

Housing Policy Cttee

Thursday 21 March 2024

QUESTIONS RECEIVED FROM MEMBERS OF THE PUBLIC

Name of Questioner	Questions																												
David Cronshaw	<p>1. From 2018 to 2023 how many houses and flats have been sold via the right to buy scheme?</p> <p>The total number of houses and flats sold via the right to buy scheme from 2018 to 2023 is 1,766. The following table shows the breakdown for each of the financial years:</p> <table border="1" data-bbox="560 913 1118 1234"> <thead> <tr> <th>Financial Year</th> <th>Number of Properties Sold</th> </tr> </thead> <tbody> <tr> <td>2018/19</td> <td>361</td> </tr> <tr> <td>2019/20</td> <td>371</td> </tr> <tr> <td>2020/21</td> <td>209</td> </tr> <tr> <td>2021/22</td> <td>415</td> </tr> <tr> <td>2022/23</td> <td>410</td> </tr> <tr> <td>Total</td> <td>1766</td> </tr> </tbody> </table> <p>2. What was the revenue for those properties sold?</p> <p>The total amount of revenue received for the sale of these properties (after any relevant discount) totalled £83,799,860. The following table shows the breakdown by financial year of the revenue received.</p> <table border="1" data-bbox="549 1563 1032 1883"> <thead> <tr> <th>Financial Year</th> <th>Total Receipts £</th> </tr> </thead> <tbody> <tr> <td>2018/19</td> <td>15,853,668</td> </tr> <tr> <td>2019/20</td> <td>16,606,670</td> </tr> <tr> <td>2020/21</td> <td>9,960,325</td> </tr> <tr> <td>2021/22</td> <td>19,822,394</td> </tr> <tr> <td>2022/23</td> <td>21,556,803</td> </tr> <tr> <td>Total</td> <td>83,799,860</td> </tr> </tbody> </table> <p>£13,361,363 of the revenue received was paid to HM Treasury, as required by right to buy legislation. The remaining £70,438,497 was retained by the Council to invest into new Council homes and</p>	Financial Year	Number of Properties Sold	2018/19	361	2019/20	371	2020/21	209	2021/22	415	2022/23	410	Total	1766	Financial Year	Total Receipts £	2018/19	15,853,668	2019/20	16,606,670	2020/21	9,960,325	2021/22	19,822,394	2022/23	21,556,803	Total	83,799,860
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	<p>to pay the outstanding loan on the properties sold, in line with right to buy legislation.</p> <p>3. How many houses got replaced with that money?</p> <p>The total number of properties that the Council used right to buy receipts to invest in was 517 between 2018 and 2023. The total amount of right to buy receipts used for these properties was £20,580,802 from the receipts the Council retained, the remaining amount will be carried forward and used on future new homes.</p> <p>These questions relate to The Newstead Development and have been brought up by residents in The S12 Community Page that's on Facebook</p> <p>4. Can you confirm how many houses/apartments/bungalows per type are being built and has this changed compared to the original plans?</p> <p>Newstead General Needs (south of the site) The original plan was to deliver 77 units consisting of a mix of 1 and 2 bed apartments and 2, 3 and 4 bed houses. Once we have reviewed the scheme to ensure compliance with the recent changes to building regulations and received revised construction prices the final unit numbers will be agreed.</p> <p>Newstead OPIL (north of site) The original plan was to deliver 141 units consisting of a mix of 1 and 2 bed apartments. We will be working with the appointed contractor to review options for the OPIL scheme. We will then be able to confirm changes to the original scheme.</p> <p>5. As this development won't be started til next year, can the fencing on Birley Moor Avenue be took back a bit so the footpath can be brought back in use?</p> <p>The fencing has been put up to ensure the safety of local residents whilst the enabling works are undertaken. The fencing needed to envelop the footpath on Birley Moor Avenue due to the nature and extent of the works being carried out in that area. There is an unrestricted, accessible footpath on the opposite side of Birley Moor Avenue for pedestrians to use- with a dropped kerb provided to aid access. Staff have endeavoured to minimise any restrictions of footpaths around the site and will be installing new warning signage around this area.</p> <p>6. How much is the 24/7 security with dogs costing whilst this areas' being developed?</p>
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	<p>For 2023/24 the cost is £3,328.08 per week. The provision of a guard and dog unit was recommended by the project's Safety, Health, Environment and Quality advisor. The security guard and dog has been in place since 21 April 2023. Up to 21 March 2024 (48 weeks) costs incurred are therefore £159,748.</p> <p>7. Can you explain why you are going to build blocks of flats on almost the highest point of the site, they are going to stick out like a sore thumb, should be built at the bottom of the site where they would be less intrusive for all the local residents?</p> <p>As per the answer to point 4 above, this can be answered better once all the proposed reviews of the scheme are undertaken. As the Newstead redevelopment started as far back as 2003, the situation is very different now.</p>
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