

**Committee: Housing Board**

**Agenda Item**

**Date: 30<sup>th</sup> August 2011**

**7**

**Title: New Affordable Housing Development**

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### **Summary**

1. This report sets out the affordable homes development programme for the period 2010 – 2014.

### **Recommendations**

2. That the Housing Board note the development programme and raise any issues with regard to individual developments as appropriate.

### **Financial Implications**

3. The development of new housing incurs costs through the need to provide services but also generates income through council tax. It should also be noted that the Council will receive additional funding through the New Homes Bonus for each additional home provided.

### **Background Papers**

4. None.

### **Impact**

- 5.

Communication/Consultation	N/A
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	All new proposed housing is subject to sustainability tests through the planning process

Ward-specific impacts	New housing will be provided across a number of Wards in the District
Workforce/Workplace	N/A

## Situation

6. The table at annex A sets out all completed, in construction and proposed developments for the period 2010 – 14. It is unlikely that every scheme will be delivered as described and it is very likely that further schemes will come into the programme over the period described.
7. The Council has an ongoing target of 100 new dwellings per year. Despite last year's dip in performance, the current programme shows a potential delivery of at least 432 homes over the period.
8. As set out in the agenda item on Housing Policy Development, the way in which the Homes and Communities 2011 – 15 affordable housing programme is funded and the rent regime attached to the programme is substantially different to those in previous years. Although the main registered provider partners who work in the District have received approval for their programmes, the level of funding and detail will not be confirmed until they have agreed their contracts with the Homes and Communities Agency. This could impact on the shape of the final programme in the District.
9. The Council is in a position to fund new affordable housing through section 106 funds, notably from the Stansted BAA agreement and other agreements and this is beginning to be brought forward, notably at the Holloway Crescent Phase 2 development which is expected to go forward for planning approval shortly. In addition funding has been secured from the Growth Area Fund (London-Stansted-Harlow Programme of Development) for two other potential schemes in the District.
10. In order to boost housing development the Government has introduced a New Homes Bonus as well as a suite of proposed changes in the planning regime to favour sustainable development. The New Homes Bonus commenced in April 2011, and will match fund the additional council tax raised for new homes and properties brought back into use, with an additional amount for affordable homes, for the following six years. For 2011/12, Uttlesford received a settlement of £714k, the second highest allocation in Essex where the average payment was £336k.

## Risk Analysis

11.

Risk	Likelihood	Impact	Mitigating actions
Programme does not go ahead	2 – Development is subject to a	3 – If development	Ensuring that close partnership working

	variety of mitigating economic and social pressures	does not proceed, housing need will not be met.	with all parties is maintained and that the development programme is closely managed and monitored.
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1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.