

ROTHERHAM BOROUGH COUNCIL – REPORT TO CABINET

1	Meeting	Cabinet
2	Date	27th November 2013
3	Title	Housing Growth Report.
4	Directorate	Neighbourhoods and Adult Services

5.0 Summary

It can be established, in both the local and national context, that there is an immediate and increasing need to provide more homes both public and private across the Borough.

Whilst the Council is successfully enabling the delivery of around 540 new homes each year, this does not meet overall housing need nor the Local Planning Authority target of 850 homes.

This report introduces concepts to enable growth, if supported these will be described in more detail in subsequent reports. The report also explores delivery mechanisms for a medium to long term programme of building new public and private sector homes, and considers the Council's enabling role and financing options to support a housing growth agenda. Growth delivery mechanisms include; using the Housing Revenue Account (HRA) 30 Year Business Plan as a catalyst for growth, using up to £500,000 per year from corporate capital resources, making best use of public land and buildings and establishing a 'growth' capital fund.

It is proposed that the HRA capital resources are integrated into a much broader private sector housing growth agenda. The aim is to significantly increase the construction of new homes across the Borough. This will stimulate the local economy and meet our regeneration aims which will mean more opportunities to meet our priorities around skills, jobs, deprived communities and relieve budget pressures through more New Homes Bonus and specialist housing.

6.0 Recommendations

This report seeks approval to:-

- Release £20m of resources to fund a new affordable social house building programme, utilising part of the borrowing headroom provided through the Housing Self-Financing Settlement. This is affordable within the HRA 30 Year Business Plan.
- Develop and refine the draft Housing Growth Plan set out in this report and review progress within appropriate Council Forums and decision making Boards.
- Explore with Corporate Finance, the viability of establishing a capital investment pot of up to £10m to help deliver the private sector elements of the Housing Growth Plan. In conjunction with this, to develop the principle of establishing a Housing Growth JV, which will be the subject of a more detail report setting out its operation, value and implications of entering into such a relationship.
- Review and identify HRA and General Fund land in the corporate property asset plan that can help deliver the Housing Growth agenda alongside other corporate objectives.
- Identify and resource 3 New Housing Business Development staff to work in the Strategic Housing Investment Service

- Explore with Financial Services the options for creating and funding a pump priming capital fund of up to £500,000 per annum to mitigate any impact on the Council's Medium Term Financial Strategy.

7.0 Proposals and Details

7.1 Background

The Council is already successfully enabling the development of around 540 new homes each year; see *Appendix 1, Historic Housing Delivery Figures*.

Around 36% of new housing is taking place as a result of the Council making land available, with the benefit of Homes and Communities Agency Grant and investment support, including:

- Kick Start and Get Britain Building funding private housing development
- Affordable Housing funding to support Housing Association development

The major housing development underway at Waverley has the potential to deliver 3,500 new homes and has recently been awarded Major Development Infrastructure Funding. Bassingthorpe Farm urban extension is our second potential major housing development site and is at an advanced stage of strategic planning, with the potential to deliver 2,000 new homes. Both these sites create the potential to significantly contribute to the growth agenda if the right conditions are put in place.

The Council is also working on a series of innovative solutions to get stalled developments and unviable housing schemes moving. However, despite these successes and pipeline schemes, delivery could be accelerated further if more resources were made available.

The context for available resources is one where grant funding is almost a thing of the past and General Fund expenditure is reducing year on year. Government funding is now equity and/or loan based. This creates significant challenges in Rotherham, as we often face viability gaps due to low property values and sites having abnormal development costs. The lack of external grants and resources means that the Council must adopt an enabling and entrepreneurial role to stimulate local housing growth and utilise its own resources to help with delivery.

To maximise the benefits of a housing growth agenda, the Council will need to align economic growth and asset management plans together to meet general and specialist housing need. Specialist housing will include the provision of housing to meet the needs of young people, elderly and those with a disability.

7.2 The need for Housing Growth

There is a need to deliver more housing across the Borough and our Local Planning Authority target has been set at 850 new homes per year. The need is detailed in *Appendix 2*

7.3 The Housing Revenue Account (HRA) 30 Year Business Plan

Within the HRA Self Financing model, the base case 30 year Business Plan has total surplus resources plus reserves of £628m in Year 30, illustrating that there are, in the longer term, significant resources available to fund the re-provision of Council stock. However, these resources do not begin to accumulate until Year 10 onwards, thus creating difficulties in accessing monies to fund substantial re-provision in the early years.

