**Local authorities housing and property companies 2021 (on same base as 2017 and 2019) SW Extract**

Key

E: = exploring

R = region

JV = joint venture

HRA = Housing Revenue Account

OPE = One Public Estate

HE = Homes England

Council strategy or strategy included if mention commitment to providing affordable housing

| LAIncluding company names and JV partners | R | 2017 | 2019 | 2021 | weblinks | JV | HRA | Indicative LA housing numbers from reports |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Bath and NES**Company: ADLSubsidiary ACLJV with North Somerset | SW | N | Y | Y | Aequus Group housing (ADL) or rent and development <https://www.aequusdevelopments.co.uk/our-company/> commitment to provide affordable housing <https://democracy.bathnes.gov.uk/documents/s54452/E3106z%20Annex%205%20i%20-%20New%20and%20Emerging%20capital%20schemes.pdf> ; part of W of E MCA Housing deal; ACL Aequus Construction Ltd <https://democracy.bathnes.gov.uk/documents/s47136/ACL%20App%201.pdf> ; community land trust <https://democracy.bathnes.gov.uk/mgIssueHistoryChronology.aspx?IId=548&Opt=2>  | Y[[1]](#footnote-1) | N | council has 322 investment properties for income excluding housing held in company. Purchases new properties for investment income ; ADL Purchasing land |
| **Bristol** Company Goram HomesJV with VistryJV with HillJV Kier | SW | Y | Y | Y | Council strategy 2018-2023 [https://www.bristol.gov.uk/documents/20182/33620/Bristol+City+Council+Corporate+Strategy+2018+to+2023.pdf/3e7d7377-ed1f-5d67-c6ab-af49b7159a5e 2018-2023](https://www.bristol.gov.uk/documents/20182/33620/Bristol%2BCity%2BCouncil%2BCorporate%2BStrategy%2B2018%2Bto%2B2023.pdf/3e7d7377-ed1f-5d67-c6ab-af49b7159a5e%202018-2023); Goram Homes <https://www.goramhomes.co.uk/about-us/> ; JV with Vistry <https://www.goramhomes.co.uk/developments/romney-house/>; <https://www.goramhomes.co.uk/architect-and-tv-presenter-george-clarke-and-the-mayor-of-bristol-visit-the-romney-site/> ; JV with Hill <https://www.goramhomes.co.uk/join-goram-homes-and-hill-for-a-presentation-on-their-vision-for-baltic-wharf/> HRA Dev programme <https://democracy.bristol.gov.uk/documents/s45171/Appendix%20A4%20New%20Build.pdf> ; commercialisation <https://democracy.bristol.gov.uk/documents/s44051/Appendix%20A%20DRAFT%20Commercialisation%20Strategy.pdf> ; Council property Strategy [https://democracy.bristol.gov.uk/documents/s44554/Appendix%201%20Draft%20Council%20Property%20Strategy%202020.pdf](https://democracy.bristol.gov.uk/documents/s44554/Appendix%201%20Draft%20Corporate%20Property%20Strategy%202020.pdf) ; HRA post 2019 <https://www.insidehousing.co.uk/insight/insight/are-new-borrowing-freedoms-sparking-a-revival-of-council-housebuilding-62091> ; regeneration [https://www.bristol.gov.uk/strategyning-and-building-regulations/regeneration](https://www.bristol.gov.uk/planning-and-building-regulations/regeneration) ; new housebuilding by council [https://www.bristol.gov.uk/documents/20182/35412/Proposed+developments+new+build+housing.pdf/92bae9da-4506-44d6-60c5-eca05b8cc7b1](https://www.bristol.gov.uk/documents/20182/35412/Proposed%2Bdevelopments%2Bnew%2Bbuild%2Bhousing.pdf/92bae9da-4506-44d6-60c5-eca05b8cc7b1) ; Lockeaze council mixed development <https://www.bristol.gov.uk/housing/lockleaze-housing-developments> ; JV Kier Hengrove [https://www.bristol.gov.uk/housing/strategys-for-hengrove](https://www.bristol.gov.uk/housing/plans-for-hengrove) ; council development at Hengrove [https://www.bristol.gov.uk/housing/strategys-for-hengrove](https://www.bristol.gov.uk/housing/plans-for-hengrove) ; council development Filwood <https://www.bristol.gov.uk/housing/filwood-housing-developments> ; Southmead council Development <https://www.bristol.gov.uk/housing/southmead-regeneration> ; Knowle west regeneration 278 homes; community land trust <https://www.bristolclt.co.uk/>  | Y | Y | 268 in JV of which 55% affordable; JV with Hill 165; HRA 975; acquiring and disposing ; Make sure that 2,000 new homes – 800 affordable – are built each year by 2020. New affordable r 250 new homes between 2015 and 2021; council affordable pipeline 640 homes on 14 sites plus 3 sites yet to be agreed; Lockleaze council mixed developments 450 homes; JV Kier Hengrove 261 homes; Council Hengrove 1435 including 30% ; Council development Filwood 105+ homes; Southmead 120 homes; Knowle West regeneration council development 278 homes |
| **Cheltenham**JV Golden Valley | SW | Y | Y | Y | Council strategy 2019-2023 <https://www.cheltenham.gov.uk/info/19/corporate_priorities_and_performance/790/our_corporate_strategy> ; JV Golden Valley <https://www.goldenvalleyuk.com/> ; [https://www.cheltenham.gov.uk/info/12/strategyning\_and\_development/1561/cyber\_central\_garden\_community](https://www.cheltenham.gov.uk/info/12/planning_and_development/1561/cyber_central_garden_community) ; <https://www.gfirstlep.com/news/cyber-central/> ; have preferred providers for affordable housing <https://www.cheltenham.gov.uk/downloads/file/4911/affordable_housing_partnership_-_preferred_providers_for_housing_development> ; housing delivery strategy [https://www.cheltenham.gov.uk/downloads/file/6452/appendix\_1\_-\_action\_strategy](https://www.cheltenham.gov.uk/downloads/file/6452/appendix_1_-_action_plan) ; <https://democracy.cheltenham.gov.uk/ieDecisionDetails.aspx?Id=1254> ; HRA programme <https://democracy.cheltenham.gov.uk/documents/s31953/2020_02_11_%20Housing%20Revenue%20Account_report.pdf> ; Cheltenham borough homes ALMO <https://democracy.cheltenham.gov.uk/documents/s31953/2020_02_11_%20Housing%20Revenue%20Account_report.pdf> ; Housing Investment programme <https://www.cheltenham.gov.uk/news/article/2371/signed_and_sealed_%E2%80%93_new_homes_being_delivered> ; regeneration <https://www.cbh.org/about-us/our-projects/regeneration-and-new-build/> ; commercialisation <https://www.cheltenham.gov.uk/download/downloads/id/6603/cbc_commercial_strategy.pdf> ;LGA case study <https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20council%20housebuilding%20-%20full%20document.pdf> ; car park development <https://www.bbc.co.uk/news/uk-england-gloucestershire-56010097> ;  | Y | Y | 3,000 homes planned in Golden Valley supported by SPD; 70 affordable homes being provided; 8 new build HRA; 500 new homes via HRA by 2023 |
