

Housing Delivery 2021/22: Delivering A Home for All



Introduction

The Deal 2030 is our ambitious plan for Wigan Borough and sets out how we will work together to create a truly world class place to live in the decade ahead.

The Deal 2030 evolved out of the results of our Big Listening Project, where people from all areas of the borough, all ages, and backgrounds, came along and discussed what the borough should look like in 2030. From the future of town centres and opportunities for young people, to being part of a caring community and living in a clean and green place, there were great ideas to make this borough the best place it can be.

One of the major things that came loud and clear was how proud people are of the borough - but they are also enthusiastic about making change for the better. They said they want to move at pace towards a better future for everyone.

We identified ten strategic goals for our borough which we have grouped together as priorities for Our People, Our Place and Our Future.

Under the 'Our Future' priority there is a strategic goal to deliver "A home for all."

'High quality, affordable homes in happy communities with good neighbours is our ambition for every resident in Wigan Borough.'

Wigan Council are committed to building and facilitating new homes which meet the needs of our residents. Residents told us having a real variety of housing across all areas of the borough, both in our town centres and the wider community, was something they want to see. Housing that caters for our future generations and for the growing numbers of older people was also raised as a critical issue.

As Part of the Deal 2030 'A Home for All' there are direct commitments that directly connect to Housing Delivery from both a Council and Partner perspective.

- Develop high quality, affordable and accessible homes that meet the needs of residents, including future generations
- Make sure new homes are part of safe and connected local communities with the right local facilities such as GP's, schools, and shops
- Ensure we have a good mix of homes for people with disabilities and a range of home ownership options for all ages



Delivering the Strategic Goal of a 'A Home for All'

To achieve the delivery of a wide range of homes to meet the needs of our residents and to support the growth and prosperity in the borough that housing development can bring, Council services and external partners both have key roles to play in bringing about housing delivery.

The Council has regulatory functions, a direct delivery programme and stock holding status which assists in meeting this goal. We also work alongside a range of housing delivery partners, including Registered Providers (RPs), Housing Associations, private house builders, funders and contractors who are all active in the borough. Together we will ensure that homes are being built in the right places to meet our housing needs and that funding and investment is secured to support housing delivery across Wigan.

Housing Policy Background and Current Delivery

New homes for both the open market and the affordable sector are needed in Wigan.

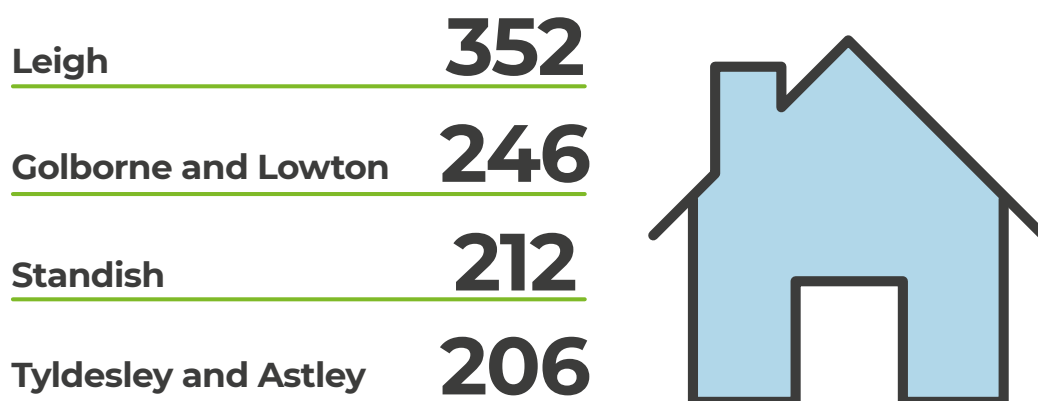
Housing need is calculated at a local authority level using a nationally adopted calculation based on household growth projections of an area and adjusting these projections based on the affordability of an area.

The current assessed housing need figure for Wigan, using the latest guidance, is 848 additional homes per annum, meaning that to meet our housing needs we need to build 848 new homes every year in the borough.

In 2021/22, a total of 1445 additional new homes were completed, exceeding our local housing need figure of 848 new dwellings per annum, however, this must be seen against the backdrop of many years of previous under delivery.

The level of housing completions in the borough has increased slightly since 2020/21 where 1439 new homes were completed. The number of additional new completions remains high and significantly above the current assessed housing need figure. This means we are maintaining a strong market demand for new homes and have a borough where developers feel confident to invest and, importantly, where people want to live.

In terms of where these new homes were completed in the last year, a considerable proportion of completions have been in Leigh (352 completions), Golborne and Lowton (246 completions), Standish (212 completions) and Tyldesley/Astley (206 completions). These locations are in strong housing market areas where demand is enabling high delivery rates. Between them, these four settlements accounted for 70% of the total completions in Wigan.

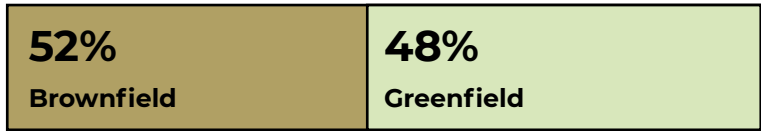


Over the past two years (2020/21 to 21/22) Leigh has come forward as an area with high output for new homes, with a 15% increase in the number of new completions from 2020/21 (305) to 2021/22 (352).

Broadly speaking, new delivered in 2021/22 were evenly split on brownfield land (52%) and greenfield land (48%). We have recently seen a positive shift in the direction of dwellings being built on brownfield land rather than greenfield land, in comparison, in 2020/21, 49% of completions were built on brownfield and 51% were built on greenfield sites.

This shows that more brownfield land is being brought into use and more homes are being delivered on such sites. This increasing use of brownfield land demonstrates our commitment to regenerating the borough and protecting greenspaces. Most new homes that were built on brownfield land in 2021/22 were delivered in Leigh with 271 new homes completed, this is 77% of Leigh's total completions, including new homes delivered at the former British Insulated Callender's Cables (BICC) site near Leigh Town Centre.

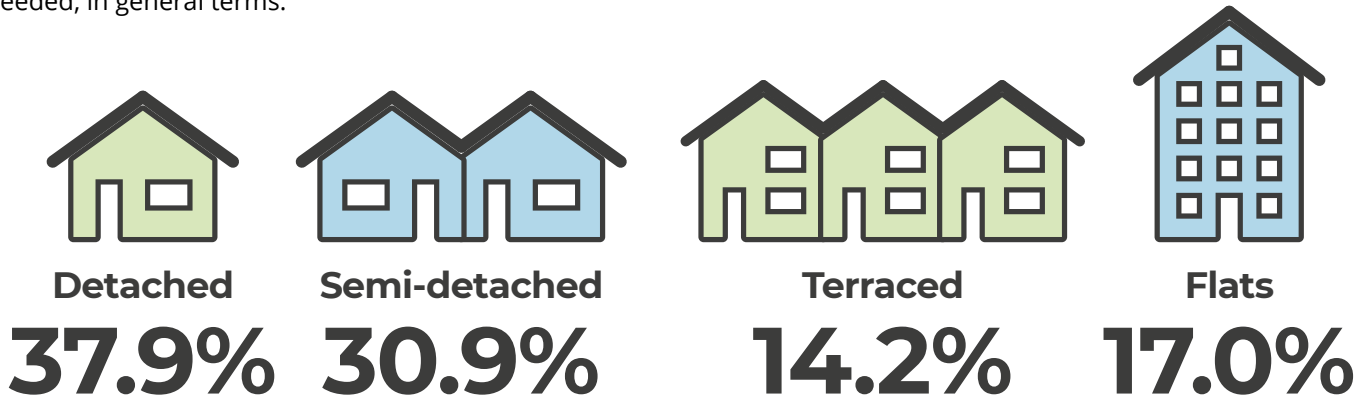
This indicates that Leigh remains a growth market and that brownfield sites are now considered more viable in Leigh in the current market conditions than they previously were. This is encouraging to note from a development and place making perspective as we seek to bring more brownfield land back into use. This displays the Council's commitment to make best use of our brownfield land to protect the borough's environment and greenspaces.



