

ACTION POINT 45 – PROVIDE A NOTE REGARDING THE COUNCIL EVIDENCE FOR HOUSING DELIVERY/FUNDING TO SUPPORT THE ALLOCATIONS

Council Housebuilding Support Fund Application

Both Chorley and South Ribble Councils have recently directly developed new social housing for management as RPs in their own right.

[Tatton Gardens LINK](#)

[Jubilee Gardens LINK](#)

Both Councils Corporate Strategies identify the delivery of new affordable housing as a priority, please follow links to documents below.

[Chorley Council Corporate Strategy 25/26](#)

[South Ribble Corporate Strategy 25/26](#)

The two Councils aspire to directly delivering more new affordable homes for social rent. Linked to this, both Councils are developing plans to further develop more affordable homes, and both have secured grant to prepare for submitting bids for a programme of delivery to the SAHP.

The MHCLG Council Housebuilding Fund is designed to provide support for councils look to:

- Increase the number of homes they directly deliver
- Establish and expand delivery partnerships and joint ventures with registered providers or developers
- Develop and expand their wider pipeline of development opportunities.

A total of £5.5 million in revenue funding was made available until 31 March 2026, supporting councils to build capacity and capability for ambitious bids to the Social and Affordable Homes Programme (SAHP) from 2026 onwards. Further details of the programme can be found here: [Council Housebuilding Support Fund](#).

Both Councils have been successful in securing **£150,450 each** with bids focused on commissioning external consultants to develop a pipeline of affordable housing sites on Council owned land, (including a number of CLLP allocations) particularly for social rent, and prioritise those with the greatest potential for early delivery and future SAHP bids.

The project will include development of an affordable need evidence base in relation to social rent tenure as well as developing an affordable housing programme to include:

- Initial assessment to identify a long list of sites
- Short listing of sites for further assessment
- Desktop analysis of site constraints and planning policy review
- Initial highway assessment
- Masterplans
- Cost plan development
- Viability assessments of council led sites
- Viability assessment of RP led sites and assessment of additionality affordable housing on sites
- Creation of delivery strategies (incl. procurement, delivery route, MMC and risk register)
- Shortlisting of council led sites into initial 'quick win' sites which will deliver social rent tenure affordable housing

In addition, the Councils have recruited a second dedicated Affordable Housing Enabling Officer to strengthen capacity, engage with site promoters and developers early, and use viability modelling to unlock opportunities for social rent and 'de risk' sites.

The Council have had initial engagement with the CHoSS Programme, which works with councils to identify and provide the necessary support to advance council housebuilding ambitions.

Social and Affordable Homes Programme

Both Chorley and South Ribble Councils are committed to direct delivery of affordable housing as sovereign RPs and have bid for the 2026 Social Affordable Housing Programme details available here [Social and Affordable Homes Programme \(SAHP\) 2026 to 2036 information - GOV.UK](#).

The bids have been made on Council owned assets to boost affordable housing supply.