| **Cotswold** | SW | Y | N | E | Council strategy 2020 focus on providing affordable housing including examining existing assets through direct delivery from September 2020 [https://www.cotswold.gov.uk/media/rlrdwcmb/council-strategy-2020.pdf](https://www.cotswold.gov.uk/media/rlrdwcmb/corporate-strategy-2020.pdf) ; examining setting up housing company and programme <https://www.cmis.cotswold.gov.uk/cmis5/Meetings/tabid/73/ctl/ViewMeetingPublic/mid/410/Meeting/4729/Committee/858/SelectedTab/Documents/Default.aspx> ; MMC being considered; commercialisation strategy <https://www.cotswold.gov.uk/media/2fom2kwq/cotswold-district-council-budget-2020-to-21.pdf> community land trust <https://www.wiltsglosstandard.co.uk/news/19091321.council-accelerates-provision-social-rented-affordable-homes/> ;  | N | N | Examining sites, acquiring property; 128 affordable homes through range of means in 2019/2020; active programme to increase supply through range of means including buying sites with consent |
| **Devon CC** | SW | N | N | N | Commercial investment <https://democracy.devon.gov.uk/mgConvert2PDF.aspx?ID=29533>  | N | N |  |
| **Dorset UA**JV with HE | SW | n/a | n/a | Y | Council strategy 2020 [https://www.dorsetcouncil.gov.uk/your-council/about-your-council/pdfs/dorset-councils-strategy-2020.pdf](https://www.dorsetcouncil.gov.uk/your-council/about-your-council/pdfs/dorset-councils-plan-2020.pdf) ; homebuilding programme <https://www.dorsetcouncil.gov.uk/housing/accelerating-homebuilding-programme.aspx> ; asset management strategy [https://moderngov.dorsetcouncil.gov.uk/documents/s21870/Assest%20Management%20Strategy%20including%20appendices.pdf](https://moderngov.dorsetcouncil.gov.uk/documents/s21870/Assest%20Management%20Plan%20including%20appendices.pdf) ; JV with HE <https://news.dorsetcouncil.gov.uk/2019/12/10/dorset-council-cabinet-agree-to-enter-into-a-contract-that-will-support-an-affordable-housing-development-in-bridport/> ;commercialisation <https://moderngov.dorsetcouncil.gov.uk/Data/252/201602111000/Agenda/13Appendix.pdf> ; community land trust <http://www.openingdoorsdorset.co.uk/first-look-community-land-trust/> ;  | Y | N | 20,000 homes by 2033; JV 53 homes |
| **East Devon**East Devon Homes | SW | Y | Y | Y | Council strategy 2020 <https://eastdevon.gov.uk/media/3721833/statement-of-intent-dec-2020.pdf> ; HRA business strategy [https://eastdevon.gov.uk/housing-and-homelessness/housing-strategies-and-policies/housing-revenue-account-business-strategy/#:~:text=The%20Housing%20Revenue%20Account%20(HRA,good%20quality%20homes%20for%20tenants](https://eastdevon.gov.uk/housing-and-homelessness/housing-strategies-and-policies/housing-revenue-account-business-plan/#:~:text=The%20Housing%20Revenue%20Account%20(HRA,good%20quality%20homes%20for%20tenants). Housing strategy <https://eastdevon.gov.uk/housing-and-homelessness/housing-strategies-and-policies/housing-strategy/meeting-our-priorities-providing-homes/#article-content> East Devon Homes <https://eastdevon.gov.uk/housing-and-homelessness/information-about-the-housing-service/east-devon-homes/> ; <https://www.sidmouthherald.co.uk/news/dormant-housing-company-council-response-6167474> ; <https://democracy.eastdevon.gov.uk/documents/s9959/Minutes%2008102020%20Housing%20Company%20Task%20and%20Finish%20Forum.pdf>; <https://democracy.eastdevon.gov.uk/documents/g1588/Printed%20minutes%2014th-Dec-2020%2011.00%20Housing%20Company%20Task%20and%20Finish%20Forum.pdf?T=1> commercial investment <https://eastdevon.gov.uk/news/2020/03/east-devon-district-council-makes-new-investment-in-exmouth-seafront/> ; community land trust <https://eastdevon.gov.uk/housing-and-homelessness/affordable-housing-in-east-devon/community-land-trusts/> ; commercialisation <https://www.devonlive.com/news/devon-news/east-devon-become-more-commercial-1170128>  | N | Y | East Devon Homes building and acquiring; HRA building 30 homes pa; considering role and purpose of company |
| **Exeter**Exeter City Living | SW | Y | Y | Y | Council strategy 2018-2021 [https://exeter.gov.uk/council-and-democracy/council-information/council-strategy-2018-21/](https://exeter.gov.uk/council-and-democracy/council-information/corporate-plan-2018-21/) ; <https://exeter.gov.uk/media/5362/our-strategy-autumn-2020-update.pdf> ; Exeter City Living establishing three subsidiaries for r retrofitting homes and buildings, residential property management (market rent) and property consultancy to create Exeter City Group; JV with YMCA [https://www.ymcaexeter.org.uk/ymca-exeter-tackles-citys-challenging-1-bed-housing-crisis-with-strategys-to-transform-an-abandoned-warehouse/](https://www.ymcaexeter.org.uk/ymca-exeter-tackles-citys-challenging-1-bed-housing-crisis-with-plans-to-transform-an-abandoned-warehouse/) ; housing strategy <https://exeter.gov.uk/housing-strategy-2016-2020/> ; Exeter City Living <https://www.devonlive.com/news/devon-news/three-homes-purchased-exeter-council-4310798> ; <https://exetercityliving.co.uk/> ; HRA <https://www.publicsectorexecutive.com/Public-Sector-News/exeter-city-council-residential-project> <https://exetercityliving.co.uk/two-cherries-on-the-christmas-pudding/> ; community land trust <https://www.hartstongue.co.uk/index.php/group/1806-christow-community-land-trust> regeneration <https://www.devonlive.com/news/devon-news/major-300m-exeter-city-centre-4187475> ; <https://news.exeter.gov.uk/bus-station-redevelopment-is-catalyst-for-city-centre-regeneration/> ; <https://www.insidermedia.com/news/south-west/investment-to-support-wider-exeter-regeneration> ; commercialisation <https://committees.exeter.gov.uk/ieIssueDetails.aspx?IId=44897&Opt=3>  | Y | Y | Exeter City Living has pipeline of 800 homes to 2025. Completed 22 by 2020 and 157 to commence on site; HRA target 500 homes by 2030 but ahead of this and carbon neutral stock by 2030; YMCA JV 26 appts for young people ; HRA with developers’ contributions 100 homes completed 2022; Exeter City Living building for HRA; regeneration city centre 250 build to rent scheme and target 12,000 homes across city |
