

## **Blaby District Council Position Statement – April 2025**

### **Affordable Housing Provision New Lubbethorpe**

#### **The Scheme**

New Lubbethorpe was granted outline planning permission in January 2014 and is to include:

- 4,250 homes
- A district centre with buildings for retail, commercial, employment and community use
- Two local centres to include retail, community, leisure facilities and a health centre
- A secondary school and two primary schools
- Care home facility
- Over 43 acres of playing fields and over 475 acres of open space

New Lubbethorpe is to be delivered over four phases, with each phase comprising of smaller sub-phases.

#### **S106 Provision**

The Fifth Schedule of the S106 details all of the Affordable Housing Obligations which the developer must satisfy.

The following percentages of affordable housing provision are required, resulting in the delivery of approximately 872 affordable homes over the life of the development:

- 10% of the first 600 dwellings
- 20% of the subsequent 2,000 dwellings
- 25% of the remaining dwellings unless a lower percentage is determined in order for the final phase to be viable. This percentage is to be no lower than 20%

The following tenure mix is to be applied to the affordable housing provision:

- 40% social rent units
- 40% affordable rent units
- 20% shared ownership units

An Affordable Housing Framework was approved in 2016. This document provides the overall structure for the provision and delivery of affordable housing across the development and identifies the distribution of such housing across and within each sub-phase. It also illustrates the proposed type and tenure mix of affordable housing. This framework is kept under review to ensure it remains up to date with Government Policy with the type of housing being agreed with the Council prior to each sub-phase.

An Affordable Housing Sub-Phase Delivery Plan is also a requirement of the S106.

This document allows the Council to understand how the relevant figures in the Framework are to be delivered across each sub phase.

### Current Position

Current total occupations at Lubbesthorpe stands at 1,204 at 31<sup>st</sup> March 2025.

Development is currently within Phase 2 and due to proceed into the next sub-phase (4). There have been a total of 340 residential dwellings approved within Phase 2 so far and 68 of these are to be affordable homes.

The registered providers of affordable housing are currently; EMH Homes, Midland Heart and Stonewater. The following table sets out the number of affordable homes, by parcel and tenure, approved to date for both Phases 1 & 2;

Parcel	Affordable Rent	Shared Ownership
R1	7	
R2(1, 2 & 3), R7 & R8(1)	39	11
R3(2)	2	6
R4	11	
R5(1)	10	3
R5(2)	10	2
R6(1&2)	26	6
R6(3&5)	19	5
R6(4&6)	26	7
R8(2)	6	
R9(1)	12	3
R9(2)	9	2
R10	22	5
R26	10	2
<b>Total</b>	<b>209</b>	<b>52</b>

The table below illustrates the type of housing agreed to date on each sub-phase

Housing	Phase 1, sub-phase 1	Phase 1, sub-phase 2	Phase 2, sub-phase 3
1 bed	0%	10%	10%
2 bed	71%	40%	45%
3 bed	29%	37%	30%
4+ bed	0%	3%	5%
2 bed bungalow	0%	10%	10%