In addition to the £628m surplus resources, the Council also has the option to undertake limited additional borrowing.

As part of the Self Financing settlement, the Council was allocated an additional £15.188m of debt, resulting in an overall debt position of £303.959m as at 31st March 2012. In addition, a total “debt cap” of £336.623m was issued to the Authority with the remit that overall borrowing could not exceed this cap. This generated “borrowing headroom”, i.e. the value of additional borrowing which could be taken up, of £32.7m.

This borrowing headroom is immediately available as a funding source, but is strictly limited to this sum, as the Council cannot exceed this cap. Any borrowing exercised under this option will attract debt charges which will be charged to the HRA and impact on the Business Plan.

In summary, the Council has immediate access to £32.7m of borrowing headroom to facilitate re-provision, plus substantial additional resources of £628m within the 30 Year Business Plan.

The balance of this report explores a plan for housing growth, including the utilisation of HRA resources outlined above.

7.4 Utilising HRA Funding

It is proposed that we use part of the £32.7m borrowing headroom, to generate additional resources to begin an immediate programme of new affordable social housing.

The routes for delivery include;

- a) Section 106 Acquisitions. The Council would purchase completed units from developers at discounted rates under a S106 agreement. The Council has already been approached by a number of developers who have expressed an interest in selling off their affordable housing.
- b) Right to Buy – Buy Backs. The Council has the opportunity to buy ex-Council Stock, where the property has been repossessed or is on the market for sale. The properties may require additional work to bring them up to the Decent Homes standard.
- c) New build on Regeneration Land. The Council has aspirations to build new homes on a number of key regeneration sites in deprived neighbourhoods. These developments are unviable in the current market conditions. However, by the Council acquiring homes from the developer, the viability gap can be closed and stalled schemes kick started. A pilot approach is currently being worked up for Phase 1 of the Chesterhill Regeneration Scheme.
- d) New Build on Infill Sites. This is a tried and tested method. The Authority recently delivered 132 new Council houses with resounding success. However, this is the most expensive delivery option, albeit, one which the Council has overall control of. The average cost of new build would be in the region of £115k per property. This option does deliver wider regenerative benefits on the surrounding community by bringing back into use land that is causing local blight.

A potential programme of 250 additional affordable social homes utilising HRA borrowing and using a mixture of the 4 routes described above is summarised as follows;

Delivery Option	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Total
Section 106 Acquisitions	14	28	2	20	20	84

Right to Buy – Buy Backs	0	3	3	5	5	16
New Build on Regeneration Land	0	0	11	26	73	110
New Build on Infill Sites	0	4	8	12	16	40
Totals	14	35	24	63	114	250

The cost of delivering this programme would be in the region of £20.6m. Due to the weak housing market, the cost of acquisition is low when compared to building new, it therefore offers good value for money. If funding is used exclusively to build new Council Homes on Council land £20.6m would only build 179 new homes at an average cost of £115,000 per home.

The current rules on Right to Buy protect the Councils capital investment it has made on new properties. In effect a tenant is prevented from paying less than the capital invested in the property for 15 years. The Council need to consider the long term scenario, where the value of our new stock increases significantly above the capital invested over a 15 year period. This will make the Right to Buy discounts an attractive purchase proposition for tenants. The Council will need to consider how it can protect itself against this. For example, differing models of (arms length) ownership for newly built stock may provide opportunities in this regard. This will require detailed consideration and be the subject of a further report.

Delivering a programme of new affordable social housing is recommended as a starting point for growth.

7.5 Delivery mechanisms

Housing Growth will not be achieved by building affordable social housing alone, therefore it is proposed this programme is aligned and integrated into a much broader programme of growth. It is proposed our investment into more affordable homes works as a catalyst to deliver many more private sector homes. This will be achieved by enabling private and intermediate new housing to be built alongside new affordable homes. The type and range of housing provided will not only meet general needs but also specialist housing provision. A summary of the range of delivery mechanisms is set out below:-