The mix of property types delivered across the borough indicates a continued delivery of a wide range of family orientated homes, with around 37.9% of completions being detached (up from 35.2% in 20/21) and 30.9% of completions were semi-detached (down from 34.1% in 19/20).

The delivery of other property types in 21/22 shows a mixed picture, with completions of terraced houses being down from previous years (14.3% 21/22 compared to 18.3% in 20/21) and completions of apartments being up on previous years (17% compared to 12.4% in 20/21).

The delivery of smaller accommodation is seen as a positive because, as stated in our 2020 Housing Needs Assessment (HNA), there are shortfalls of one-bedroom flats across the borough and seeing a higher percentage of apartments come through demonstrates that delivery in the borough is providing the varied mix of house types needed, in general terms.



In terms of the predominant house sizes in bedroom count, three- and four-bedroom houses made up 72% (1,048) of the total delivery, see table one below for the wider figures. This illustrates that the housing market in the borough continues to be driven by the traditional family owner occupier market, found in suburban locations, and is in line with similar housing markets in Greater Manchester.

Property Type	Number of rooms				
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached	0	2	172	367	7
Semi Det	0	52	358	36	0
Terraced	2	89	109	5	0
Flats	162	83	1	0	0
Totals	164	226	640	408	7
% Totals	11%	16%	44%	28%	0%

three- and four-bedroom houses made up 73% (1,045)

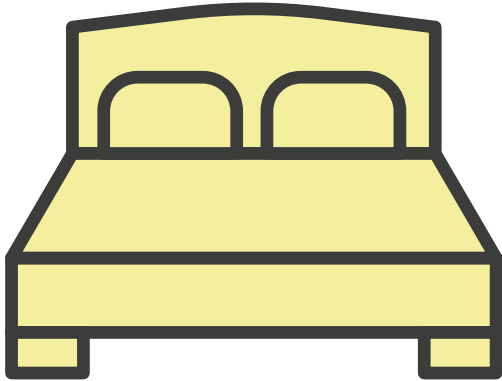


Table 1: Delivery by bedroom count and type

Affordable Housing

Having affordable homes to rent and buy matched to a wide range of incomes and aspirations in Wigan is key aspect in delivering a 'Home for All.'

While Wigan's house prices are affordable compared to surrounding areas, they have become less affordable for residents earning local salaries since 2015, thus creating affordability pressure for local people and an additional demand for the Wigan Council Housing Register, which continues to grow.

Our 2020 HNA confirms there is a net shortfall of 338 affordable properties each year in the Wigan Borough, this is once the annual supply through sales, lettings (including lettings through new supply) and pipeline supply is considered, therefore the challenge is apparent, we need to keep delivering more affordable homes to keep pace with need and demand. to view the HNA please use the link below:

<https://www.wigan.gov.uk/Business/Property-and-Land/Developer-hub/Key-policies-and-strategies.aspx>

In the Deal 2030, the local authority is committed to creating a borough that provides quality, affordable homes that are right for residents.

What Does Affordable Housing Look Like in Wigan?

Wigan Council has a long-standing programme of affordable housing delivery, and this delivery has increased significantly in the last few years.

There are three main routes to providing affordable homes:

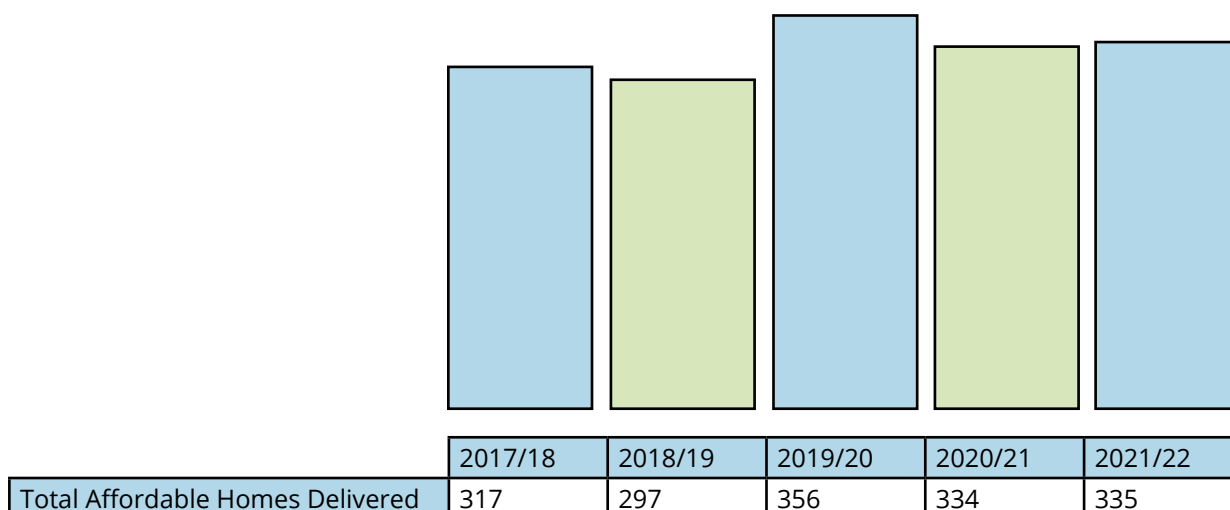
- Wigan Council direct delivery programme, which is funded by the HRA (Housing Revenue Account) and Homes England Grant.
- Grant funded development by registered housing providers funded by Homes England and their own financial investments.
- Affordable housing provided on private developments via Section 106 requirements.

The number of homes provided by each method has increased substantially. We have seen 1,322 new affordable homes delivered since 2018/19 in Wigan borough; with 335 affordable homes completed in 2021/22. This includes both social/affordable rented properties and low-cost home ownership options such as shared ownership, rent to buy and shared equity homes.

The strong delivery of 335 affordable homes in 2021/22 has brought us close to our annual affordable housing target, as set out in our HNA, of 338 (as per the identified annual shortfall in affordable homes), however it must be noted that the shortfall figure of 338 included pipeline supply, so until a revised HNA comes forward it would be difficult to ascertain if current delivery rates are reducing the annual shortfall figure.

It is positively noted, however, that affordable housing delivery in Wigan has remained strong, despite the challenges over recent years, including rising inflation rates and build costs due to a challenging post-pandemic recovery.

Within these annual delivery figures there are specialist homes for both older people and people with distinct housing needs which means we are contributing to meeting the goals in the deal 2030 to develop high quality, affordable and accessible homes that meet the needs of all residents.



Our affordable housing delivery is a mix of dwellings being secured through Section 106 agreements and grant funded schemes (Homes England) and built out through our direct delivery programme and registered provider (RP) partners. Since 2018/19, we have seen a total of 664 affordable homes delivered with the assistance of grant funding and we have secured 658 additional affordable homes through Section 106 agreements.

