

April 2024

Affordable Housing Delivered in the County 2023-2024

Herefordshire Council's Strategic Housing team working in partnership with Registered Providers and private developers have delivered 268 additional affordable properties in the County.

Land at the Paddocks, Roman Road, P/A201175/RM Hereford, Registered Provider – Bromford

Planning permission was granted in November 2020 for this site, which is located to the west of Hereford. A 100% affordable housing scheme part funded by Homes England providing 42 properties with a mix of 1,2, 3 & 4 Beds have now been delivered

8 x 1 bed Affordable Rent	8x 2 bed Shared Ownership
11 x 2 bed Affordable Rent	6 x 3 bed Shared Ownership
8 x 3 bed Affordable Rent	
1 x 4 bed Affordable Rent	

Completed October 2023
Subject to a Section 106 and local connection.



Leadon Way Phase 4, Ledbury P/A 212375 F Registered Provider – Platform Housing

An overall scheme of 325 properties, including 130 were new affordable homes. The scheme has been delivered in 4 phases. Phases 1, 2 & 3 delivered 110 affordable homes. The remaining phase, phase 4 delivered 20 affordable properties.

Phase 4

4 x 1 bed Social Rent	6 x 2 bed Shared Ownership
8 x 2 bed Social Rent	2 x 3 bed Shared Ownership

Completed from May to June 2023

The development is subject to a S106 and local connection



Great Western Court – Hereford

P/A210902/F Registered Provider – Railway Housing

An existing sheltered scheme in the city centre offering accommodation, communal facilities and private grounds for those aged 55 or over. The scheme has now grown by adding an additional 14 one bed flats.

Completed February 2024.



The Full Pitcher – Ledbury

P/A 194182F Registered Provider – Connexus Housing Group

A 100% affordable housing development situated behind the Full Pitcher pub on surplus land previously used as the Cricket Club. The total of 93 properties with a mixture of 1, 2 & 3 bed houses and bungalows, 31 Affordable Rent, 31 Rent to Buy and 31 Shared Ownership properties.

Affordable Rent

6 x 1 beds
10 x 2 beds
13 x 3 beds

Rent to Buy

11 x 2 beds
7 x 3 beds

Shared Ownership

4 x 2 beds
8 x 3 beds

The scheme is completing in 2 phases. 59 units delivered between December 23 and March 24 with the remaining 34 units to be delivered in April/May 2024

The development is subject to a Section 106 and local connection.



Land of Wyson Lane, Brimfield

P/A210373F Registered Provider – Citizen Housing

An exception site is situated on the outskirts of Brimfield consisting of 14 shared ownership properties, built with grant funding from Homes England.

6 x 2 bed shared ownership
8 x 3 bed shared ownership

Completed August 2023



Land adjacent to Clifton House, St Weonards

P/A 200669/F Registered Provider – Connexus Housing Group

A former farm site, situated to the south of the village. Planning permission was granted for 32 properties of which 11 are affordable. delivered in 2 phases

2 x 3 bed – Social Rent
2 x 2 bed – Shared Ownership
2 x 3 bed – Shared Ownership
Completion May 2023.

Subject to a Section 106 and local connection.



Holmer House Farm, Phase 2 & Additionality, Hereford

P/A201682/RM Registered Provider – Platform Housing

This site directly adjoins the boundary of the neighbouring Bloor Homes housing development known as “The Point”. The scheme comprises of 100 properties of which 24 are affordable.

The final 20 were completed between April and December 2023.

3 x 2 bed – Affordable Rent 6 x 3 bed – Shared Ownership
4 x 1 bed – Affordable Rent
6 x 1 bed – Social Rent
1 x 4 bed – Social Rent

This development is subject to a S106 and local connection.



Land East of Brook Lane, Bosbury

P/A211480/F Low cost market and discounted market – Cotswold Oak

On the outskirts of Bosbury the low density scheme consists of 21 properties including 8 affordable home ownership properties.

