

**MELTON LOCAL PLAN EXAMINATION**  
**EXAMINATION STATEMENT OF MELTON BOROUGH COUNCIL**  
**8th January 2018**

**MATTER 3**

**Overall requirements for housing and employment land and the long-term growth strategy (Policies SS2 and SS6); affordable housing need and policy targets (Policies C4, SS4 and SS5)**

**3.1 Has the housing requirement figure of 6125 dwellings (2011-2036) (equivalent to 245dpa) as set out in Policy SS2 been informed by a robust, credible assessment of the objectively assessed needs and is it positively prepared and consistent with national planning policy? In particular:**

**i) is the Housing and Economic Needs Assessment for Leicester and Leicestershire (HEDNA 2017) an appropriate starting point for setting the requirement in terms of its demographic assumptions (including future trends in household formation and migration), the account taken of market signals, forecast growth in employment, commuting patterns and the need for affordable housing?**

- 3.1.1 Yes. The HEDNA 2017 ([MBC/HN1a](#)) follows the process set out in Planning Practice Guidance (PPG) for defining the objectively assessed housing need. The assessment has been prepared jointly with the involvement of all of the authorities across the Leicester and Leicestershire Housing Market Area (HMA), and its findings are agreed by the HMA authorities (see [MBC/HN3a](#)).
- 3.1.2 The demographic need has been considered taking account of the latest official (2014-based) household projections, with Section 3 of the HEDNA providing critical consideration of both trends in migration and household formation. It concludes that given recessionary influences on short-term migration trends, that the demographic need for housing in Melton would be 134 dpa ([MBC/HN1a](#), Table 14, p28).
- 3.1.3 The HEDNA considered economic growth, including interrogating baseline forecasts and local drivers, to derive a Planned Growth Scenario in which Leicestershire's economy was expected to significantly out-perform regional and national benchmarks with both enhanced employment and productivity improvements relative to baseline forecasts. In Melton, this scenario saw 2.1% pa growth in the economy, with an employment growth rate double that in the baseline (0.4% pa), albeit more modest than other areas of the County. Applying commuting assumptions from Oxford Economics' model which take account of the relative economic performance of different areas, but more cautious assumptions on economic participation (see [MBC/HN1a](#) Figure 33, p77), it concluded in identifying a need for 170 dpa for Melton for the period 2011-2036 to support the economy.
- 3.1.4 A housing need of 134 dpa was identified (see 3.1.2 above). However, market signals indicated land values which were below the HMA and national average; and house prices which were similar to the HMA and below the national average. It indicated rental affordability was slightly above average, and a lower quartile house price to income ratio of 8.9, which was also above the HMA and national averages. Affordability issues are influenced by low wages. Recognising the interaction between market housing costs and affordable housing need, the market signals and affordable need were considered alongside one another, with the HEDNA concluding that a 15% adjustment on the demographic need would be justified to improve affordability, resulting in a need for 154 dpa. As the housing need to support the economy exceeded this, the HEDNA concluded that the OAN was 170 dpa.

3.1.5 The HEDNA has been tested through the North West Leicestershire Local Plan Examination, with the Inspector's Report published in November 2017 ([MBC/HN6](#)). This endorses the HEDNA's OAN findings, identifying that its headship rate, economic activity and commuting assumptions are robust and justified, with the Inspector noting that a higher housing provision needed to support economic growth would contribute to improving affordability, and finding that the HEDNA's approach to affordable housing was reasonable.

3.1.6 Taking the above into account, the HEDNA is considered an appropriate starting point for setting the housing requirement.

**ii) is the uplift from the HEDNA OAN figure for Melton (170dpa) to 245 dpa soundly based, having regard to the evidence and national planning policy? Does it take appropriate account of a) employment growth, b) the identified need for affordable housing, c) infrastructure needs, d) capacity of land e) deliverability/ achievability?**

3.1.7 Yes, it is evidence-based and responds to strategic issues affecting Melton Borough. It is entirely appropriate for the Council to consider a housing requirement that is different from the HEDNA OAN, because the OAN is a 'policy off' assessment of housing need, whereas there are wider policy considerations that need to be taken into account in setting the 'policy on' housing requirement.