- **More Affordable Social Housing** - New HRA financing arrangements offer significant opportunities to create the necessary catalyst for new private development alongside new affordable social homes including affordable specialist housing.
- **Accelerating large scale residential development** - This will focus on Waverley and Bassingthorpe Farm. Waverley has planning permission for 3,500 new homes. Three house builders are on site building around 120 new homes per year. By attracting other developers with a different offer and introducing other forms of tenure, including intermediate housing, we should be able to accelerate the development programme. Bassingthorpe Farm includes Council land assets, we need to identify the most appropriate delivery model that creates efficiencies across multiple sites.
- **Establishing a JV vehicle** - This will enable a long term delivery programme of new housing development to take place, attracting investment from the private sector to work alongside Council investment and assets. A JV would harness the expertise, commercial acumen and substantial resources from the private sector partner to work alongside the Council's resources and skill sets. A shared vision and objectives will drive development, which can take place at scale across multiple sites and focus on delivering major developments such as Bassingthorpe Farm. A procurement process will need to be developed and a detailed report to members, which sets out the pros and cons and

details of such a working arrangement will follow. *Appendix 3 illustrates how the JV would operate using a flow diagram.*

- **Maximise National Affordable housing investment** - The average number of homes delivered over the last 4 years was 544 per annum, of which 198 were affordable; this represents 36% of the total new homes built over the period. Therefore, we must continue to attract developers and Housing Associations to invest and develop in Rotherham, supported by HCA grant and investment. Development with Housing Associations and the HCA will enable development using grant, in combination with private finance, on our land, to enable affordable homes to be built.
- **Kick Start stalled housing developments** - Interventions may include a guarantee to purchase some units as Council Homes or intermediate housing, or deferring Affordable Housing obligations to the later phases of developments. The Council will also work with the developer and HCA to implement their growth tools.
- **Asset Management** - The Council as a major land holder can stimulate new housing development on its land by making best use of Council and other publicly owned land and buildings. Interventions may include clustering land sales, holding property events, demonstrating investment options and tax incentives, deferring capital receipts, de-risking sites and getting them development ready.
- **Conversions and bringing long term empties back into use** - Every new home and long term empty brought back into use generates an average of £6,600 of New Homes Bonus over a six year period. This is becoming an increasingly important element of General Fund income. We therefore must fully explore ways of getting more empty homes brought back into use. We should also target living over the shop and commercial empties with potential for change of use, using government incentives, including tax concessions.
- **Build to Rent** - The private rented sector is a rapidly growing market (doubling over the last ten years and continuing to grow) with high quality rented stock scarce. The Council needs to help enable Build to Rent developments until this new emerging market matures.
- **Institutional Investment** - Investors are beginning to offer long term residential development investment funding on lease back arrangements. Developers are keen to work with the Council and investors to identify new development opportunities and models of delivery. We need to fully explore these opportunities and if there is justification enter into such arrangements.
- **Promote and enable new delivery models** – Work with the HCA and delivery partners to explore the viability and delivery of, Custom Build, Intermediate Housing, Community Build, self-build and social self build.

Appendix 4 sets out the draft Growth Plan

7.6 Using Corporate Capital Resources to Accelerate Growth

The officer resource in the Council to embark on a Housing Growth agenda was decimated following the end of the Housing Market Renewal Programme in 2010. We therefore need to consider establishing a new housing development team, with the right entrepreneurial skills to enable housing growth.

- The existing Council's budget planning assumes that the entire NHB will be used to underpin the Council's General Fund finances. In addition, the Government has recently announced that 35% of Rotherham's New Homes Bonus from 2015/16 will be diverted to the Sheffield City Region. It is not clear how this mechanism will work, but there may be an opportunity to use some of the pooled SCR money for housing growth in Rotherham.

However, if we are to accelerate housing growth in the Borough, and in turn generate additional NHB, it will be necessary to find the funds to finance this activity. This could be done in part by capitalising pump priming fund site activity and using either a proportion of this resource to fund new posts or pooling staff resources from existing teams, to increase the overall number of new homes built.