Of the 335 affordable dwellings completed in 2021/22, 67% were delivered through grant funded programmes (total 223) and 33% were delivered on S106 developments (total 112). Note that the total number of S106 properties delivered declined in 2020/21, due to the pandemic and construction sites pausing for a period time, so some elements of delivery did slip within recent years.

In 2021/22, in terms of both grant funded and S106 delivery, 52% of affordable homes delivered were for low-cost home ownership products and 48% were for affordable rent. This is with 95% of these homes being delivered by RP partners and 5% being delivered via our direct delivery programme.

The 2020 HNA suggests a boroughwide affordable tenure split in favour of affordable rent (60%) and lesser intermediate tenure (40%) which was broadly met in previous years, however this metric is very much subject to market forces and what is on site in the short term, it is also noted that Homes England Grant Funding is specifically allocated towards low cost homeownership products alongside rented products, so an increase in terms of home ownership products is to be partially expected.

Most affordable completions in 2021/22 were three-bedroom houses (45%), followed by two-bedroom houses (40%) and apartments (10%). We also saw a small proportion of four-bedroom houses delivered (5%); offering a good mix of homes and range of low-cost home ownership options and this is a priority of our Homes for All (Deal 2030).

The range of affordable property types delivered is broadly in line with analysis in the HNA that indicates the following affordable need by dwelling size: 17.9% one-bedroom, 46.3% two-bedroom, 30.1% three-bedroom and 5.7% four or more-bedroom.

We can note that two and three-bedroom houses total a high proportion of our affordable housing completions (85%). This is in line with the breakdown advised in the HNA, this shows our housing delivery in affordable term relates directly to the needs that are set out in the HNA.

	Total for Numer of bedrooms 2021/22					Total	%
	One Bed	Two Bed	Three Bed	Four Bed	Five Bed		
Houses	2	108	152	16	0	278	83%
Apartments	31	26	0	0	0	57	17%
Bungalows	0	0	0	0	0	0	0%
Total	33	134	152	16	0	335	100%
	10%	40%	45%	5%	0%	100%	

Affordable Housing Completions		
Section 106		
Property Type	Total	%
House	89	79.46%
Apartment	23	20.54%
Bungalow	0	0.00%
Total	112	100.00%

Affordable Housing Completions		
Section 106 (Grant Funded)		
Property Type	Total	%
House	187	83.86%
Apartment	36	16.14%
Bungalow	0	0.00%
Total	223	100.00%

Most affordable homes were delivered in Leigh (154), followed by Golborne and Lowton (72) and Shevington/Standish (59). We are seeing that the housing offer in Leigh is becoming much more diverse with a mix of housing options for renting and home ownership, for both market and affordable housing offers and this has been a big change in this area of the borough over a relatively short period.

In looking to address areas of high affordability pressure it is good to note that Golborne and Lowton totals 21% of the total completions of affordable homes in 2021/22. The HNA shows that Golborne and Lowton has one of the highest proportions of households in affordable housing need (8.7%), along with Wigan South (9.4%) and therefore it is welcome to see a proportion of delivery focussed in an area that needs it the most.

Wigan Council Direct Delivery Programme

The Council's direct delivery programme involves the Wigan Council building new affordable homes on Council owned land. The programme plays a key role in increasing the delivery of affordable housing in Wigan and meeting the needs of residents. Importantly, the direct delivery programme brings forward a notable volume of specialised homes, such as autism and dementia schemes, alongside options for older peoples housing, including a considerable proportion of bungalows.

The increased provision of level-access accommodation was identified as a key need for the borough in our Housing Needs Assessment 2020 and the direct delivery programme works to directly address this need and deliver the specialist types of homes that the market won't deliver.

Direct delivery schemes that have completed recently and ones that are currently in development are being delivered to a very high specification and are designed as 'low carbon homes,' including features such as air-source heat pumps and electrical vehicle (EV) car charging points as a minimum. These schemes will help reduce the carbon footprints of new homes and play a part in reducing fuel poverty for our residents in Wigan, which is incredibly important given the current economic climate.

The direct delivery team now has a new mandate to deliver an accelerated development programme over the coming years in a bid to increase affordable housing delivery in Wigan by making best use of existing Council assets, funding and being an investment partner with Homes England.

The team are also beginning to explore ways to deliver new tenures and innovative MMC (Modern Methods of Construction) opportunities. Estate regeneration schemes, to uplift areas and attract further investment are now being further considered after the successful start on site of the recent estate regen scheme at Worsley Mesnes. The Worsley Mesnes scheme sees the Council working in partnership with Keepmoat Homes and Jigsaw Homes to deliver 169 new family homes, including 42 affordable homes for sale and rent.

Completed Direct Delivery schemes 2021/22

Brackley Court, Goose Green

2021/22 saw the Direct Delivery programme complete a very well-received scheme at Brackley Court in Goose Green. This saw the delivery of seventeen houses ranging from two, three and four bedrooms, which were offered on an affordable rent tenure to Wigan residents. The houses are all high quality and specification, including low carbon features such as EV charging points.

In line with the direct delivery team's ambitions to meet the specific needs of residents, one of the properties is specially adapted for a resident who has a disability. The property included a through floor lift to ensure the property was fully accessible and met the resident's housing needs.



Current schemes on site

The direct delivery programme is currently on site with exciting schemes across Wigan borough. All schemes are making progress towards delivering new, high quality, low carbon, affordable homes to meet the needs of our residents.

Below are the details of the schemes currently on site:

Scheme	Description/Outputs
Sandalwood Dr, Beech Hill	Demolition of existing problematic properties on the estate and redevelopment of the wider area to include a new 51 apartment Extra Care scheme and 19 bungalows. Completion due March 2023.
Wharfdale, Leigh	Demolition of an obsolete sheltered housing scheme and redevelopment of a new modern scheme, comprising of 56 units of Extra Care accommodation. Completion due January 2023.
Meadowvale Drive, Pemberton	Delivery of 23 general needs units and ten supported housing units, incorporating a mix of houses and bungalows. Completion due October 2022.
Longridge and Almond Brook, Standish	Two small infill sites delivering a total of 12 units for affordable rent for older residents. Completion due July 2022.
York Street, Leigh	Delivery of 13 units, including five apartments for supported housing. Completion due March 2023.
Railway Arches, Leigh	40 units, completion due in summer 2023.

Meadowvale Drive, Pemberton

Meadowvale Drive will bring forward 25 new affordable residential units to Pemberton, comprising a combination of one, two and three-bedroom bungalows and two, three and four-bedroom houses. The properties will be a combination of detached, semi-detached, and terraced blocks. All accommodation will have parking, amenity and green space provided.

Also proposed is a nine-bedroom supported living bungalow for young adults living with Autism, comprising of communal living accommodation with associated landscaped garden space and dedicated car parking. This site is due for completion before the end of 2022.



Wharfdale, Leigh

The new Wharfdale development will replace an existing aging supported housing scheme with a modern three-storey unit. The development will be bringing a brownfield site back into use, which is a priority for the Council in terms of making the best use of land.

The proposed scheme is for a 100% affordable rent, consisting of 56 dwellings, with 53 one-bedroom apartments and three two-bedroom apartments. The site has a central location and fantastic proximity to supermarkets and other facilities offered in Leigh town centre. The scheme is due to complete in early 2023.