3.1.8 Table 1 in the Plan identifies key strategic issues affecting the Borough. These include:

- Demographic trends and a population which is ageing which, if left unchecked, would make it increasingly difficult to meet demand for public services; and threaten local shops and services in rural areas.
- Housing market trends which have in recent years made it difficult for younger and lower income households to move into or continue to live in the Borough.
- Difficulties for local employers to recruit, in particular for low skilled and low paid roles, and a generally tight labour market. Housing market and demographic dynamics feed into this.
- A limited quality and range of retail in Melton Mowbray Town Centre, and lack of modern office space, influenced in part by high road traffic and congestion within the Town Centre.

3.1.9 The Towards a Housing Requirement Report and Addendum ([MBC/HN4a/b/c](#)) set out how providing higher housing provision relative to the HEDNA OAN responds to these and national planning policies. It explains how housing growth, economic growth and infrastructure investment are all required to address these issues, and are mutually supportive. Figure 1 on page 6 of the report identifies the key considerations.

3.1.10 The Plan seeks to positively support sustainable growth in the Borough's economy and align the plan's housing and employment evidence (Paragraph 158 in the NPPF). The Employment Land Review ([MBC/EL2](#)) identifies that the Borough's economy has the potential to grow by 3,400 jobs if supported by strategic investment in infrastructure. It identifies clear growth potential in the manufacturing sector, and latent potential for existing firms to expand. Given the sectoral structure of growth, the HN4 reports identify that housing provision of between 230 – 274 dpa would be required to support this, depending on the proportion of older people remaining in the workforce.

3.1.11 Strategic objective 1 of the local plan (page 20) includes meeting the need for affordable housing. The identified affordable housing need of 70 dpa would notionally

equate to 1,750 dwellings over the plan period. This is based on housing costs and income at the time of the assessment. The Council has a multi-pronged strategy to addressing this. The Plan seeks to deliver 1,300 affordable homes, and its robust justification for this target is explained in response to Question 3.1iii below. However the affordable need itself is very sensitive to market housing costs and incomes. In boosting overall housing delivery by 44% relative to long-term trends and through supporting improvements in productivity and wages, the Plan can also, on reasonable assumptions, be expected to reduce the scale of affordable housing need. In simple terms increased earnings relative to housing costs will reduce affordable housing need.

- 3.1.12 The [HN4](#) reports also show how developer contributions from housing growth, including the two Sustainable Urban Extensions at Melton Mowbray, are critically important to the delivery of the Melton Mowbray Transport Strategy. The Transport Strategy unlocks both housing and employment sites, facilitating business investment/ retention and the regeneration of the Town Centre (see also the Council's Matter 10 statement). In rural areas, housing is important in supporting rural shops, schools, services and public transport; and without investment and growth, these will be at risk.
- 3.1.13 The higher housing provision also helps to future-proof the plan, and is an important component in providing flexibility. Given evidence that there is an unmet housing need from the Leicester urban area, the Council considers that it is appropriate to make a positive contribution now. The plan makes provision for 2,275 dwellings to meet unmet needs (6125 requirement – 3,850 OAN), taking into account that meeting unmet needs from other areas will also support workforce growth in the Borough.
- 3.1.14 Higher housing provision also accords with NPPF paragraph 47, which indicates that local planning authorities should boost significantly the supply of housing.
- 3.1.15 The deliverability of the scale of growth envisaged has been carefully considered. The Council's latest Five Year Housing Land Supply and Housing Trajectory Position document ([MBC/HS1a](#)) indicates that there is no land supply constraint to achieving this, and that document, together with the evidence submitted in response to the Inspectors initial question 4 ([ID1D](#)), indicate this amount of housing is deliverable and achievable. Moreover, the scale of growth would represent sustaining an average of 1.3% pa growth in the housing stock over the remainder of the plan period. As the Towards a Housing Requirement Addendum ([MBC/HN4c](#)) sets out, including through the consideration of comparators, it is at the upper limit of what could realistically be considered achievable given the Borough's housing market characteristics.