By setting aside up to £500K annually it will pay for the following (see below):-

- 3 private sector Housing Growth Officers at a cost of up to £150K (see below), to be integrated into the Strategic Housing and Investment Team. They will work alongside 3 Council Housing development officers (HRA Funded) in a new Housing Development Team, which will also include Affordable Housing and Green Deal Officers).
- A pump priming fund of up to £350,000 per year. This will fund planning applications, site viability assessments, site surveys and associated enabling activity, to de-risk marginal sites
- Some of the costs will be recouped from land owners and developers as developments come into fruition

Such an investment would need to be long term with an annual review focusing on value for money. The value for money argument for 3 additional staff is; they will increase the number of new homes built by 10% year on year over the next 3 years. This will increase house building from 550 to 726 in 3 years' time with an opportunity exceed these targets. This will create more, skills and employment opportunities and income from NHB and Council Tax. By building just 65 additional new homes each year it will generate £500,500 of new income. (65x £6,600NHB + 65 x £1,100 Council Tax = £500,500. Wider benefits will be; increased specialist housing provision, improved investor confidence and broader economic benefits, all of which relieve council budget pressures.

The 3 officers will have a specific focus on private sector development and have an enabling role. They will be accountable for delivering housing growth targets and have specialist commercial housing development and entrepreneurial skills. Recruitment will need to be carried out in consultation with the Directors of Housing and Neighbourhoods, Human Resources, Audit and Asset Management and Planning Regeneration and Culture to identify opportunities for staff secondment and or permanent transfers.

7.7 Creating a Capital Pot

Creating a housing growth capital pot of £10m needs to be considered as it could significantly help private sector development take place. Available funding would need to be significant, but could help enable site assembly, finance construction with a return on investment to replenish the pot, gap fund unviable development and provide infrastructure investment funding. Developing this idea further may generate interest from the HCA, SCR and JV partners, who may then be willing to put their capital into the pot where they see the benefits of investment.

It is therefore proposed that this is explored with Corporate Finance, to assess the viability of establishing a capital investment pot of up to £10m to help deliver the private sector elements of the Housing Growth Plan. Consideration will also be given to ensuring that any proposed models comply with the Authority's legal powers to operate in this area. A further joint report with Finance will follow.

7.8 The Outcomes

Indicative outcomes are:-

- A third more new homes built (176 per year from year 3)
- The NHB is estimated to increase by £10.44m (which far exceeds the NHB enabling funding)
- Help deliver the Rotherham Economic Growth agenda and Deprived Communities agenda
- Increased opportunities for local training, skills and employment (using local procurement frameworks will help maximise opportunities)
- Improved housing to meet local need and reduced general fund expenditure on care and support.

Appendix 5 sets out details of the expected outputs

7.9 Governance

Consideration needs to be given to establishing an Economic and Housing Growth Forum including Asset Management, Planning and CYPS. This would help maximise the added value new investment will bring to Rotherham.

7.10 Next Steps

- Present a further report to Cabinet on progress made in developing a 5 year programme – May 2014.
- In conjunction with Financial Services, to present a report on proposals for establishing an investment pot to achieve the aims set out in this report - February 2014
- Continue to develop the corporate Asset Management Strategy through CSART and complete this by January 2014
- Recruit delivery team – Autumn 2013.
- Explore the mechanisms for procuring a Housing Growth JV, and the associated risks and benefits, utilising consultant expertise. – February 2014

8.0 Finance

Finance is covered in detail in Section 7 above.

9.0 Risks and Uncertainties

Housing Market Dynamics both Micro and Macro affect the number of new homes built. Rotherham needs to create the right ingredients for local growth, whilst keeping an eye on the national housing market picture and make adjustments to the pace of our programme according

to these dynamics. Economic Conditions, Interest rates, access to finance also affect the housing market and again it will be vital that delivery reflects these conditions

The Council's reputation will be significantly enhanced by delivering successful housing schemes, however it can equally be damaged through raising false expectations of delivery and or communities being unwilling to accept change in their neighbourhoods. It will be important therefore to ensure full risk assessments are carried out on projects and risk registers reviewed on a regular basis together with thorough community consultation

If the Council were to Do Nothing and allow the market to respond without any enabling support and financial stimulus Rotherham would be in danger of failing to meet its corporate objectives. We will also miss out on opportunities presented by a strengthening housing market as developers look for more conducive development opportunities in neighbouring Authorities. The consequence of doing nothing will mean we are unable to meet local housing need and this will place further financial pressures on public services. The Role of HCA has moved to an investor in development programmes and projects that meet their investment objectives. Much of this is around Housing Growth and therefore by demonstrating our commitment to developing more housing we will encourage financial and partnering support from the HCA.

Long term agreements vs changing objectives. Setting long term objectives and entering into long term delivery arrangements creates certainty, confidence and economies. However this needs to be carefully considered as unplanned events can create the need to make adjustments. Therefore a degree of flexibility will need to be built into such plans.