Sandalwood Drive, Beech Hill

Sandalwood Drive is to bring forward a 100% affordable rent, extra care scheme, consisting of 69 dwellings, including 48 one-bedroom apartments, three two-bedroom apartments and 10 two-bedroom bungalows. The site has excellent accessibility by various means of transport, whether it be by on foot, bike, bus, and car and provides a regeneration focus for the surrounding area.

The Sandalwood site covers an area that was previously subject to high levels of ASB (Sandalwood Drive) and vacant Council land and has brought forward a high quality, needed, extra care scheme to this area of Wigan.



Direct Delivery Pipeline Schemes

The direct delivery programme has a strong pipeline with developments expected to come forward in the short, medium and long terms. The programme has been uplifted in terms of numbers to accelerate the programme in the coming months to increase the amount of affordable housing delivery.

The pipeline has recently been backed by a suite of sites from the Wigan Council small sites study that completed in late 2021 and has provided line of sight on additional delivery opportunities for the programme.

Below are the schemes currently in the pipeline:

Shevington Primary, Miles Lane

32-unit apartment, extra care scheme, that is currently in for planning.

The scheme comprises of 32 apartments, including 28 one-bedroom apartments, two one-bedroom wheelchair accessible apartments and two two-bedroom apartments plus associated communal facilities.

Properties will be available for affordable rent to help meet demand for older persons accommodation in the area. The mix of property sizes and types is designed to ensure sustainability and a community feel. Funding has been agreed in principle from Homes England through their Affordable Housing Programme (AHP) 2021-26.



Priory Road, Ashton - currently in for planning

The proposal is to create six low carbon bungalows (two one-bedroom bungalows and four two-bedroom bungalows) including associated parking and landscaping, as well as the demolition of the existing single storey building in the north of the site.



Former Ince St Mary's, Ince – (mix of houses, apartments, and bungalows), currently in for planning.

The proposal is to create 47 new affordable residential units on a former school site, comprising of a combination of one, two and three-bedroom bungalows and two, three and four-bedroom houses and one-bedroom walk up apartments, in a combination of detached, semi-detached, and terraced blocks.

Priory Road (Ashton) and St Mary's (Ince) will both be built to Passivhaus standards which is highly energy efficient. This means that residents energy bills will be minimal with little or no requirement for heating thereby removing a cost to residents at a time when costs of living, especially heating, are rising rapidly.



Accelerating the Direct Delivery Programme:

As a local authority, we have a large land portfolio that is spread throughout the borough. We have a Strategic Housing Land Availability Assessment (SHLAA) that assists in assessing and identifying suitable parcels of land for residential development, including sites in our own portfolio. A portion of sites are already identified to come forward into the council direct delivery pipeline.

There remains a significant number of small sites that may be suitable for housing development. In 2021, we commissioned a piece of work to analysis a wide range of small sites that are situated across the borough that could be suitable for residential use. The result of the commissioned study has presented a potential range of development opportunities to support the council in accelerating housing delivery. A number of these sites identified have now entered the Direct Delivery Programme pipeline with a view to this helping uplift future delivery numbers.

The direct delivery team have recently expanded their capacity to support the accelerated programme to deliver more new affordable homes for Wigan residents, faster, therefore supporting more people with their housing needs in the borough.

Registered Housing Providers in Wigan

It is not just the Council that is bringing forward affordable housing stock in Wigan, our RP partners are currently very active in the borough in bringing forward new affordable housing schemes alongside public and private investment. These schemes are usually brought forward after engaging with the Council in terms of tenure, location, and housing mix to meet our housing needs as closely as possible.

Homes England Affordable Homes Programme

The Affordable Homes Programme provides grant funding to support the capital costs of developing affordable housing for rent or sale. As the Government's housing accelerator, Homes England have made available £7.39 billion from April 2021 to deliver up to 130,000 affordable homes by March 2026 – outside of London.

There was a significant amount of delivery by RP partners in 2021/22, on the following pages are examples:

Registered Providers Affordable Housing Programme

Completed Developments 2021/22

Pocket Nook Lane – Jigsaw

Jigsaw completed their scheme at Pocket Nook Lane in November 2021. This scheme delivered 49 units of affordable housing using homes England grant funding in Lowton. The development comprised of a 100% affordable rent scheme with a mix of one-bedroom apartments and two and three-bedroom houses.

The housing mix for the Pocket Nook scheme was developed using the data based on local housing need to provide an appropriate mix of affordable homes in an area of the highest affordability pressure in Wigan.



Registered Provider Affordable Homes – On Site Developments

RPs are an important delivery partner in assisting the council in bringing forward the needed affordable housing delivery in the borough. Currently there are seven large Homes England grant funded developments on site, providing a significant 1020 new homes by 2025.

Waterside Point, Leigh – Your Housing Group

Your Housing Group are currently onsite with a 226 unit 100% affordable, development in Leigh, adjacent to the town centre. This key scheme has been delivered through Homes England Strategic Partnership funding with a local developer MCI on a large brownfield site.

The development will benefit and diversify the housing offer of Leigh town centre by bringing forward a mixed tenure scheme: providing shared ownership, rent to buy and affordable rent. With the potential to be completed in 2023/4, the scheme will provide significant regeneration benefits to the wider Leigh Town Centre area.



Richmond Drive, Leigh – Riverside

Riverside housing association are currently working in partnership with Keepmoat, in Higher-Folds, Leigh, to bring forward 72 new affordable homes. The 72 units will be a part of a larger site totalling 92 dwellings; the dwellings will be a mix of two and three-bedroom houses, with a mix of affordable rent and rent to buy.

The development is being brought forward using Homes England Affordable Homes Programme grant funding and Riverside's own recycled capital grant funding.

The development will bring forward needed low-cost home ownership homes in Leigh, this is positive as our 2020 HNA concludes that Leigh has a high need for low-cost home ownership options. The site will be completed in late 2022 /23.



Plank Lane, Leigh – Torus

Torus are bringing forward a 100% affordable rented housing scheme in Leigh using homes England Strategic Partner grant funding, providing a development specifically for over 55's. Torus have worked closely with the Council to bring forward a development for an identified need for older people's housing in Leigh.

The development will bring forward 87 affordable rent homes comprising of one and two-bedroom apartments and nine two-bedroom bungalows.

Torus' development supports our 2020 HNA which states Leigh has a high need for level access accommodation, as the site is bringing forward a bungalow and lift accessible apartments.

The development is due to complete in late 2022.



Frog Lane, Wigan - Torus

Torus are bringing forward 100% affordable 60-unit development on Frog Lane, at the edge of Wigan town centre. The site will be all for affordable rent providing 56 three-bedroom houses and four two-bedroom houses. The site will be regenerating a former brownfield site (Former recycling depot) that will benefit the area by removing blight, reinstating the street scape, and bolstering access to affordable housing.

Torus used Homes England Strategic Partnership funding to enable the site and it has an ambition to be complete before March 2023.



North Leigh Park, Leigh – Great Places

Great Places are bringing forward a total of 87 dwellings on North Leigh Park, consisting of shared ownership and affordable rented tenures. The development is a mix of two, three and four-bedroom houses. Northleigh Park is a large-scale strategic site in Leigh that has been identified to bring forward a high proportion of residential accommodation over the next 20 years. The site will hopefully go on to deliver a significant quantity of residential development within the Wigan and Bolton – Growth Location. This phase with Great Places will complete in late 2022 /23.