**iii) Is the HEDNA's estimate that c1750 affordable dwellings are required in the Borough robust? Is the Plan target of 1300 net affordable dwellings that informs Policy C4 soundly based and deliverable? Are the affordable housing targets set out in Policy C4 soundly based and deliverable? [Note: the detailed provisions of Policy C4 will be considered in Matter 7].**

- 3.1.16 The HEDNA ([MBC/HN1a](#)) identifies a need for 70 affordable homes per annum in the Borough, which is 1750 dwellings over the whole plan period. The HEDNA methodology is based on the approach set out in the Planning Practice Guidance. The calculations used are the same as those that underpin the North West Leicestershire District Council Local Plan, which has recently been adopted, following examination in early 2017. Therefore, the Council considers the HEDNA to be a robust piece of work.

The affordable need is based on housing costs and incomes at the time of the assessment, and the need is sensitive to these.

3.1.17 The Plan's target for delivery of 1300 affordable dwellings is based on an estimate of how many affordable homes could realistically be delivered over the plan period. The estimate relies on the following proportionate evidence:

- a) the proportions of affordable housing that were identified as being viable in the different value areas of the Borough, and which are set out in submitted plan Policy C4;
- b) matching where Policy C1(a) plans for new housing to take place with each value area;
- c) the Council's own development programme; and
- d) taking account of completions, dwellings under construction and those committed through planning permissions already granted.

3.1.18 The Revised Melton Local Plan and CIL Viability Study ([MBC/WP5](#)) modelled the effect of different potential percentage affordable housing requirements in each of 6 discrete value areas identified. It took into account all of the costs of all other planning policy requirements, development costs and infrastructure requirements, and residential values.

3.1.19 Policy C4 now sets out different percentage requirements for affordable housing in different value areas. The percentage requirements reflect the findings of the viability work. The Council considers [MBC/WP5](#) to be a robust piece of work, which follows paragraphs 173 and 175 of the NPPF. It considers that its findings inform and support a policy which is justified and deliverable.

3.1.20 Particular elements of forecast delivery considered were:

- a) the expected affordable housing delivery through the Council's development programme is 70 dwellings net over the plan period.
- b) all affordable housing completions from 2011 to date, amount to 118 dwellings – see Appendix 1;
- c) dwellings under construction and those committed through planning permissions already granted – please refer to Appendix 4 in the **ID1D** document.
- d) forecast for the whole plan period – please refer to Appendix 2
- e) registered provider and developers current affordable housing activity and development plans in the Borough are showed in the table of Appendix 3.
- f) rural exception schemes supported by Policy C5;
- g) direct development by registered providers with funding support, which can give rise to above-target affordable housing provision on some schemes.

3.1.21 These elements were all considered and set out in the 'Addendum to Towards a Housing Requirement for Melton' ([MBC/HN4c, section 5](#)).

3.1.22 Increased Government funding support for affordable housing supports realism of the expected affordable housing delivery. The Government is committed to the delivery of affordable housing and the following announcements of funding within the last year demonstrate this:

- Jan 2017 - £7 billion
- Oct 2017 – further £2billion (totalling more than £9 billion)

- 3.1.23 The Homes and Communities Agency also has significant funding from existing programmes to allocate under Continuous Market Engagement bids.
- 3.1.24 Whilst the target of 1300 dwellings is less than the identified needs of about 1750 dwellings, the viability evidence in [MBC/WP5](#) does not support a higher target.
- 3.1.25 Meeting this target would meet about 75% of all affordable housing needs. The plan is not unusual in not planning to meet the area's affordable need in full; plans found sound in 2017 that have similarly not planned to meet needs in full include Central Lincolnshire, Scarborough and Sefton.
- 3.1.26 Moreover, the strategy for addressing affordable need includes boosting significantly overall housing delivery and in doing so, reducing market housing costs. It also includes increasing wages through the strategy for economic growth<sup>1</sup>, which underpins Strategic Objective 7 of the submitted local plan. This will contribute to reducing the scale of affordable housing need over time.
- 3.1.27 Taking all the above into account, the Council considers that the Plan's target of 1300 net affordable dwellings, and the affordable housing percentage targets to be soundly based and deliverable.