Rent convergence and future rent increases – DCLG are about to begin a process of consultation on ending the system of rent convergence, with effect from 2015/16, the proposal having being announced in June's Comprehensive Spending Review. This is the system that allows social landlords to increase rents by £2 per week above an assumed increase of RPI plus 0.5%. The proposal is to switch to CPI plus 1%. As Rotherham was starting from a low rent base, actual convergence will not be achieved until 2016/17. If the Government's proposals are implemented, this will leave a shortfall in the Business Plan. The Business Plan is in the process of being refreshed to incorporate updated revenue and capital budget assumptions. The impact of this change will be assessed as part of this refresh.

One of the key requirements in respect of the Business Plan is to continue with above inflation rent increases, or this will have a significant impact on the resources available for capital investment.

Inflation / Interest Rates – The long range assumptions in the HRA Business Plan assume 2.5% annual inflation and a prudent assumption on interest rates of 6% per annum. If interest rates increase above this level, there will be an increase in HRA debt charges, leading to a reduction in the resources available for capital investment.

10.0 Policy and Performance Agenda Implications

By establishing a clear and ambitious programme to build new homes, the Authority will achieve the following outcomes:

- Significant economic stimulus through major investment, bringing extensive training and employment opportunities.
- Obtain additional resources through the New Homes Bonus and any future funding mechanisms that incentivise growth.
- People living in good quality, energy efficient homes that meet their needs, as the new homes can be designed to address demographic changes in the Borough.

- A contribution to carbon reduction targets and fewer families living in fuel poverty.
- The citizens of Rotherham will be able to live in affordable homes that meet their needs.
- The provision of dwellings in line with current demand that will stimulate mobility within the existing stock.
- A contribution to housing growth in the Borough as set out in the LDF.

All of these contribute to RMBC's corporate priorities, and align with the delivery of the draft new housing strategy, and the NAS Service Plan, which includes the requirement to develop a programme of new Council housing.

11.0 Background Papers and Consultation

Consultation has taken place with Finance, Asset Management and Economic Strategy colleagues.

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Appendix 1

**Historic Housing Delivery
Figures**

Year	Total New Homes	Total Open Market Homes	Total Affordable Homes	Affordable Housing Delivery Methods				
				NAHP	S106	Kickstart	LANB	Strategic Acquisitions
2009/10	420	254	166	125	41	0	0	0
2010/11	544	361	183	146	30	0	7	0
2011/12	697	357	340	98	51	66	125	0
2012/13	513	409	104	70	31	0	0	3