Orrell Gardens, Orrell - Jigsaw

Jigsaw is developing a site in Orrell called Orrell Gardens; it will be the first 100% affordable housing development in Orrell and one of only a handful of new developments to come forward in Orrell for many years. The development consists of 16 dwellings in total, including 12 one-bedroom apartments and four two-bedroom houses. The proposed accommodation is bringing forward property types that are in high need in the area.

The scheme will benefit the area due to the identified need for affordable housing and the area having high demand for affordable housing that has been seen from the Wigan Housing register. The mix of properties is designed to ensure present and future demand is met for smaller household and family accommodation in the area.

The development will complete in early 2023.



Patricroft Road, Ince - Jigsaw

Jigsaw is working in partnership with Heaton Group, a local, Wigan based developer, to bring forward an 100% affordable housing scheme on a vacant site, formerly used as a Youth Club. The development comprises of four two-bedroom town houses and 10 one-bedroom cottage flats. The site will be 100% affordable rent, this supports local need as our HNA concludes Wigan North and Aspull has a much higher need for affordable rent.

The site will complete in early 2023.



Bradley Hall, Standish - Torus

Torus' new scheme at the former Bradley Hall Industrial Estate in Standish, which was brought forward initially by Homes England, has recently been approved for planning and proposes a 100% affordable housing scheme in Standish. This development will provide Standish with an additional 155 affordable homes with a mix of shared ownership, rent to buy and affordable rent. Our 2020 HNA concludes there is an ongoing high need for more affordable housing options in Standish and this development will help the council to meet this need. This scheme is also in line with the Standish Neighbourhood Plan in affordable housing and development terms.

This site has recently started on site in October 2022 and will take around three years to build out.



St Peters, Bryn - Jigsaw

Jigsaw are developing a 100% affordable rent housing scheme with an element of supported living provision. The site comprises of 10 houses and 12 supported living apartments. The proposed dwelling types are in line with local need as our HNA demonstrates Ashton and Bryn have the highest need for family homes and one-bedroom apartments.

The site embraces the priorities in our Homes for All (The Deal 2030) to develop high quality, affordable and accessible homes to meet the needs of residents, including future generations. The development meets our CP6 housing policy that sets out to promote mixed communities and minimise social exclusion through effectively integrating all dwelling types together in the overall development.

We are expecting the development to complete in early 2023.



Provider	Scheme	Area	Number of units	Tenure
Torus	Firsway/Plank Lane	Leigh	89	General needs and affordable rent
Riverside	Richmond Drive	Leigh	72	General needs, affordable rent and rent to buy
Jigsaw	Orrell Gardens	Orrell	16	General needs and affordable rent.
Jigsaw	Patricroft Road	Ince	14	General needs and affordable rent
Jigsaw	St Peters Church	Bryn	22	Support living - general needs and affordable rent
Your Housing Group	Waterside Point	Leigh	226	General needs, affordable rent and shared ownership
Torus	Frog Lane	Wigan	60	General needs and affordable rent
Torus	Bradley Hall	Standish	155	General needs, affordable rent, shared ownership and rent to buy
Anchor Hanover	Former Chadick Butchers	Standish	64	Over 55's - affordable rent and shared ownership

Registered Provider Affordable Homes Programme Pipeline

RP Partners have an active role in ensuring we meet our future housing need.

There are a further 704 homes across multiple RP schemes that are currently in the planning and contract stages that will deliver new homes up to 2025.

Worsley Mesnes Regeneration Project – Jigsaw

For this scheme, the Council and Jigsaw have partnered with Keepmoat, a national homebuilder who have developed high-quality residential schemes in the borough. Jigsaw and Keepmoat are working in partnership to regenerate the Worsley Mesnes area and bring forward new affordable and market homes – diversifying tenure in the estate. The project forms part of the Council's regeneration objectives for the area, as set out in our Worsley Mesnes Estate Regeneration Masterplan approved in 2017.

The scheme comprises of 169 open market residential dwellings, of which 42 will be affordable homes. The development will be a mix of two-bedroom and three-bedroom family houses, Wigan South has a high need for family properties, as shown in our HNA.

The affordable housing will range from affordable rent and low-cost home ownership (shared ownership and rent to buy); the first set of rent to buy homes available in the area. The project will benefit the housing offer of Wigan South, as our HNA has identified the area as having the highest proportion of households in affordable housing need in the borough, totalling 9.4%.

St Johns Vicarage, Abram – Torus

Torus are bringing the former site of St John's Vicarage in Abram forward for affordable residential development. The scheme has planning permission to bring forward 18 three-bedroom family homes. The land of the former vicarage is key site that has been identified for residential use in our Strategic Housing Land Availability Assessment (SHLAA). The site is brownfield land and, we are keen to see brownfield sites come back into use for residential development, as set out in our Deal 2030. A start on site is due to be made in early 2023.

Hemfield Road, Aspull – Jigsaw

Jigsaw are developing a 100% affordable rent scheme for 28 dwellings. The proposal is for 12 semi-detached houses and six apartments. The site will be mixed tenure with affordable rent and rent to buy properties. We are keen to see Hemfield Road come forward as it is bringing another brownfield site back into use.

The development will diversify the housing offer of Wigan North and Aspull. The site is developed with the local residential need of the area in mind, the HNA concludes the area has a higher need for more family size properties and one-bedroom apartments.

Jigsaw are looking at starting on site in early 2023.

Barracks Road, Bickershaw – Jigsaw

Jigsaw are proposing to bring forward a 15-unit, 100% affordable housing scheme, comprising of five two-bedroom houses and 10 one-bedroom apartments. We are pleased to see an RP partner looking to bring another brownfield site forward for residential development in an area that hasn't had much development recently.

Jigsaw are looking at starting on site in early 2023.

Section 106 Delivery

Outside of the Wigan Council direct delivery programme and RP partner grant funded schemes, 33% of our affordable housing delivery in 2021/22 has been via section 106 planning obligations, which are legal agreements tied to planning permissions, by where the developer must provide 25% of their development as new affordable homes on the site (subject to viability), with 112 affordable homes delivered via this route in 2021/22. This is an increase of 3% from the delivery noted in 2020/21.

Section 106 units are sold to RPs for management and allocations once they are complete or in some cases units are sold via the Wigan Council Equity Loan Scheme, where homes are sold by the developer with the benefit to eligible purchasers of a 30% Equity loan that is payable back to the Council, and secured on the property via a charge, this significantly reduces the upfront cost to purchase a new home for Wigan residents.

We have seen a mix of affordable homes for both rent and sale delivered on large-scale developments across the borough, including The Fairways (Standish), Standish Grange (Standish), the fourth phase of Pennington Wharf (Leigh), the final phases of Walmsley Park (Leigh) and from several parcels on the Garrett Hall site (Tyldesley/Astley).

By continuing to ensure that major housing schemes are compliant with our planning policies relating to affordable housing and by negotiating delivery via section 106 agreements, we are working hard to ensure that a mix of homes and tenures come forward that meet our housing needs in the borough.

Completed Section 106 Developments

Brook View, Leigh – Riverside

Riverside completed on their seven units that were acquired at a larger site, Brook View (Leigh) in April 2022. The dwellings purchased by Riverside are three two-bedroom houses and four-bedroom houses. All seven houses are Shared Ownership, available through Riverside Home Ownership scheme.

The site comprises of a total of 57 homes. The development offers a mix of two, three and four-bedroom houses and provides Leigh with a choice of high-quality homes offering varied home-ownership options.