**3.2 Are the relevant parts of section 4.7 and Policy SS6 a sound basis for addressing housing, employment and other needs that may arise in the Borough, the Housing Market Area and elsewhere in the future? Are they fully consistent with the Joint Statement of Co-operation for the Leicester and Leicestershire Authorities, updated in November 2017? Should Policy SS6 be more specific about what would trigger review of the Plan and the timescale for review in order to address such needs?**

- 3.2.1 Paragraphs 4.7.1 to 4.7.5 and Policy SS6 of the submitted plan outline the things that will trigger a review of the local plan if it needs to respond to any future housing, employment or other needs that may arise in the Borough in the future. In the case of housing, the existing sources of information that will be used to inform any review are also cited.
- 3.2.2 Regular monitoring against plan targets is an evidenced based and therefore justified approach to determining the need for action to review a plan, helping us to identify if development or infrastructure is not being delivered as expected. For housing, the first choice of considering reserve sites should there be a shortfall of housing supply is similarly evidence based, underpinned by the robust information collected on these sites for this plan (see [MBC/HA1a-c](#)). The next best information the Council has relates to the sites referenced in paragraph 4.7.4, so for the reasons above, it is sensible to consider them next if the shortfall in housing delivery and/or housing land supply are more severe. Neither of these will preclude the consideration of other options for which comparable information will need to be collected, so the material in the plan is regarded as a sound basis for addressing any shortfalls of housing or housing land supply occurring in the Borough.

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<sup>1</sup> e.g. as set out in local strategies (MBC/EC4) , sub regional strategies (e.g. MBC/EC1) and the draft Strategic Growth Plan (MBC/SS1a)

- 3.2.3 Paragraphs 4.76 to 4.7.8 and Policy SS6 of the submitted plan sets out the ongoing co-operation across the housing market area that the Council is actively involved in, and indicates its commitment to continuing to do so. It indicates that an emerging Strategic Growth Plan for the HMA for the period up to 2050 is where unmet housing needs will be quantified and distributed, as part of a wider plan to meet other needs, such as employment and infrastructure across the sub-region. Work on this SGP is part of the joint working arrangements.
- 3.2.4 Para 2.13 of [MBC/HN3a](#) commits the Council to including appropriate trigger mechanisms for review or partial review into its local plan, to take effect if the SGP identified a significant change in the amount of employment and/or housing land needed that could not be accommodated within the inherent flexibility of the plan as adopted. The wording of paragraph 4.7.8 and Policy SS6 in combination achieves this.
- 3.2.5 Para 2.13 of [MBC/HN3a](#) indicates that the agreement is based on the principle that the trigger mechanisms would be applied on a consistent basis across the HMA. This is not the same as saying that the trigger mechanisms have to be identically worded. The Council acknowledges that differently worded plan review trigger mechanisms have recently been adopted in the North West Leicestershire Local Plan, but considers the wording of Policy SS6 and paragraph 4.7.8 (as amended by Focused Change 3) can be applied consistently with this and achieve the objective of ensuring that the plan has the necessary flexibility to respond to any significant change that may arise from finalising the SGP in due course.
- 3.2.6 Policy SS6 does not refer to meeting needs from elsewhere outside the HMA. None have been declared or identified through the active and ongoing engagement required under the Duty to Co-operate whilst this plan was being prepared (see [MBC/G7](#)). If needs were to arise in a LPA area adjoining the Borough but part of an adjacent HMA area, the Council would expect any unmet needs to be resolved within that HMA first and if that was not possible, it would be considered as part of a SGP review covering the whole L&L HMA.
- 3.2.9 The latest Joint Statement of Cooperation (November 2017) ([MBC/HN3a](#)) was prepared after the draft Plan was submitted. Paragraph 2.9 of [MBC/HN3a](#) indicates that an element of a flexibility allowance should be included in local plans in preparation, and paragraph 2.10 that local plans needs to be based on a strategy that seeks to meet the OAN for housing. The submitted local plan does both these things, primarily through the level at which the housing requirement (HR) of 245dpa (or 6125 dwellings in total) is set, in Policy SS2. The HR meets the 170dpa OAN for Melton Borough, and includes headroom of 91dpa (from the demographic OAN with affordability adjustment), or 2275 dwellings in total, that could contribute towards meeting unmet housing needs from elsewhere in the HMA.
- 3.2.10 As the amount of unmet needs from the rest of the housing market area have not yet been quantified, the full OAN for the Borough, including any unmet needs from elsewhere, is not yet known, and will not be known until the unmet needs have been both quantified and distributed among LPAs within the HMA under the Duty to Co-operate; as indicated in the statement, this will be done through co-operation on the emerging Strategic Growth Plan. The headroom included within the HR is considered a pragmatic and co-operative response to fulfilling the Council's obligations under the