| Forest of Dean | SW | Y | Y | Y | Council strategy 2019-2023 <https://www.fdean.gov.uk/media/hgwfypbv/council-strategy-2019-to-2023.pdf> ; <https://www.fdean.gov.uk/housing/housing-strategy/#:~:text=The%20Housing%20Strategy%20sets%20out,to%20allow%20communities%20to%20thrive>. ; Action Strategy [https://www.fdean.gov.uk/media/540jowaq/housing-strategy-action-strategy.pdf](https://www.fdean.gov.uk/media/540jowaq/housing-strategy-action-plan.pdf) ; new settlement proposed <https://www.gloucestershirelive.co.uk/news/gloucester-news/gallery/gloucestershire-village-between-a40-a48-4604022> ; statement of accounts <https://www.fdean.gov.uk/media/c5pb0zni/statement-of-accounts-2018-to-2019.pdf> ; JV with HE; community land trust <https://www.fdean.gov.uk/housing/community-led-housing/>  | Y | N | investigating establishing a housing company for low cost, low carbon homes for rent; promoting community led housing; Housing Strategy 2017-19, 121 affordable homes developed with RPs; using council land to deliver housing; aim to provide 240-350 homes 2020-2024; new town proposal for 4,000-5,000 homes  |
| **Gloucester City**JV partner being sought | SW | N | E | Y |  Council strategy 2020 <https://www.gloucester.gov.uk/media/4464/gloucester-council-strategy-extension-2020.pdf> ; JV partners sought to provide housing [https://www.local.gov.uk/topics/housing-and-strategyning/lga-housing-advisers-programme/housing-advisers-programme-case-23](https://www.local.gov.uk/topics/housing-and-planning/lga-housing-advisers-programme/housing-advisers-programme-case-23) JV for Kings Quarter <https://democracy.gloucester.gov.uk/documents/s40392/KQ%20Appendix%202.pdf> ; statement of accounts <https://www.gloucester.gov.uk/media/3472/statement-of-accounts-2018-19-v31-with-audit-opinion.pdf> ; asset management strategy <https://www.gloucester.gov.uk/media/2384/asset-management-strategy-2016-21.pdf> ; community land trust <https://www.sfplanning.co.uk/blackbridge-consultation/> ; regeneration <https://www.gloucester.gov.uk/about-the-council/news/latest-news/gloucester-s-ambitious-regeneration-strategy-continues/> ‘  | Y | N | Kings Quarter 43 apartments council JV; 2021-2024 1,000 homes from private sector ; regeneration Blackfriars 200 new homes are planned at the former Gloucester Prison site and the first phase of 300 new student apartments plus 47 homes plus 119 affordable homes |
| Gloucestershire CC | SW | N | N | N | Council strategy 2019 <https://www.gloucestershire.gov.uk/media/2083042/gcc_2325-council-strategy-2019_dev20.pdf> ; asset management [https://glostext.gloucestershire.gov.uk/documents/s51901/Item%208%20-%20GCC%20Council%20Asset%20Management%20Strategy%202019-2024.pdf](https://glostext.gloucestershire.gov.uk/documents/s51901/Item%208%20-%20GCC%20Corporate%20Asset%20Management%20Plan%202019-2024.pdf) ; <https://www.gloucestershire.gov.uk/gloucestershire-county-council-news/news-april-2019/county-council-achieves-success-in-property-investment/>  | N | N | 500 homes through identification of sites through One Public Estate |
| Isles of Scilly |  |  |  |  |  |  |  |  |
| **Mendip**Shape Mendip Co;Keyrings CIC Lettings Agency; JV with Aster HomesJV with Acorn | SW | Y | Y | Y | Council strategy 2020-2023 <https://www.mendip.gov.uk/article/8673/The-Council-s-Council-Strategy> ; housing strategy <https://www.mendip.gov.uk/article/7347/Somerset-Housing-Strategy> ; <https://www.mendip.gov.uk/media/16516/MENDIP-profile/pdf/MENDIP_profile.pdf?m=636379723802630000> ; JV part of 5 Councils Partnership [https://www.mendip.gov.uk/article/6454/The-Five-Councils-Partnership-Council-Services-Joint-Committee](https://www.mendip.gov.uk/article/6454/The-Five-Councils-Partnership-Corporate-Services-Joint-Committee) ; JV with Aster Homes [https://clstrategyning.co.uk/aster-group-propose-residential-development-in-glastonbury-and-street/](https://clplanning.co.uk/aster-group-propose-residential-development-in-glastonbury-and-street/) ; <https://www.mendip.gov.uk/media/26701/Affordable-and-Social-housing-development-programme-Q-As/pdf/Affordable_and_social_housing_development_programme_QAs_verison_25_11_20_PDF.pdf?m=637419073571170000> ; affordable housing programme <https://www.mendip.gov.uk/media/26701/Affordable-and-Social-housing-development-programme-Q-As/pdf/Affordable_and_social_housing_development_programme_QAs_verison_25_11_20_PDF.pdf?m=637419073571170000> ; <https://www.mendip.gov.uk/media/26371/Item-12-Affordable-Social-Housing-Delivery-Programme/pdf/Item_12_Affordable___Social_Housing_Delivery_Programme.pdf?m=637390589308430000> ; Shape for the future company – council services including maintenance and Keyrings lettings agency <https://www.mendip.gov.uk/article/6819/Shape-the-Future-Case-Studies> ; Keyyrings Community Interest Company <https://keyringlettings.co.uk/about-us/> and part of Shape Mendip. Commercial investment <https://www.mendip.gov.uk/media/23786/Item-05a-2020-2025-Capital-Strategy-and-2020-2021-Capital-Investment-Programme/pdf/Item_05a_2020_-_2025_Capital_Strategy_and_2020_-_2021_Capital_Investment_Programme.pdf?m=637158136881030000> ; capital investment programme <https://www.mendip.gov.uk/media/23786/Item-05a-2020-2025-Capital-Strategy-and-2020-2021-Capital-Investment-Programme/pdf/Item_05a_2020_-_2025_Capital_Strategy_and_2020_-_2021_Capital_Investment_Programme.pdf?m=637158136881030000> ; <https://street.nub.news/n/somerset-councils-invest-more-than-200-million-in-commercial-property-to-fund-front-line-services> ; regeneration Saxonvale <https://saxonvaleredevelopment.org/> , <https://www.somersetcountygazette.co.uk/news/19022629.council-set-decide-saxonvale-development-plans-frome/#:~:text=If%20approved%2C%20the%20development%20will,homes%20on%20council%2Downed%20land.&text=Up%20to%2045%2C000%20sq%20ft,and%20a%20co%2Dworking%20area>. ; Street and Coleford and Frome <https://www.somersetlive.co.uk/news/somerset-news/6-mendip-developments-could-approved-4857757> community land trust <https://www.frometowncouncil.gov.uk/frome-area-community-land-trust-the-housing-crisis-in-frome/>  | Y | N | major housing sites Shepton Mallet and Street; affordable housing programme ; 160 homes on council owned 5 sites using funding from the HE land release fund; 145 homes in Aster JV ; some use of MMC; some working with Community Land Trusts; some to passivhaus standards but not all due to costs; housing completions 2017-2020 1360 of which 331 affordable; regeneration Saxonvale in Frome, council purchased land and then JV with Acorn developer 300 homes; Street 280 homes, Coleford 63 homes, and s another site in Frome 70 homes, Beckington 45 homes, Leigh in Mendip quarry 40 homes; Norton St Philip 30 +27 homes; Rode 29 homes |