The development supports the affordable housing local need of Leigh, as our HNA states that Leigh has a higher need for low-cost home ownership options.



Current Section 106 Developments

Standish Grange Phase Two - Bloor

Bloor are now developing a further phase of their housing development at Standish Grange with Legal and General affordable homes (an RP). The development will bring forward 23 affordable homes secured through a S106 agreement for a mix of affordable rent and shared ownership. These new affordable homes are in addition to the 40 shared ownership homes that were brought forward with Guinness Homes (an RP) and nine affordable units that the Council acquired in an early phase. The site in total will provide the area with 72 new affordable homes.

Standish is one of the higher value and desirable residential locations in the borough which results in high affordability pressure in this area. Bloor's development will assist in easing this pressure by providing appropriate affordable homes in the area for Wigan residents.



Lowton Heath Phase Three - Bloor

Bloor are developing their third phase at their Heath Lane development in Lowton. The third phase is bringing forward an additional 34 affordable homes to the area, a mix of shared ownership and affordable rent. The 34 homes have been disposed of to Torus (an RP) who are currently very active in the borough and will work with the council to let and manage the affordable homes.

Bloor's development will provide the area with crucial and needed affordable homes as Golborne and Lowton has been identified as having one the highest proportions of affordable housing need in the borough.

All houses on this development will also have an EV charging point.



Wigan Council Equity Loan Scheme

Persimmon – The Fairways, Standish

In 2020/21 Persimmon Homes launched 20 Equity Loan homes to the market on their large and successful Fairways development in Standish, off Rectory Lane.

These new homes were an instant success with all the units reserved instantly upon release, with the price point of two-bedroom houses being particularly attractive to the market and eligible buyers.



Section 106 Pipeline

Section 106 remains a strong delivery vehicle for bringing forward the needed affordable homes into the borough. Appetite remains strong for local RP partners to bring affordable homes forward via Section 106 agreements, which is a positive sign and shows confidence in Wigan.

We are expecting around c.220 affordable homes to come forward between now and 2023 through the disposal of units to RPs via S106 on schemes that are approved or in for planning.

Section 106 Pipeline - Subject to Final Confirmation		
Developer	Development	Outputs
Wainhomes	North of Rectory Lane, Standish	29 - Mix of affordable rent and shared ownership
Redrow	Bainbridge Avenue, Leigh	30 - low-cost home ownership units (Tenure TBC)
Bellway	Elements Phase two, Parr Bridge, Tyldesley	14 - Mix of affordable rent and shared ownership
Wainhomes	Thames Avenue, Leigh Phase two	15 - Shared ownership
Northstone	Pemberton Colliery	40 - Mix of affordable rent and shared ownership
Bloor	Standish Grange Phase two	23 - Mix of affordable rent and shared ownership
Ecclestone Homes	Garrett Hall Road, Tyldesley	42 - Mix of affordable rent and shared ownership
Rowland Homes	Garratt Lane, Tyldesley	26 - Mix of affordable rent and shared ownership

Future Affordable Housing Delivery

We can see that Wigan Borough still has a strong supply and pipeline of residential developments coming through, offering the borough a wide range and mix of dwelling types/sizes. It also demonstrates the strong delivery of affordable housing across the borough in 2021/22. We could not achieve this without our RP and developer partners, alongside the Council's direct delivery programme.

Our RP partners remain engaged and are still actively pursuing development opportunities and purchasing sites in the borough and we are continuing to work with these partners to develop scheme proposals that meet our defined housing needs in the borough as set out in our 2020 HNA.

The direct delivery programme will continue to expand and draw on Council land and an uplift in delivery is expected in the short and medium terms to help meet our housing need in the borough.

Schemes totalling over

**704
homes**



are currently under consideration by RPs and is currently being worked up.

A pipeline of provision of around

**390 affordable
homes**



remains secured via section 106 agreements with private developers on major housing developments across the borough up to 2024, including further phases in Standish, Lowton, Astley and Mosley Common.

New schemes coming forward in Standish (Rectory Lane) Leigh (Westleigh Waterfront) and Orrell (Abraham Guest) which have all made commitments to providing 25% policy compliant schemes. These will deliver a mix of affordable rent, shared ownership, and shared equity tenures.



Positive Outcomes for Our Residents

The provision of new affordable housing, especially specialist housing provision, is fundamental in giving people the best chance to live a full and healthy life as possible. The qualitative benefits of providing a good mix of homes for older people, people with disabilities and a range of housing options for all ages is immeasurable, with positive impacts affecting residents regularly as housing delivery increases.

Residents have been happy to share their stories about how new housing options have helped them recently.

Residents given the keys at Brackley Court

The first residents to move into a £2.7m housing development in Wigan Borough have described their new home as 'life changing'.

The new build development at Brackley Court, Goose Green, is made up of 17 two-, three- and four-bedroom homes, including one which has been fully adapted for a wheelchair user with a through floor lift and ground floor wet room.

The £2.7m scheme included £2.16m investment from Wigan Council and £540,000 grant monies from Homes England, with St Helen's based M&Y Maintenance and Construction completing the work.

During the building of Brackley Court, M&Y Maintenance and Construction made £3,600 worth of donations and complimentary work for local charities and nurseries which positively impacted more than five hundred local people.

In addition to this the family-run company, which is part of the Regenda Group, were able to support three apprentices in on-site roles and their environmentally conscious approach ensured less than 1% of waste went to landfill.

Councillor Susan Gambles, portfolio holder for Housing and Welfare, said: "Brackley House will provide 17 affordable, excellent quality homes for families within the Wigan Borough.

"We couldn't be happier about the quality of these properties and the excellent social value contributions that builder M&Y Construction has provided as part of the contract, including working with the local school and nursery just opposite the site and the Wigan based homeless charity, The Brick."

Chris Mellor, Construction Director at M&Y Maintenance and Construction, said: "Working with Wigan Council to build these homes has been a delight and a privilege; we are so pleased to hear that the residents are settling in well. The community has inspired us throughout, and we are continuing to work with The Brick to keep bringing positive outcomes for residents."

All the properties have now been allocated to residents on the council's housing waiting list and each property benefits from electrical vehicle charging points, private gardens and private driveways and are let at an affordable rent.

Among the residents who are getting settled into their new homes, is Claire Markey who is living in a four-bedroom property specially adapted to suit her needs as a wheelchair user.

Ms Markey said: "It is like another life. They have built me a house from scratch and adapted it, even looking to the future with additions such as a hoist. They have thought about everything.

"Having this house has completely changed the way I live."



Your Housing Group Case Study – Waterside Point, Leigh

“The advice I would give to someone who is thinking of buying a shared ownership property is to just do it...”

The Council works with a range of registered housing providers to build new homes, an example of this is Waterside Point, a new canal-side development in Leigh, a scheme brought forward by Your Housing Group.

Waterside Point is offering two and three-bedroom family houses plus one and two-bedroom apartments. Properties at the development are available to purchase through shared ownership or available for affordable rent.

A new resident to Waterside Point is 25-year-old Chloe, who has been able to buy her own home through using shared ownership.

Chloe said: “I came across Your Housing Group when I was driving past (the site), and I saw the sign outside so I thought I would have a look.” Chloe continues to explain how shared ownership has provided her with the opportunity to become a homeowner.

She said: ‘Shared ownership has benefited me because I would never have been able to afford a house like this on my own, so I have been able to get a house that I absolutely love, that is my dream house that I can afford, and I can eventually work my way up to owning 100% of the property.’