Joint Statement of Co-operation until an apportionment of unmet need to Melton from elsewhere in the HMA has been agreed.

- 3.2.11 Minor modifications are suggested as follows to reflect the up to date Joint Statement of Co-operation ([MBC/HN3a](#)) and the updated position on the timetable for completion of the Strategic Growth Plan:

Add to the end of 4.7.6 the words, and has been updated by a version dated November 2017

4.7.7 replace ....~~Spring 2018~~... with ...Summer 2018..... .

- 3.2.12 Policy SS6 includes sufficient flexibility and is also fully consistent with the Joint Statement of Cooperation, in particular Section 2 (para 2.2-2.13) as well as Table 1 within the Statement.

- 3.2.13 Taking into account the above, the relevant parts of section 4.7 and Policy SS6 are considered to be a sound basis for addressing housing, employment and other needs that may arise in the Borough, the Housing Market Area and elsewhere in the future and fully consistent with the Joint Statement of Co-operation for the Leicester and Leicestershire Authorities, updated in November 2017.

- 3.2.14 Policy SS6 sets out the Council's commitment to undertake a review quickly, and indicates why it is confident it can do so. It would not be starting with a blank sheet of paper. The policy mentions several previously considered options that would be reconsidered, alongside any other reasonable alternatives, some of which the Council is already aware of, having been promoted at a late stage in the local plan preparation process and others that no doubt will emerge. Also, the comprehensive and robust up to date evidence base that was prepared to inform this Plan could well negate the need to undertake large quantities of entirely new work, where only a 'refresh' is needed.

- 3.2.15 The Council considers that the triggers for review of the Plan and the timescale for review to assess housing, employment and other needs that may arise from within the Borough or further afield provide sufficient certainty and confidence about the Council's intentions. The three specific triggers are:

- i) significant and persistent shortfalls in delivery of new development or infrastructure that deviate significantly from the plan strategy
- ii) spatial distribution that deviates significantly from the plan strategy
- iii) changes to the OAN or spatial distribution of growth across the HMA.

- 3.2.16 Matters under item i) and ii) would be identified through annual monitoring, set out in the Council's Authority Monitoring Report. Precise definition of 'significant', 'persistent' and 'deviate significantly' would not be effective, as the binary operation of such triggers does not allow wider contextual considerations to be given weight, e.g. if there is development under construction and due to be completed soon that would suggest a review is not needed. Item iii) is specific in respect of changes to the HMA wide OAN; if a new OAN is identified, a review will be triggered. Regarding the spatial distribution of growth, its meaning is qualified by paragraph 4.7.8, which indicates that scale and distribution of development in any finalised Strategic Growth Plan would need to be significantly different to that set out in the Local Plan to trigger a review.



3.2.17 Any stricter timetable for review than outlined in paragraph 4.7.8 (as amended by Focused Change 3 – commencement within 12 months of any adoption by the Council of the Strategic Growth Plan) would be over-prescriptive and could raise unrealistic expectations, as neither the Council nor anyone else with interests in the Plan can predict the data, policy and democratic/political changes that may come along at any point during that review period that may legitimately give rise sensible alterations to the plan review timetable while consideration is given as to how to accommodate them.