| **Mid Devon** Company:3 Rivers (3RDL) | SW | Y | N | Y | Council strategy 2020-2024 <https://www.middevon.gov.uk/media/348008/20200312councilstrategy2020-2024v6.pdf> ; housing strategy <https://www.middevon.gov.uk/media/206508/mddc-housing-strategy-2015-2020.pdf> ; HRA <https://democracy.middevon.gov.uk/documents/s18925/Homes%20PDG%20HRA%20Budget%20and%20MTFP%20Report.pdf> ; inyourarea.co.uk/news/council-approves-strategy-for-nine-homes-near-tiverton-park/ ; <https://www.middevon.gov.uk/tiverton-s-turner-rise-housing-development-shortlisted-for-regional-awards/> ; Urban extension <https://www.middevon.gov.uk/media/348902/19045_draft-spd_final-for-cabinet_200114.pdf> ; capital strategy <https://democracy.middevon.gov.uk/documents/s13816/Capital%20Strategy%202019.2020.pdf> ; 3 Rivers company (3RDL)<https://www.3riversdevltd.co.uk/about-3-rivers-developments-ltd/> ; <https://democracy.middevon.gov.uk/documents/s18577/3Rivers%20Cabinet%20update%20report%201-10-20%20Final%20per%20AJ.pdf> ; <https://democracy.middevon.gov.uk/documents/s18835/3Rivers%20Cabinet%20Update-Options-Interim%20Funding%20request%20-%2029-10-20%20FV.pdf> ; <https://www.inyourarea.co.uk/news/mid-devon-has-benefited-1-2million-thanks-to-three-rivers-says-council/> ; regeneration Tiverton <https://www.middevon.gov.uk/media/85341/teue-adopted-masterplan-spd.pdf> ; community land trust <https://www.middevon.gov.uk/media/352210/custom-and-self-build-housing-communities-guide-mddc-june-2019-002.pdf>  | N | Y | Working with CLTs; HRA 35 homes 2020; 1040+ in urban extension area A of which 28% affordable; 2020 75 affordable homes developed by council; 3 Rivers company 50 homes for sale plus others in development ; regeneration Tiverton 1520 new homes;  |
| **North Devon**JV North Devon HomesJV partner being sought | SW | N | N | Y | Council strategy 2019 <https://www.northdevon.gov.uk/media/379607/20190925-council-strategy.pdf> ; affordable housing delivery strategy [https://www.northdevon.gov.uk/media/80031/ndc\_affordable\_housing\_delivery\_strategy.pdf](https://www.northdevon.gov.uk/media/80031/ndc_affordable_housing_delivery_plan.pdf) ;JV North Devon Homes <https://democracy.northdevon.gov.uk/mgAi.aspx?ID=2628> ; LGA case study [https://local.gov.uk/topics/housing-and-strategyning/lga-housing-advisers-programme/north-devon-district-council-affordable](https://local.gov.uk/topics/housing-and-planning/lga-housing-advisers-programme/north-devon-district-council-affordable) ; seeking JV partner for scheme <https://www.northdevongazette.co.uk/news/councillors-back-seven-brethren-housing-scheme-6061640> ; Community Land Trust <https://www.northdevon.gov.uk/news/housing/2020/august/funding-boost-for-affordable-housing-in-north-devon/> ; <http://democracy.northdevon.gov.uk/documents/s8054/2020.08.03%20Community-Led%20Housing%20update.pdf> ; <https://www.northdevongazette.co.uk/news/funding-for-community-housing-in-north-devon-6060892> ; commercialisation strategy <https://democracy.northdevon.gov.uk/documents/s8874/2020.11.02%20Commercial%20Strategy%20report.pdf> Regeneration HIF <https://www.northdevon.gov.uk/business/regenerating-north-devon/regeneration-projects/housing-infrastructure-fund-hif/>  | Y | N | Supported provision 166 affordable homes 2018-19 and 2019-2020 233 – a 40 per cent increase on the previous year. JV partner being sought for scheme 245 homes ; CLT funding allocation resulted in 57 affordable homes in rural communities; HIF funding 820 homes |
| **North Somerset**CompanyWyvern SWJV withAequus Homes (BANES council) | SW | Y | Y | Y | Council strategy 2020-2024 [https://www.n-somerset.gov.uk/sites/default/files/2020-03/Council%20Strategy%202020-2024\_0.pdf](https://www.n-somerset.gov.uk/sites/default/files/2020-03/Corporate%20Plan%202020-2024_0.pdf) ; housing strategy <https://www.n-somerset.gov.uk/sites/default/files/2020-03/housing%20strategy%202016-21%20executive%20summary.pdf> ; JV with Bath and NES Aequus Homes (ADL) <https://www.thewestonmercury.co.uk/news/north-somerset-council-joint-venture-approved-4532704> ; Company Wyvern SW; Parklands Village MMC [https://www.somersetlive.co.uk/news/somerset-news/strategy-speed-up-building-new-2883199](https://www.somersetlive.co.uk/news/somerset-news/plan-speed-up-building-new-2883199) ; back to back land sale NHS to HA via Council <https://www.nsomersetlibdems.org.uk/millcross-clevedon-2020> ; Passivhaus MMC homes <https://www.building.co.uk/news/contractors-on-notice-for-mikhail-riches-offsite-housing-scheme/5110644.article> ; regeneration Parklands village <https://www.n-somerset.gov.uk/business/regeneration-development/parklands-village/about-parklands-village> ; Weston super Mare town centre <https://www.somersetlive.co.uk/news/400-home-development-proposal-weston-1667957> ; community land trust <http://www.communitylandtrusts.org.uk/article/2018/8/22/toms-tour-of-somerset-clts> ; <https://www.bristolpost.co.uk/news/local-news/north-somerset-council-looking-sites-3720146> . | Y | N | 500 MMC homes with HE; 65 affordable homes on NHS site by HA; Passivhaus MMC 52 homes ; regeneration Parklands village 4,000 homes; Weston super Mare town centre 400 homes;  |