“The service that I have received from Your Housing Group has been amazing throughout the entire process from start to finish, from reserving up to buying. They have been in constant contact, and they have really helped me throughout the process.”

“The advice I would give to someone who is thinking of buying a shared ownership property is to just do it. I would have never been able to afford a house on my own so shared ownership is a wonderful way to get yourself onto the property ladder. It can help you to buy a house you would not be able to afford otherwise, and you can eventually own the whole property so I would 100% recommend it.”



Market Context

Overall Market Context

The UK, alongside other western countries are currently experiencing high levels of inflation in all sectors, and this is currently having a severe impact on economic growth, which is also now starting to spill over into the housing markets with the ability to get affordable mortgages now being impacted by rising interest rates.

The UK average house price increased dramatically over the fiscal year of 2021/22, rising by 10.9%. However moving later into 2022 a downturn in values has started to be seen, connected to the potential for a forthcoming recession.

However, housing demand is being tempered by increasing affordability challenges. In August 2022, house prices rose gradually with a rise of 0.8% in, an increase from July's growth of 0.1%. The Bank of England advised the average five-year fixed rate mortgage stood at 1.6% at the beginning of the year and then increased to 3.5% in July 2022. In September 2022, this now stands at around 5%. It is these higher rates, which haven't been seen for over a decade, which will impact the housing market going forward in terms of market demand.

Local Market Context - Wigan Borough Housing Market

Wigan Borough has recently experienced a rapid acceleration of growth in the housing market. The average house price in the borough at the end of the 2021/22 year stood at £174,165. This is a 6% increase on the average price compared to two years ago, where the average property price stood at £163,961. The increase in property prices across the borough is in line with expansion of new-housing building as developers show confidence in Wigan and values rise. This growth also extends to Wigan's rental market, which has seen a consistent increase of rental values across the board over the past 12 months.

These figures evidence the current strength and buoyancy of the housing market in Wigan at present, although there are indications that the market may be slowing. Figures suggest that there are affordability pressures as properties have become more expensive and taking a longer time to sell, as there are fewer buyers able to afford the price levels.

The increase in prices in both the sales and rental markets only adds to the existing affordability pressures experienced by residents of the borough. This is particularly concerning given the wider landscape of the mounting cost-of-living crisis, with the current house price to income ratio in Wigan sitting at 5:29, which has increased in recent years in line with overall increases in values. The lower quartile house price to income ratio stands at 7:04, demonstrating even the more affordable end of the market is becoming increasingly expensive for residents and it is this metric that shows that we need more affordable housing.

There is an increased demand for affordable housing in Wigan, evidenced by the growing number of applicants to the Housing Register, as of April 2022, the total amount of active applicants stands at 12,470. The total number of applicants on the register has increased dramatically by 38% over the last two years, with 9038 applicants on the register in April 2020.

The turnover of Council stock is low, we have a high demand for all property types. The highest demand is for one-bedroom flats and two and three-bedroom family homes and there is a shortage of supply for two and three-bedroom homes. As the Housing Register has increased over the last couple of years, we are seeing an increase in bids being placed on all properties that are being advertised, even if the property is potentially not suitable for the applicant.

The 2020 HNA identified that there is an annual deficit of 338 affordable homes per year and it is likely that this figure has now increased given the current market context.

Land supply

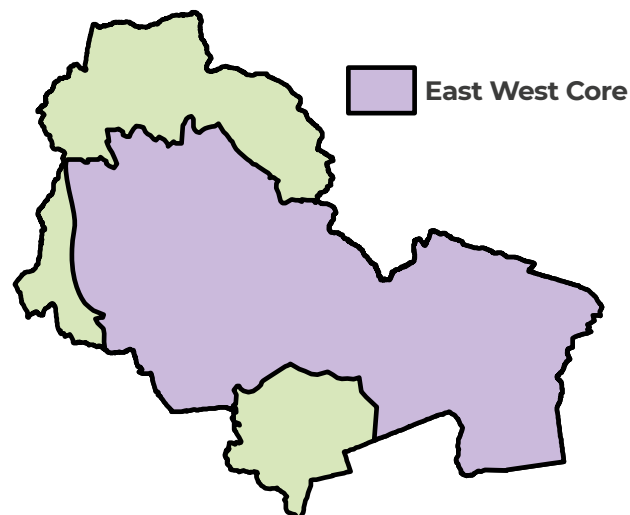
Analysis of housing activity in Wigan shows that current delivery in areas of the boroughs are still subject to market failure. Despite increased certainty in granting planning permissions, with over 13,500 homes in Wigan granted planning permission since 2013, the central east / west core of the borough remains underdeveloped in comparison to the edges of the borough.

In Wigan, increased housing delivery over the last few years has been due to delivery on popular sites in the peripheral areas of the borough where the market is strong, as opposed to the market areas in the east / west core of the borough. Although, we are starting to see positive changes with an increase in development activity in the Leigh area with the completion of the Pennington Wharf scheme.

The key issues in the East West Core relate both to the significant cost and requirements of enabling infrastructure and the prevalence and remediation of contaminated brownfield land from our proud industrial past in this area, the costs of which cannot be borne by the landowners and developers due to the low values in the area.

This is a key issue for the Council and partners to address as this is where the long-term supply of housing sites will be once those on the edge of the borough, which are being delivered, have all been built out.

Development of brownfield land will regenerate areas, develop new housing markets, and promote sustainable development and if brought forward with corresponding infrastructure, will increase accessibility within the east / west core in Wigan and will support wider regeneration initiatives impacting upon our local town centres, such as Wigan, Leigh, Hindley, and Atherton.



Responding to the Challenges

It is important for local authorities to bring in as much external funding as possible to support the delivery of new homes, both market and affordable to support residents of Wigan from a housing perspective and from raising the Council tax base that the Council operates from.

In early 2021, we saw the Government commit to a stamp duty relief, which ended in September 2021, but this has now been reengaged in Autumn 2022 and will support people buying a new home, up to a certain price point.

The Government committed significant funds to a 'Get Britain Building Fund' and for a 'Brownfield Land Fund.' Wigan Council have had successful discussions and bids with the GMCA over the Brownfield Land Fund in recent years, with a positive dialogue over sites in Wigan for potential grant funding of c£3m to go towards key sites that can support the delivery of new homes, these are – Eckersley Mill, St Williams Church and the Pagefield Hotel site.

The GMCA has also been supportive in allowing bids to the Evergreen Surplus fund, which is revenue funding based on supporting the provision of key economic and housing-based outputs. The Council successfully bid for c£176k for housing related projects and these funds are supporting work on King Street, Land South of Hindley and looking at options in Leigh. Round three bidding for this funding is currently underway with c£350k worth of projects submitted for approval that connect to residential developments, across the borough.

Bids have also been put into the Government One Public Estate Brownfield Release fund, with two direct delivery schemes put forward to support delivery on public sector owned land.

The Government announced a new Affordable Homes Programme (21-26) to provide grant funding to support the development of affordable housing for rent or sale. Homes England will be making available £7.39 billion from April 2021 to deliver up to 130,000 affordable homes by March 2026 – outside of London. The Council is continuing to work with RPs on their pipelines connected to this funding to ensure schemes meet our housing needs and we will also be looking to use the programme to support our own direct delivery programme, with funding for several schemes in the new programme now secured.

The Council continues to engage a partnership approach with key partners and facilitate and seek external funding to bring forward both the required infrastructure and the brownfield sites that are situated along the east / west core to support our strategic ambitions.