Appendix 2

The Need for Housing Growth

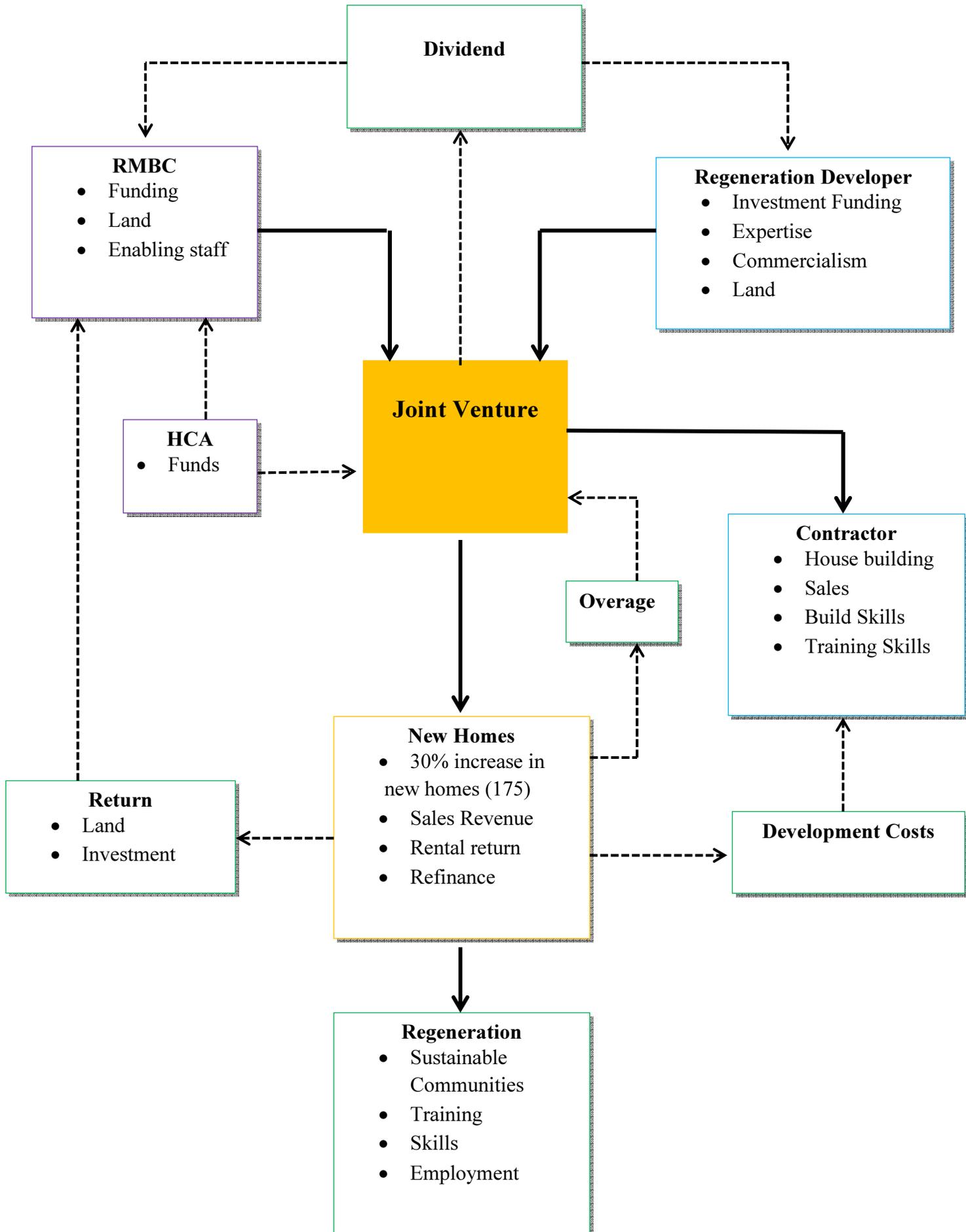
The main drivers to provide more homes are as follows:-

- The current stock profile does not meet existing needs due to demographic changes.
- The delivery of regeneration projects over the last few years has resulted in properties lost through demolition.
- Demand for affordable housing is ever-increasing; the housing register now stands at 25,000. It is anticipated that demand will continue to increase, as household real income continues to fall in the present economic climate.
- Our population is steadily increasing and household size is reducing, this means there are more and more emerging new households.
- There is a greater need for more specialist housing to meet the needs of our changing demographics, such as an increasing number of frail and elderly people.
- Developing new homes if done correctly, will create a significant local economic stimulus and support the wider Sheffield City Region.

In addition to private sector housing, there is a need to develop more public sector affordable housing to meet the additional demand arising due to a lack of mortgage availability and the reduction of affordable homes provided through private developers under Section 106 agreements. We also need intermediate housing to meet new demand from those households who are struggling to get into home ownership. This is because of big deposits being demanded, and their affordability due to a low wage economy locally.

We also need to continue with capital investment in our neighbourhoods to improve the desirability of estates and address Anti Social Behaviour issues, as this will increase developer investor confidence.

Joint Venture to Enable Housing Growth



Appendix 4

Housing Growth Development Plan

Theme	Delivery Model	Impact/Scale	Timescales	Progress
More Affordable Housing	Acquisitions via Section 106, stalled development and R to B buy backs	17 in year 1, 25 year 2. Unlocks stalled development	Immediate delivery	1 st 17 acquired started negotiation with developers for second phase
	New Affordable Housing on HRA land using HRA borrowing	100 per year totalling 500. R to B and borrowing will affect scale	2 year lead in due to major procurement exercise planning and gearing up	Cabinet report tabled at SLT Further decisions required on delivery model if supported
	New Affordable Housing on General Fund land using HRA borrowing	Unit cost will increase on above as cost of land will need to be factored in	Same as above	Same as above
	Commission New Affordable Housing via Private Developer on private land	Will help deliver on stalled sites	22 in first phase of Chesterhill delivered in 2014 25 on Barbers Ave 2015/16	Planning application submitted in May 2013
	Commission specialist Older Person housing via Lease back model with Private Developer on LA land and or private land	Significant scale is possible but there is a significant gap between rental income and lease premium that needs resolving.	18 months lead in time to get onto site. Needs gap funding!	Business dialogue with developer/constructors