| Plymouth  | SW | Y | Y | Y | Council performance strategy 2018-2022 <https://www.plymouth.gov.uk/sites/default/files/Council_Strategy_2018-22_Q1_performance.pdf> ; housing strategy [https://www.plymouth.gov.uk/housing/strategyhomes](https://www.plymouth.gov.uk/housing/planhomes) ; housing for sale <https://www.plymouth.gov.uk/newsroom/pressreleases/newhomesbedeliveredcouncil> ; <http://www.broadlandgardens.co.uk/> ; JV Plymouth Community homes <https://www.plymouth.gov.uk/newsroom/pressreleases/over600newhomespromiseddealpch> ; target for delivery [https://www.plymouthherald.co.uk/news/plymouth-news/how-plymouth-strategys-build-5000-2598206](https://www.plymouthherald.co.uk/news/plymouth-news/how-plymouth-plans-build-5000-2598206) ; property investment <https://www.plymouthherald.co.uk/news/plymouth-news/fly-through-councils-130-million-1582068> ; regeneration city centre <https://www.plymouthherald.co.uk/news/plymouth-news/plymouth-now-1billion-city-3407964> ; conversion of civic centre into housing <https://www.business-live.co.uk/economic-development/start-date-given-regeneration-plymouths-19622192> community land trust <https://www.sherfordtrust.org.uk/aboutus.php> ; commercialisation <https://democracy.plymouth.gov.uk/documents/s57437/Strategic%20Business%20Case%20Commercialisation%20Initiatives.pdf>  | Y | N | Target to deliver 1,000 homes per year; 2017-18 1,455 delivered of which 1109 mix of affordable; JV PCH 601 homes of which 444 are affordable; regeneration city centre 1000 new homes; conversion civic centre into 144 homes by Urban Splash;  |
| **Sedgemoor** ALMO Homes in Sedgemoor | SW | Y | Y | Y |  Affordable housing <https://www.bridgwatermercury.co.uk/news/17345751.3-000-affordable-homes-built-sedgemoor-next-decade-council-reveals/#:~:text=Sedgemoor%20District%20Council%20has%20published,district%20between%20now%20and%202027.&text=%E2%80%9CWe%20aim%20to%20deliver%2020,value%20areas%20of%20the%20district>. ; <https://www.somersetlive.co.uk/news/somerset-news/one-five-new-homes-built-3277939> ; Homes in Sedgemoor <https://www.homesinsedgemoor.org/> ALMO ; property investment <https://www.somersetlive.co.uk/news/local-news/sedgemoor-councils-property-investments-values-3954577> ; <https://street.nub.news/n/somerset-councils-invest-more-than-200-million-in-commercial-property-to-fund-front-line-services> ; commercialisation <https://www.sedgemoor.gov.uk/article/4214/Sedgemoor-District-Council-s-Commercialism-Strategy-> ; community land trust <https://www.markvillage.co.uk/archive-1/mark-community-land-trust-2015-2017/the-project/>  | N | Y | 150 affordable homes to be built 2019- 2027; council pledged to build 23% of all homes by 2030 |
| Somerset CC | SW | N | N | N | Investment strategy <https://www.somersetcountygazette.co.uk/news/18181535.council-invest-60m-property-bid-generate-funds-public-services/>  | N | N |  |
| **South Gloucs** JV with Wainhomes Severn ValleyDelivery partnership with BANES Council | SW | N | N | Y | Council strategy 2020-2024 <https://beta.southglos.gov.uk/publications/council-strategy-2020-2024/council-strategy-2020-2024/#your-council-strategy> ; not having company but JVs <https://www.bristolpost.co.uk/news/bristol-news/south-gloucestershire-council-housing-company-4539011> ; JV Wainhomes <https://bdaily.co.uk/articles/2020/02/07/36-million-land-deal-to-create-new-community> ; housing delivery partnership with neighbouring council company BANES Aequus Developments <https://www.gazetteseries.co.uk/news/18938097.new-houses-built-site-castle-school-sixth-form/> ; [https://www.downendvoice.co.uk/council-owned-developer-strategys-frenchay-homes](https://www.downendvoice.co.uk/council-owned-developer-plans-frenchay-homes) ; <https://www.thornburyvoice.co.uk/castle-school-sixth-form-centre-site-will-be-turned-into-housing> ; investment property <https://www.southglos.gov.uk/documents/Audited-Annual-Financial-Report-201819.pdf> ; regeneration <https://www.southglos.gov.uk/business/regeneration/love-high-streets-kingswood/> ; community land trust <http://marshfieldclt.org/marshfield-community-land-trust/affordable-housing/site-selection> ;  | Y | N |  100 council-owned plots reviewed and whittled them down to our that had the potential for more than 10 homes and up to 465 homes could be built on the four; JV Wainhomes 327 new homes; JV with Aequus for 30 new homes; Regeneration in Kingswood includes housing;  |
| South Hams | SW | N | E | N | Housing strategy <https://www.southhams.gov.uk/article/7453/Have-Your-Say-on-Housing-Priorities> ; community land trust <https://www.devonlive.com/news/devon-news/affordable-housing-schemes-two-south-4101879> ; investment income <https://www.southhams.gov.uk/media/5294/Audited-Statement-of-Accounts-2018-19/pdf/SH_Audited_SOA_2018-19.pdf?m=637002038803600000>  | N | N |  |
| South Somerset Has JV for Energy  | SW | N | N | E | Council strategy 2021-2021 <https://www.southsomerset.gov.uk/media/4050/action-strategy-2021_22.pdf> ; Investment property <https://street.nub.news/n/somerset-councils-invest-more-than-200-million-in-commercial-property-to-fund-front-line-services> ; <https://www.southsomerset.gov.uk/news/2020/6/south-somerset-s-commercial-investments-your-questions-answered/> ; accelerated housing delivery <https://www.southsomerset.gov.uk/jobs/job-opportunities/accelerated-housing-delivery-programme-manager/> ; <https://modgov.southsomerset.gov.uk/documents/s31286/7%20SSDC%20Accelerating%20Housing%20Delivery%20Final%20Report%20Client%20v4%20062420.pdf> ; <https://www.southsomerset.gov.uk/news/2020/7/accelerated-housing-delivery-given-go-ahead-by-council-s-district-executive-committee/> ; <https://modgov.southsomerset.gov.uk/documents/s31274/7%20Accelerated%20Housing%20cover%20report%2024.06.20%20SN%20V3.pdf> ; regeneration <https://modgov.southsomerset.gov.uk/documents/s31274/7%20Accelerated%20Housing%20cover%20report%2024.06.20%20SN%20V3.pdf> l; <https://www.yeovilrefresh.co.uk/majordevelopmentsites> ; community land trust [https://modgov.southsomerset.gov.uk/mgIssueHistoryHome.aspx?IId=13827&StrategyId=236&RPID=0](https://modgov.southsomerset.gov.uk/mgIssueHistoryHome.aspx?IId=13827&PlanId=236&RPID=0) ; Energy JV Opium Power <https://www.kiwipowered.com/opium-power-2>  | E | N | Exploring establishing JVs with RPs and Developers; regeneration includes housing in Chard, Yeovil but no numbers; |