3.2.18 In addition to the above, it is stated clearly in the introduction of Appendix 5 of the local plan (the Monitoring Framework) that annual monitoring may give rise to the need to consider reviewing the plan. Moreover, if the local Plan is adopted in 2018, the Council will have to review it at least by 2023, to comply with a Government requirement due to come into force on 6<sup>th</sup> April 2018<sup>2</sup>. This would involve an assessment of whether it remains relevant and effectively addresses the needs of the local community, or whether policies need updating. This would be followed by action to update the plan if one or more policies need updating, or by publishing a statement saying why it considers the policies do not need updating.

### **3.3 Are the references in Policy SS6 to specific locations as potential alternative or long term options justified?**

3.3.1 In essence, the options listed in Policy SS6 represent opportunities that were presented through the SHLAA and consultation processes at earlier stages of the local plan, but were not selected as sufficient other more sustainable, suitable, available and deliverable/developable options emerged and were taken forward through the plan making process.

3.3.2 Their citation in SS6 is as options/examples of alternative approaches that would be explored should the strategy for delivering new housing set out in the Plan be ineffective. Their citation gives an indication that work on a review could be undertaken relatively quickly, because they are already known to the Council and the Council already has some baseline information for them. Their citation does not preclude the consideration of options not already presented, nor negate the need to refresh the evidence and assessment of the named options, alongside comparable evidence for any other sites; it just indicates the prospects of a review being undertaken quickly are much better than if the Council was starting with a blank sheet of paper.

3.3.3 In an exchange of e-mails with Charnwood Borough Council, the Council indicated, if order to reach agreement, it would be happy to suggest the following modification to Policy SS6, but this was not accepted:

Amend the second paragraph of the policy to read:

“To ensure any plan review..... and deliverability including:

- Previously considered large scale site options ~~at Northmanton airfield, Dalby airfield and Six Hills:~~
- ‘suitable’ small sites within the rural area, ~~and~~
- ~~Land to the west of Melton Mowbray.~~

3.3.4 The Council remains happy to suggest this modification, should the Inspector consider it

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<sup>2</sup> Letter from CLG Chief Planner, dated 22-12-17.

is necessary for soundness.

**3.4 Is the target in Policy SS2 for provision of an additional 31ha of employment land in the Plan period justified by the evidence and consistent with the proposed growth in housing? [Note: the suitability of the employment land designations and allocations in Policy EC1 will be considered under Matter 8].**

- 3.4.1 Yes. The employment land target is derived from the BE Group Employment Land Review ([MBC/EL2](#)). The review assessed demand in the Borough informed by both analysis and a detailed process of engagement with stakeholders including businesses, landowners/ developers and agents. In forecasting future development needs, it considered economic forecasts, past take-up and labour demand. Its conclusions on future needs were based on trends in projecting forward net take-up over the previous 9 year period (1997-2015), together with a 5 year buffer to provide flexibility and a choice of sites. This resulted in the requirement for 51 ha over the plan period. The 31ha referenced in the question is the amount of new employment land that is identified in the Plan, after account has been taken of completed developments and commitments, and as set out in Table 13 of the submitted plan.
- 3.4.2 As paragraph 4.2.2 of the pre-submission plan notes, the number of homes needed in Melton Borough relates directly to the sustainability and success of the local economy. The employment land provision will support growth in the Borough's economy, including meeting latent needs of existing businesses which are looking to expand, and ensuring businesses can access modern floor space which meets their needs. It is expected to support growth of 3,400 net jobs over the plan period.
- 3.4.3 There is a broad alignment between the level of employment land provision and the HEDNA evidence ([MBC/HN1](#)) which identified a 53.5 ha need over the plan period (using its core modelling assumptions) based on a slightly different methodology. The HEDNA figure was based on modelling office floor space needs (B1a) based on labour demand forecasts, and industrial needs based on past completions data. Whilst the BE Group report used net employment floor space completions and included a margin to provide choice and flexibility, the HEDNA figures were based on gross completions. Any differences are well within errors of long term forecasting.
- 3.4.4 The Towards a Housing Requirement Report ([MBC/HN4](#)) has considered the alignment of the housing and employment evidence base, and identifies that 245 dpa would reasonably support the provision of 3,400 net jobs which is what is expected to arise over the plan period as identified in the Employment Land Review ([MBC/EL2](#)). It takes account of the particular nature of Melton Borough's economy, with its strong manufacturing sector, and draws conclusions informed by sensitivity analysis considering the degree to which older persons will remain in the workforce.

