

# Appropriation of 5 Dagger Lane - West Bromwich and 25 Woodland Drive - Smethwick



The request to appropriate two properties at;

- **5 Dagger Lane - West Bromwich**
- **25 Woodland Drive - Smethwick**

to the Housing Revenue Account is part of a wider programme of interventions to increase the supply and quality of homes in the Borough.



## Strategic Context

- Current social housing stock = 28,700 homes;
- Over 1k properties lost to Right to Buy in the past 4 years;
- Current numbers of applicants on the Housing Register = 6,430;
- Average number of bids for houses across the borough = 170, with 217 bids for houses in West Bromwich;
- A steady and continuing decline in stock turnover – fewer properties becoming available to let;
- An agreed ten year Housing Investment programme 2018-2028 – circa £500m.



# Reviewing the Council's Estate

Identifying parcels of council land and buildings that are no longer used for the purpose they are being held (such as unused garage courts) to see if they can be used for small scale housing development.





## Council House Build Programme

The delivery of over 600 new council homes to 2021. Over 240 have been completed, 380 have been approved by Cabinet to progress and are at various stages from design to being on site.

A number of additional sites are being considered for approval or as part of a further programme.



# Improvements to existing stock

- Delivering external improvements to 13 high rise blocks in the region of £70m investment.
- External refurbishment to housing stock - £10m investment.
- Conversion of council properties historically used for offices or community spaces back to residential (35 units).
- Disabled adaptations to enable people to stay in their own home for longer - £3m investment per year.



# Delivery of Major Housing Projects

- Friar Park – circa 600 new homes using around £9m of funding from the WMCA to bring the site into public ownership and remediate the land.
- Using LEP funding to remediate council owned sites to facilitate housebuilding (funding application in for over £2m to deliver homes across three sites in the Borough).