Notably, the Council is currently coordinating a bid to the Department for Transport for the Large Local Majors programme (LLM) for £46m with an additional £8m contribution from the Council to bring forward key sections of link road that would support housing sites and improve connectivity in the East West core.

The Council remain significantly engaged with Homes England, who have offered some short-term due diligence and feasibility funding for a number of sites, with infrastructure and remediation requirements as a precursor to the launch of a new Brownfield Land Infrastructure Fund (or equivalent, which may be announced in 2023..

Homes England are also in discussions with the Council and partners regarding the potential for site acquisitions and land options to support strategic housing sites, which would give the East West core a significant boost in terms of the complex land ownership pictures noted in that area and further prepare sites for future investment.

The Council and developers are fully engaged with the GMCA Housing Investment Fund and have facilitated discussions for the fund, which will be used on both small and large sites in the borough where delivery is currently, or about to, take place.

Without the above support to address issues of market and coordination failure and highways capacities, the significant potential housing quantum of major sites at North Leigh Park, Land South of Hindley and West of Gibfield may not be realised, impacting on our ability to meet our future housing requirements and although positive steps have recently been taken in terms of attracting funding and positioning sites to move them forward.

Looking to Regenerate Our Town Centres

Town centres across the borough are at the top of the agenda for regeneration activities and as locations to provide new homes, which is reflected in our housing strategy.

In Wigan town centre a bid to the Future High Streets fund was successful in attracting £16.6m of funding. This funding is enabling the Council to bring forward key outputs in the Wigan town centre Strategic Regeneration Framework (SRF), including supporting the comprehensive Galleries scheme, an innovative regeneration scheme in the King Street area, which includes the Action Zone Improvements and a repurposed market offer, with an enhanced public realm.



Wigan Council in 2021 officially announced that Galleries25 a joint venture partnership between Cityheart and Beijing Construction Engineering Group International (BCEGI) as the appointed Strategic Development Partner for the £130 million redevelopment of the Galleries and this was followed with the submission and subsequent approval of a hybrid planning application in autumn 2021. Resultingly a start on site was made in 2022 for these key proposals.

The proposed scheme will see the existing 440,000 sq. ft shopping centre transformed to provide:

- A multi-media centre comprising: six screen cinema, music, and E-sports venue, 10 lane bowling alley, indoor mini golf, food and beverage units
- Evening entertainment space
- A new hotel
- 464 residential units, including a significant proportion of affordable homes
- New market hall, including a contemporary food hall, co-working space, and small offices
- A re-animated Makinson Arcade
- Landscaped public realm square for annual outdoor events
- 460 car parking spaces located within the existing basement

Leigh is the second largest town in Wigan Borough. It is a town with a rich, illustrious history and an exciting and vibrate future. Leigh has been an area of interest for new development, with high levels of housing delivery noted in the last few years. We are keen to see this high volume of development to continue as Leigh has a multitude of regeneration and growth opportunities.

To help drive the regeneration of Leigh, a (SRF) was adopted by the Council in 2022, following consultation in Autumn 2021. The SRF sets out the vision we have for Leigh over the next 10 years. The SRF is the key supporting document as the Council seeks to bid for public funds to support the town centre and surrounding areas and on that basis a bid was submitted for round two of the Governments Levelling up Fund, this is currently awaiting a decision.

GMCA Growth Locations:

Recently, there has been a lot of work undertaken in relation the 'Growth Locations' as specified in the emerging Places for Everyone (PfE) plan that the GMCA are seeking to adopt as a GM wide strategy. One such growth location, which will be crucial to Wigan borough, is the Wigan & Bolton Growth Corridor.

The Wigan & Bolton Growth Corridor area offers a real potential to address the current deprivation and low levels of growth in the north of Greater Manchester. The area comprises a number of distinct towns and communities with the primary centres being Bolton and Wigan. GM Places for Everyone (PfE) has identified land in this location that can support the delivery of thousands of new homes in distinctive neighbourhoods and significant employment development. This, combined with the ambitious proposals for redevelopment in Wigan and Bolton town centres, has the potential to transform the image of Wigan and Bolton as places to live, work and invest.

The Wigan & Bolton Corridor will drive growth through the delivery of c.12,000 new homes, which makes up 7% of the total number of new homes planned for GM over the next 20 years as identified through Places for Everyone (PfE). The housing will range in type, tenure and affordability which will ensure that residents have suitable housing options available to meet their needs and ambitions at different stages in their lives. The Growth Location will support the creation of new mixed neighbourhoods which will be connected to jobs, skills and services through sustainable transport plans.

It is increasingly apparent that funding opportunities and investment that comes through the GMCA and government agencies that are focussed on growth will be directed at these locations, as has recently been seen through our Brownfield Housing fund bids that were successful. Going forward, the Council need to be ready to respond by preparing key sites like Northleigh and Land South of Hindley to secure the long-term housing growth in the corridor and take advantage of any funding that will be forthcoming.

The South of Hindley site represents the single largest non-greenbelt residential site within the Wigan & Bolton Corridor, making it critical for the overall success this location in driving growth and levelling up for the sub-region.

Asset management:

The Council is currently working through a procurement exercise to seek a consultant to help us produce a new Asset Management Strategy for local authority housing stock, which closed in September 2022. Post award of tender there will be stakeholder engagement to work through by the successful consultant, so we envisage it may be early in the new year before we can share the new strategy more widely. The strategy will review the key challenges facing the Council, developing new proposals around how these challenges can be addressed ensuring elevated levels of decency and compliance are achieved, whilst meeting our low carbon aspiration to improve/future proof existing stock and improve the environment of our wider estates.

Diversification:

Wigan Council continue to encourage diversification in housebuilding in the borough, to mitigate the potential impact of larger sites not coming through the system as quickly as needed, through supporting SME developers, community led housing schemes and will continue to seek to bring forward smaller council owned sites, from the small sites study, alongside supporting volume housebuilders and RPs.

Funding:

The Council are also proactively bring any public sector funding streams that may assist in unlocking housing sites in the core of the borough and forward residential schemes to support our town centres and improve connectivity across the borough to really strengthen delivery of the Deal 2030 from a housing perspective.

Conclusions:

2021/22 was another good year for housing delivery of all types in the borough however, as noted nationally, headwinds are starting to gather in terms of an economic downturn, which has the potential to impact Wigan residents significantly in future years in terms of housing need and further impact the potential delivery of new homes of all types in the borough, and therefore our ability to provide a Home for All.

It is hoped that the measures taken in recent years to support affordable housing delivery from partners and from an uplift in local authority delivery will help to allow us to keep bringing forward a high level of affordable homes suitable for a range of needs. Certainly, the impact of grant funding and our ability to use any funding on offer will help support delivery across the board in the short term, and help take some of the burden from an economic downturn.

However, it would be noted that any impact on the wider housing market and delivery rates will impact the levels of s106 units that will come down the pipeline, which will naturally impact annual delivery rates of affordable homes.

Long term housing supply on large brownfield sites will become ever more paramount as the potential delivery from these sites will transcend several periods of market fluctuation and bake in potential future delivery of all types of housing and seek to further support options for the direct delivery programme. Enabling large brownfield sites will therefore become one of the key projects going forward for the Council.

As we look to the next couple of years it is clear there remains a strong pipeline of delivery for a range of housing and investment in the borough and this is positive and should stand the borough in good stead as we approach a potential period of uncertainty.