| **Stroud**JV partner being sought for Brinscombe | SW | Y | N | Y | Council strategy 2019-2020 <https://www.stroud.gov.uk/media/1484451/a-recovery-strategy-for-stroud-district.pdf> ; Housing strategy action strategy [https://www.stroud.gov.uk/media/1071069/stroud-district-council-housing-strategy-2019-2024-action-strategy.pdf](https://www.stroud.gov.uk/media/1071069/stroud-district-council-housing-strategy-2019-2024-action-plan.pdf) ; HRA <https://www.stroud.gov.uk/media/1287117/item-7-appendix-f-housing-revenue-account-revenue-detail.pdf> ; new council homes programme <https://www.stroudnewsandjournal.co.uk/news/19156489.work-begins-new-affordable-homes-stroud/>; <https://www.stroud.gov.uk/media/1287017/item-5-appendix-1-strategy-for-new-council-homes-2020-2024.pdf> ; project manager <https://www.stroud.gov.uk/jobs-and-training/jobs-with-the-council/project-manager-new-homes-regeneration-team> housing and regeneration <https://www.stroud.gov.uk/media/1033299/item-7-sdcs-new-homes-and-regeneration-programme-and-district-wide-affordable-housing-delivery.pdf> ; JV partner being sought for Brinscombe 2021 [https://www.stroud.gov.uk/news-archive/were-progressing-strategys-to-create-a-new-waterside-community](https://www.stroud.gov.uk/news-archive/were-progressing-plans-to-create-a-new-waterside-community) ; creation of regeneration and investment board 2021 <https://www.stroud.gov.uk/media/1484068/item-6-establishment-of-a-regeneration-and-investment-board.pdf> ; investment <https://www.stroud.gov.uk/media/1286869/stroud-district-council-unaudited-statement-of-accounts-2019-20.pdf> ; community land trust <https://www.stroud.gov.uk/media/1411596/item-6-general-housing-allocation-of-grant-to-eastington-community-land-trust.pdf> ; LGA example commercialisation <https://www.local.gov.uk/sites/default/files/documents/Innovation%20in%20council%20housebuilding%20-%20full%20document.pdf>; <https://www.local.gov.uk/case-studies?from=&keys=&to=&sort_by=created&sort_order=ASC&page=97>  | Y | Y | HRA new council homes programme 36 homes 2021; explore MMC; delivered 239 new homes by 2019; plus 84 in programme post 2019; Brinscombe JV 150 homes |
| **Swindon**Company Swindon Housing Company LtdJV with Barratts | SW | Y | Y | Y | Council strategy 2016-2020 <https://www.swindon.gov.uk/download/downloads/id/5156/council_strategy_2016-20.pdf> ; HRA <https://www.swindon.gov.uk/downloads/file/6543/statement_of_annual_accounts_2019-20> ; <https://www.swindon.gov.uk/news/article/594/council_s_flagship_housing_development_making_good_progress> ; <https://www.swindonadvertiser.co.uk/news/18512941.swindon-higher-proportion-council-houses-average-england/> ; Swindon Housing Company <https://www.insidehousing.co.uk/news/news/councils-set-up-58-housing-companies-since-2012-54634#:~:text=Almost%20a%20quarter%20of%20councils,Inside%20Housing%20research%20has%20revealed.&text=However%2C%20many%20of%20these%20companies,to%20its%20council%20so%20far>. ; <https://www.swindon.gov.uk/news/article/502/council_housing_company_bungalows_are_being_snapped_up_by_buyers> ; <https://www.swindon.gov.uk/news/article/219/building_work_set_to_start_on_latest_council_housing_company_development> ; <https://swindonlink.com/lifestyle/sparcells-homes-sold-by-council/> ; JV with Barratts <https://www.wichelstowe.co.uk/news/joint-venture-established.aspx#:~:text=A%20joint%20venture%20agreement%20has,to%20the%20south%20of%20Swindon>. ; <https://www.sharesmagazine.co.uk/news/market/LSE20180118144459_13501650/Barratt-joint-venture-with-Swindon-Borough-Council> ; regeneration town centre [https://www.swindon.gov.uk/info/20030/strategyning\_and\_regeneration/1175/kimmerfields\_regeneration\_scheme](https://www.swindon.gov.uk/info/20030/planning_and_regeneration/1175/kimmerfields_regeneration_scheme) ; growth new eastern villages and town centre sites <https://www.swindonadvertiser.co.uk/news/18910638.six-key-schemes-shape-swindons-future-progress-made/>; community land trust <https://www.swindon.gov.uk/info/20025/homes_and_property/1125/community-led_housing>  | Y | Y | 2016-2020 Build new affordable homes including 200 new council homes and 66 units through the Affordable Housing Development programme; HRA 149 affordable ; Swindon Housing Company 14 bungalows plus 6 new homes; JV with Barratts 2750 homes; regeneration town centre 400 homes; new eastern villages 8,000 homes; 600 homes in town centre proposed  |
|  **Taunton and West Somerset**JV Midas group | SW | N | N | Y | Council strategy 2020-2021 [https://www.somersetwestandtaunton.gov.uk/media/2342/annual-strategy-2020-21.pdf](https://www.somersetwestandtaunton.gov.uk/media/2342/annual-plan-2020-21.pdf) ; housing profile <https://www.somersetwestandtaunton.gov.uk/media/1437/taunton-deane-housing-market-profile.pdf> ; <https://www.somersetwestandtaunton.gov.uk/media/1436/west-somerset-housing-market-profile.pdf> ; affordable housing <https://www.somersetcountygazette.co.uk/news/18190990.somerset-west-taunton-councils-pledge-build-1-000-new-social-houses/> ; HRA Business Pan [https://democracy.somersetwestandtaunton.gov.uk/documents/s7752/HRA%20Business%20Strategy%20Review%20Report.pdf](https://democracy.somersetwestandtaunton.gov.uk/documents/s7752/HRA%20Business%20Plan%20Review%20Report.pdf) ; <https://www.somersetwestandtaunton.gov.uk/news/consultation-underway-for-new-development-in-minehead/> ‘property investment <https://democracy.somersetwestandtaunton.gov.uk/documents/s7672/Draft%20Capital%20Investment%20and%20Treasury%20Strategies%202019-20%20to%202024-25.pdf> ; <https://street.nub.news/n/somerset-councils-invest-more-than-200-million-in-commercial-property-to-fund-front-line-services> ; regeneration <https://www.somersetlive.co.uk/news/somerset-news/somerset-council-seeking-speed-up-4650602> ; <https://www.somersetlive.co.uk/news/somerset-news/regeneration-firepool-site-taunton-begin-5267887> ; property investment strategy <https://democracy.somersetwestandtaunton.gov.uk/documents/s7672/Draft%20Capital%20Investment%20and%20Treasury%20Strategies%202019-20%20to%202024-25.pdf> ; community land trust <https://www.somersetwestandtaunton.gov.uk/housing/council-and-social-housing/community-led-housing/> ; JV Midas group <https://www.midasgroup.co.uk/news/?tag=taunton> ; Firepool regeneration scheme <https://www.bbc.co.uk/news/uk-england-somerset-54261406> ; <https://www.somersetlive.co.uk/news/somerset-news/new-firepool-multi-purpose-venue-5306475>  | Y | Y | Using MMC; 2019-2020 bult 6 new social homes; building 47 homes as part of N Taunton regeneration project ; in 2019-20 Council pledged to build 1,000 homes over 30 years; bought 46 homes 2019-20 for social rent ;Taunton Deane (2011- 2016) supported 794 affordable and 71 new council homes; West Somerset 241 affordable homes delivered across both WS and ENP areas, of which 186 are for rentals and 55 for low cost home ownership (HRA acquired and delivered 20 homes pa since 2012;  regeneration site, such as Firepool and Coal Orchard though JV with Midas group in Taunton or the Seaward Way site in Minehead which will have 54 carbon zero council homes; Firepool 506 homes on council land;  |
| **Teignbridge** JV | SW | Y | Y | Y | Council strategy 2020-2030 <https://www.teignbridge.gov.uk/media/8992/teignbridge-district-council-strategy-2020-30.pdf> ; housing strategy <https://www.teignbridge.gov.uk/media/1092/housing-strategy.pdf> ; <https://www.teignbridge.gov.uk/media/9393/210218-strategy-content-v4-consultation.pdf> ; JV partner for development site mixed use <https://democracy.teignbridge.gov.uk/documents/g457/Public%20reports%20pack%2008th-Jan-2019%2010.00%20Executive.pdf?T=10> ; <https://www.devonlive.com/news/devon-news/council-set-buy-land-newton-1493441> ; [https://www.devonlive.com/news/devon-news/garden-community-strategy-newton-abbot-3274345](https://www.devonlive.com/news/devon-news/garden-community-plan-newton-abbot-3274345) ; Newton Abbott Garden Village as part of greater Exeter [https://www.creditoncourier.co.uk/article.cfm?id=142272&headline=1,200%20homes%20at%20Sweetham,%20750%20at%20Crediton%20and%20500%20at%20Cowley%20in%20new%20strategy&sectionIs=news&searchyear=2020](https://www.creditoncourier.co.uk/article.cfm?id=142272&headline=1,200%20homes%20at%20Sweetham,%20750%20at%20Crediton%20and%20500%20at%20Cowley%20in%20new%20plan&sectionIs=news&searchyear=2020) ; capital strategy <https://democracy.teignbridge.gov.uk/documents/s3453/Report%20app%2011a%20Teignbridge%20District%20Council%20capital%20strategy.pdf> ; commercialisation <https://democracy.teignbridge.gov.uk/documents/s8623/Report%20App%208%20Commercial%20Strategy.pdf> ; community land trust <https://www.teignbridge.gov.uk/housing/community-led-housing/community-led-housing-fund/> ;  | Y | N | 2015-2020 2510 homes plus 661 affordable homes. Most affordable through s106 agreements and preferred housing providers; JV including 170 homes ; Newton Abbott named as Garden Village 2250 homes as part of Greater Exeter |
| **Tewkesbury** JV partner St Modwen | SW | N | N | Y | Housing strategy <https://tewkesburyborough-my.sharepoint.com/personal/website_tewkesburyborough_onmicrosoft_com/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fwebsite%5Ftewkesburyborough%5Fonmicrosoft%5Fcom%2FDocuments%2FTewkesbury%20Borough%20Council%20%28TBC%29%2FHousing%2FHousing%20strategy%2FStrategy%202017%2D21%2FHousing%20strategy%20%2D%202017%2D2021%2Epdf&parent=%2Fpersonal%2Fwebsite%5Ftewkesburyborough%5Fonmicrosoft%5Fcom%2FDocuments%2FTewkesbury%20Borough%20Council%20%28TBC%29%2FHousing%2FHousing%20strategy%2FStrategy%202017%2D21&originalPath=aHR0cHM6Ly90ZXdrZXNidXJ5Ym9yb3VnaC1teS5zaGFyZXBvaW50LmNvbS86YjovZy9wZXJzb25hbC93ZWJzaXRlX3Rld2tlc2J1cnlib3JvdWdoX29ubWljcm9zb2Z0X2NvbS9FVjZkOTg3VGwxUk1oMTlwQjdhZkIyQUJQWU4xNVZ0bWhrZ01zcXFrUkl5ZFRBP3J0aW1lPTk1dlZBNm42MkVn> ; housing scrutiny report <https://minutes.tewkesbury.gov.uk/documents/s35396/Housing%20Strategy%20Monitoring%20Report.pdf> ; Golden Valley development <https://www.investingloucestershire.com/content/?contentID=1112> JV partner St Modwen <https://www.punchline-gloucester.com/articles/aanews/cheltenham-tewkesbury-councils-welcome-next-step-for-golden-valley-development> ; commercialisation <https://minutes.tewkesbury.gov.uk/ieDecisionDetails.aspx?Id=3887>  | Y | N | Investigating MMC; on council land Projects have commenced on two former garage sites at Staverton and Winchcombe using modern build methods. Golden Valley development by Bellway 465 homes, of which 163 affordable 70 per cent will be affordable rent while 30 per cent will be shared ownership and is part of the 1,100 homes designated for completion by 2031. |
| **Torbay**Companies: TDA that includes Torbay Economic Development Company LtdTorVista Homes LtdTEDC Developments LtdEnterprise South West LtdKAH Holdings LtdC&A Consultants Ltd (Case Consultants)Complete Facilities Management Services Ltd;JV TOR2 with Kier ended in 2020 | SW | Y | Y | Y | Council strategy 2019-2023 <https://www.torbay.gov.uk/media/14251/council-strategy.pdf> ; Housing strategy <https://www.torbay.gov.uk/media/14432/housing-strategy.pdf> ; Housing strategy delivery strategy [https://www.torbay.gov.uk/DemocraticServices/documents/s94689/Draft%20Master%20Housing%20Delivery%20Strategy%20inc%20measures%20V7%20130520%20For%20consideration%20by%20Cabinet.pdf](https://www.torbay.gov.uk/DemocraticServices/documents/s94689/Draft%20Master%20Housing%20Delivery%20Plan%20inc%20measures%20V7%20130520%20For%20consideration%20by%20Cabinet.pdf) ; housing being built on own land <https://www.devonlive.com/news/devon-news/torbay-council-approves-strategy-build-4591948> ; Torvista <http://www.torvistahomes.co.uk/> ; <https://www.devonlive.com/news/devon-news/what-happening-two-derelict-houses-3714004> ; registered as RP <https://www.torbay.gov.uk/news/tda2073/> ; JV