wimpey/London and Quadrant/Weston Homes        | Under construction                    |
| 8             | Dagenham Library           | 10/11 (41)            | LBBB/Southern Housing                                 | Under construction                    |
| 9             | Lymington                  | 11/12 (100)           | HCA/Countryside Properties/Metropolitan Housing Trust | Shortlisted for HCA Kickstart funding |
| 10            | William Street Quarter     | 10/11 (31)            | LBBB/Local Housing Company TBC                        | Planning application due October 09   |
| 11            | Eastern End of Thames View | 12/13 (125)           | LBBB/Local Housing Company TBC                        | Planning application due November 09  |

## Key Risks:

***Risks may relate to specific projects or to performance in general***

- Supply in each of the three years is forecast to fall short of the LAA target. The project details list the main schemes which are forecast to deliver housing during the LAA period.
- Those schemes under construction should be completed though in the current climate there is always a risk that work could be halted. Though this is less likely for RSL schemes such as Cadiz Court.
- Those schemes where construction has not started are inherently more at risk, however the signs are that 90 units should be completed on Barking Riverside in 09/10, 50 on the Frizland Allotments site (a variation to a condition will soon be discharged), progress on the Lymington Field site will depend on whether it receives Kickstart funding (it has been shortlisted), planning applications for Eastern End of Thames View and William Street Quarter are due in October and November 09 respectively with a view to proceeding quickly on site.

## Actions for Improvement (To be used for Quarterly Reporting):

***Plans for further interventions must be robust and show clear prospects for improving performance***

- The Council is working closely with the HCA as part of their single conversation to identify sites that may be able to help with regard to their future investment decisions.
- The Development Management service will aim to provide a more structured and responsive service for applicants coming forward with new major residential schemes through the introduction of pre-application charging from 1 June as approved by 21 April Executive.