2 x 2 beds Low cost market @ 47% discount of open market
2 x 3 beds Low cost market @ 43% discount of open market
2 x 2 beds Discounted market @ 20% discount of open market
2 x 3 beds Discounted market @ 20% discount of open market

The development is subject to a Section 106 and local connection.

4 units completed March 2024 with the final 4 units due to complete 24/25



Land Opposite Mill House, Fownhope

P/A163707/F Private Developer – Freeman Homes

A small residential development delivered on the edge of the village, the first site to be built in Fownhope that includes affordable housing for many years, delivering 10 open market and 5 affordable.

3 x 2 bed Low Cost Market
2 x 3 bed Low Cost Market

The development is subject to a Section 106 and local connection.

Completed July 2023



Single Homeless Accommodation Programme (SHAP)

SHAP is part of the government's commitment to end rough sleeping. The Department for Levelling Up, Homes and Communities made available to Local Authorities funding with the aim to increase the supply of good quality, specialist supported accommodation for homelessness

Herefordshire Council successfully secured funding from this programme to purchase 15 x 1 bed properties across Herefordshire by March 2025.

So far the council has secured 5 x 1 bed properties with 3 completions.

Land to the West of Hildersley, Ross-on-Wye P/A 210374/RM

Private Developer – Barratt David Wilson Homes

Planning permission was granted on this site in March 2022 for 210 new homes, 84 to be delivered in 2 phases. The affordable housing will be managed by Two Rivers Housing.

Phase 1

**2 x 1 bed houses – Social Rent 3 x 3 bed houses – Shared Ownership
2 x 2 bed houses – Social Rent**

Phase 2 (Partially Completed)

4 x 3 bed Houses – Social Rent 3 x 3 bed Houses – Shared Ownership

Completed January 2024

Further phases will be announced soon with practical completion of the site expect in 2025.

This site is subject to a S106 and local connection.



Land off Rosemary Lane, Leintwardine P/A190161/RM

Private Developer – Fletcher Homes

The beautiful development has been delivered in the quaint village on the Herefordshire/ Shropshire border . A medium sized planning gain development delivering 27 open market and 18 affordable properties.

**5 x 2 bed- Low Cost Market (discounted by 30%)
3 x 3 bed – Low Cost Market (discounted by 35%)
3 x 2 bed – Shared Equity (20% below open market value)
7 x 3 bed – Shared Equity (20% below open market value)**

The development is subject to a Section 106 and local connection.

2 x 2 bed – Low Cost Market

1 x 3 bed – Low Cost Market

Completed March 2024 with the final 17 due June 2024.



Callowfield, Ewyas Harold

100% affordable development of 38 affordable properties on the eastern edge of the village.

**2 x 1 Bed - Affordable Rent
8 x 2 Bed - Affordable Rent (3 x bungalows)
12 x 3 Bed - Affordable Rent (1 x bungalow)
2 x 4 Bed - Affordable Rent
3 x 2 Bed - Shared Ownership
11 x 3 Bed - Shared Ownership**



The development is subject to a Section 106 and local connection.

Completed August 2023

Canon Pyon Road – Holmer, Hereford

P/A210123/RM Registered Provider – Connexus

94 properties, 63 open market and 31 affordable properties. build on the edge of Hereford City in the parish of Holmer. A mixture of Social Rent and Shared ownership, 1,2 and 3 bedroom properties with one specially commissioned 5 bedroom bungalow for a family with physical disabilities. Built to Nationally Described Space Standards delivering purpose built accommodation to meet the needs of 4 family members with physical disabilities.



Social Rent:

4 x 1 bed flats

2 x 2 bed bungalows

4 x 2 bed houses

1 x 3 bed bungalow

2 x 3 bed houses

1 x 5 bed bungalow

Shared Ownership

5 x 2 bed house

4 x 3 bed house

23 units completed by March 2024 with the remaining 8 due May 2024.

The development is subject to section 106 and local connection.