TOR2 ended in 2020 <https://www.circularonline.co.uk/news/torbay-council-to-take-full-owner-ship-of-kier-joint-venture/#:~:text=Torbay%20Council%20To%20Take%20Full%20Ownership%20Of%20Kier%20Joint%20Venture,-Collection%20and%20Transport&text=The%20original%2010%20year%20contract,the%20sole%20owners%20of%20TOR2>. ; One Public Estate programme <https://www.torbay.gov.uk/DemocraticServices/documents/s81672/Land%20Release%20Fund%20Appendix%201.pdf> ; investment <https://www.torbay.gov.uk/media/13411/investment-fund-portfolio.pdf> ; regeneration Brixham <https://www.brixhamchamber.co.uk/category/regeneration/#:~:text=The%20view%20for%20the%20whole,Bay%20harbours%20and%20tourism>... Paignton <https://www.devonlive.com/news/devon-news/regeneration-plans-paignton-town-centre-4411415>  | Y | N | Target Deliver 110 affordable homes p.a. • On Section 106 sites deliver 70 affordable homes p.a.; complete 679 homes 2020-2021; 15 units pa form commercial to residential; Torbay Housing Company sites for 330 homes in 2020 ; Torvista providing affordable homes; One Public Estate Land release Fund created 636 homes; regeneration Brixham 9000 homes; Paignton 400 homes;  |
| **Torridge** JV with Red Earth Developments | SW | N | N | Y | Corporate strategy 2020-2023 <https://www.torridge.gov.uk/media/image/0/6/Strategic_Strategy_July_2020_FINAL_agreed_version1.0.jpg> ;regeneration <http://www.investnorthdevon.co.uk/torridge.html> ; JV with Red Earth Developments for Bideford Town centre regeneration <http://torridge.gov.uk/CHttpHandler.ashx?id=476&p=0> ; <https://www.torridge.gov.uk/article/18211/Green-Light-for-Key-Bideford-Regeneration-Site> ; regeneration Westward Ho <https://www.torridge.gov.uk/article/18211/Green-Light-for-Key-Bideford-Regeneration-Site> ; regeneration Bideford <https://www.devonlive.com/news/devon-news/new-pictures-show-stunning-20m-4153588> ; community land trust <https://www.torridge.gov.uk/article/18244/News-Affordable-Homes-Delivered-in-Appledore> ; investment strategy <https://democracy.torridge.gov.uk/documents/s18303/8e%20-%20Appendix%205%20-%20TDC%20Capital%20Strategy%20-%202021-22%20Final.pdf>  | Y | N | JV 5 sites identified for regeneration in Bideford; sites identified at Westward Ho; affordable homes delivered by Community Land Trust; regeneration Bideford 85 homes;  |
| **West Devon** | SW | N | Y | N | Housing strategy <http://www.westdevon.gov.uk/housing-strategy-2021> ; redevelopment of accommodation for homeless [https://www.tavistock-today.co.uk/article.cfm?id=439750&headline=1.2-million%20strategy%20to%20re-build%20homeless%20accommodation%20in%20Tavistock&sectionIs=news&searchyear=2020](https://www.tavistock-today.co.uk/article.cfm?id=439750&headline=1.2-million%20plan%20to%20re-build%20homeless%20accommodation%20in%20Tavistock&sectionIs=news&searchyear=2020) ; property investment strategy <https://www.westdevon.gov.uk/media/5862/Capital-Strategy-Report-2021-22/pdf/West_Devon_Capital_Strategy_2021-22.pdf?m=637528769122200000>  | N | N |   |
| **Wiltshire** Company:Stone Circle Housing CompanyStone Circle Development CompanyJV being established | W | N | Y | Y | Council strategy 2017-2027 [https://www.wiltshire.gov.uk/media/2684/Business-strategy-2017-27/pdf/Business\_Strategy\_2017-2027\_with\_2020\_addendum\_on\_Climate\_Change.pdf?m=637310086332970000](https://www.wiltshire.gov.uk/media/2684/Business-plan-2017-27/pdf/Business_Plan_2017-2027_with_2020_addendum_on_Climate_Change.pdf?m=637310086332970000) ; HRA [https://cms.wiltshire.gov.uk/documents/s182490/Housing%20revenue%20account%20business%20strategy%20and%20revised%20capital%20programme.pdf](https://cms.wiltshire.gov.uk/documents/s182490/Housing%20revenue%20account%20business%20plan%20and%20revised%20capital%20programme.pdf) ; <https://www.salisburyjournal.co.uk/news/17950326.wiltshire-council-pledges-build-1-000-new-council-houses/> ; <https://www.salisburyjournal.co.uk/news/18856293.wiltshire-council-agrees-invest-zero-carbon-housing/#:~:text=This%20investment%20will%20save%2020%2C000,has%20already%20delivered%20170%20houses>. ; affordable housing with partners <https://www.wiltshire.gov.uk/housing-new-housing-developments> ; <https://www.gazetteandherald.co.uk/news/19169545.wiltshire-council-agrees-new-housing-partnership-deals/> ; JV partners sought for regeneration and council owned sites development <https://cms.wiltshire.gov.uk/documents/s186740/Procurement%20of%20Joint%20Venture%20partner.pdf> ; Stone Circe Housing Company <https://www.wiltshire.gov.uk/article/3018/First-tenant-housed-by-Wiltshire-Council-s-new-commercial-housing-development-company> ; <https://www.swindonadvertiser.co.uk/news/17361066.wiltshire-council-sets-commercial-housing-development-company/> ; Stone Circle Development Company ; commercialisation strategy [https://cms.wiltshire.gov.uk/(S(wm5gga55b130f045qoanjja5))/documents/s140042/Commercial%20Policy%202017-27%20draft.pdf](https://cms.wiltshire.gov.uk/%28S%28wm5gga55b130f045qoanjja5%29%29/documents/s140042/Commercial%20Policy%202017-27%20draft.pdf) ; regeneration of towns [https://www.wiltshire.gov.uk/media/2771/Transforming-Trowbridge-Scoping-and-Vision-Study/pdf/Transforming\_Trowbridge\_-\_Masterstrategy\_Development\_Stage\_One\_-\_Scoping\_and\_Vision\_Study.pdf?m=637147616345170000](https://www.wiltshire.gov.uk/media/2771/Transforming-Trowbridge-Scoping-and-Vision-Study/pdf/Transforming_Trowbridge_-_Masterplan_Development_Stage_One_-_Scoping_and_Vision_Study.pdf?m=637147616345170000) ; commercialisation <https://www.wiltshire.gov.uk/article/2828/Focussing-on-the-Future-with-Wiltshire-Council-gets-under-way> ; community land trust <http://wiltshirecommunitylandtrust.org.uk/> ;  | Y | Y | HRA 20 homes being built; HRA pledge 1000 new homes 2019-2029 zero carbon and 228 built 2019-2021; 2018-2019 752 new affordable homes built; JV identified 8 sites to start with; Stone Circle Housing Co 22 properties and proposed to purchase 50 properties pa; Stone Circle Development Co 158 properties end 2020 |

1. With other LAs in WoE MCA [↑](#footnote-ref-1)