Maximise National Affordable Housing Investment	Registered Providers build on HRA Land	Tried and tested route delivering on average 110 units per year. Not a sustainable model as the Council will run out of land to subsidise development.	Looking at development opportunities for in year bids to HCA	103 in pipeline with HCA funding allocated 62 further units could be delivered subject to site identification
Build to Rent	Utilise HCA capital funding with Registered Provider capital building on LA land	2 sites identified in Rotherham town centre delivering 36 units as part of 149 unit Sheffield City Region project	Scheme delivered by March 2015	Engaged SYHA as lead developer, HCA funding application made and currently going through due diligence
	Identify second phase schemes possibly Waverley	Needs market to mature more to ease viability of future development without HCA investment	2016 and beyond	SCR officer group and SCR Housing Regen Board awareness raised
Custom Build	Utilise HRA land at Braithwell Road Maltby to pilot	Up to 90 new homes. Will create a capital receipt for land to be recycled in to further residential development in Maltby	Release site in Autumn 2013	Member engagement and soft marketing to gauge interest
	Promote opportunities on Waverley with land owner	Open up further phase of development potentially 25 to 50 units per year	2014 potentially on	In dialogue with land owner Harworth Estates
	Council owned infill sites	Released as part of asset management plan. 12 units per year	2014 and beyond	No progress to date
Cluster Land Sales for House Builders	Batching and Marketing Council owned sites and to	Cluster 6 sites as pilot opportunity to build 100	2014 and beyond	Dialogue with developer. Model discussed at

	enable Developer to bridge viability gap on poorer sites by moving Affordable Housing obligations off most viable sites	new homes of which 25 affordable		CSART
Town centre property Event	Showcase development opportunities in Rotherham Town Centre to developers Architects and investors	Up to 2000 new homes could potentially be built in Rotherham Town centre	Event held in October 2013	Officer group discussion in May
Speculative House Building	Get Britain Building	Continue to hold dialogue with developers to unlock new development opportunities where direct benefit to Borough	Target to increase by 10% year on year	Continued dialogue with developers and HCA.
	Executive housing			
	Land Viability Assessments			
	Phasing Affordable Housing			
	Site assembly			
	Specialist Housing			
Bring back long term empty properties into use	Residential	Working on Hope initiative with Action Housing. New PRS tools including licencing. Bid for HCA funding Utilise tax breaks	Consistent but small scale delivery	First phase Hope
	Commercial			
Accelerate large scale residential development	Waverley and Bassingthorpe Farm Enabling role, supporting grant and infrastructure	Significant scale possible	12 month lead in	Supported Waverley infrastructure investment bid to HCA

	investment accelerating development through innovative delivery models			
Conversions	Change of use of commercial space into residential including living over the shop	Will support renaissance agenda Planning, high costs and building ownership make schemes complex and challenging to deliver	Long lead in times	Little progress since pilot scheme delivered
Community Right to Build	By targeting rural communities	Small numbers but high impact	Long lead in times	Idea stage

Appendix 5

Outputs

Activity	New Homes (units)	New Homes Bonus in £m (6 Years Allocation)	Development Value in £m	Jobs (FTE)	Training Placements	Capital Receipts Generated in £m
Affordable Social Housing	250	2.16	25.00	25	17	0
Affordable Housing (RSL)	368	3.18	46.00	46	31	0
Develop Build to Rent Offer	110	0.95	13.75	14	9	0
Promote Custom/Self Build	33	0.28	4.13	4	0	0.83
Promote Town Centre Developments	170	1.47	21.25	21	14	2.55
Bring Back Empties (Residential and Commercial)	73	0.63	9.13	9	0	0
Accelerate Delivery of Large Scale Private Developments	200	1.72	24.97	25	0	0
Support Community Right to Build (Rural Exceptions)	6	0.05	0.00	0	0	0
Total Outputs Housing Growth	1210	10.44	144.22	144	71	3.38
<u>Baseline</u>						
Planned delivery of Large Scale Private Developments	799	6.90	99.88	100	0	0
Private Sector Other Sites	2176	18.78	271.94	272	181	0
Total Baseline Housing Delivery	2975	25.68	371.82	372	181	0