END

## Appendix 1 - Delivery of affordable housing in the Borough since 2011

Year	Social Rent	Affordable Rent	Total Rented	Shared ownership/Equity	Low cost homes for sale (LCHFS)	Council Homes	Total
2011/12	11	0	11	8	0	0	19
2012/13	0	5	5	2	0	0	7
2013/14	0	5	5	0	0	0	5
2014/15	4	7	11	0	7	0	18
2015/16	0	22	22	0	3	10	35
2016/17	11	3	14	11	10	0	35
							<b>119</b>

**Appendix 2 - Trajectory for affordable housing**

Area	AH total amount	AH total (5 years)
MM & SNs	613	148
Service Centres	422	318
Rural Hubs	114	80
Totals	1149	546

## Appendix 3

### Registered provider and developers current affordable housing activity in the Borough and development plans for the next 5 years:

Registered Provider	Current Activity	Delivery forecast	Funding	Additional Notes
Westleigh Partnership Ltd	Melton Fields, Leicester Road, MM building 39 affordable units for East Midlands Housing Group	Fairmead, MM and Extra Care schemes in the Borough	£48m SOAHP funding of which £6.76m is allocated to Leics.	Hope to increase development activity and sustain a programme of circa 50 units p.a. of affordable housing. They hope to build a partnership with Melton BC to achieve this.
Waterloo	Currently concentrating on developing own sites eg. Glebe Road, Asfordby Hill (15 affordable housing units).	Will look to increase delivery in Melton over the next five years. The Leicestershire target is 75 units which Melton would be part of.	The HCA awarded a substantial allocation for 2016 to 2021 to Waterloo and so their main concentration is providing grant funded schemes.	Any internal subsidy or Local Authority subsidy which is offered is more likely to help subsidise a scheme with grant funding than support a stand alone scheme.
EMHG	Melton Fields, MM 39 units. (under construction)	Melton Fields – 31 affordable rented and 8 shared ownership units. Anticipated completion for 2018. Great Lane, Frisby – 14 affordable rented units. Anticipated completion 2019. Nottingham Road, Melton – 21 affordable rented. Anticipated completion 2019. Total delivery of 74 units (66 affordable rented and 8 shared ownership)	Have indicative SOAHP allocation for Leicestershire to place.	EMHG continue to seek opportunities in Melton.
NCHA	Currently developing a scheme of 6 units at Twyford			Have a programme to deliver 300 units per year throughout the East Midlands and deliver units where the opportunities arise.
Derwent Living				Have stock in Melton and surrounding areas. They have said they will look at opportunities in our area.

<b>Registered Provider</b>	<b>Current Activity</b>	<b>Delivery forecast</b>	<b>Funding</b>	<b>Additional Notes</b>
Stonewater	Actively looking for opportunities and bid on s.106 opportunities in Melton Mowbray (27 & 38 units) and Frisby on Wreake (20 units). Also, looked at land opportunities in Harby (78 units) & Long Clawson (45 units). Have not been able to move any of these forward as yet but remain interested.	Hoping to deliver affordable housing within the Borough in the next 2 years.	Nationwide all s.106 opportunities are self-funded and have started looking at joint venture opportunities as well. Otherwise, their funding comes from the HCA grant funded programmes.	Currently in the process of going through board to increase nationwide delivery from 750 up to 1000 per year. They have said it is likely they will be able to increase their development within the Melton Borough.