

Committee: Housing Board

Agenda Item

Date: 21 September 2017

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Title: Development Programme Update (2017/18)

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Item for information

Summary

1. The purpose of this report is to update the members of the Housing Board on the delivery of Affordable Housing in the district.
2. This report sets out the following
 - The number of affordable homes delivered at quarter 2 of the 2017/18 affordable housing programme by size and tenure
 - Update on Affordable Housing Programme (2017/18)
 - Update on the Community Led Housing Fund Steering Group

Recommendations

3. This report is for information only

Financial Implications

4. None

Background Papers

5. None

Impact

- 6.

Communication/Consultation	Parish/town councils
Community Safety	None
Equalities	None
Health and Safety	None
Human Rights/Legal Implications	None

Sustainability	Affordable housing supports the long term sustainability of
Ward-specific impacts	Delivers much needed affordable homes to residents unable to meet their need through the market within the District
Workforce/Workplace	Housing Strategy

Situation

7. The number of affordable homes delivered between 1st July, 2017 and 30th September 2017 amounts to 13 affordable homes. 7 as affordable rent and 6 as shared ownership.
8. The Affordable Housing Programme 2017/18 is progressing well and expected to reach the target set for the year of 100 homes.
9. This programme is delivered by Registered Providers on S106 schemes.

Affordable Housing Programme Update

10. There are currently 2 Rural Exception Schemes in progress, both by Hastoe Housing Association. The first is in Little Hallingbury amounting to 16 affordable homes, 12 affordable rent and 4 shared ownership. These are expected to be completed by January, 2018
11. The second scheme is in Newport. This amounts to 34 homes, 28 for affordable rent and 6 shared ownership. Completion is expected to be January, 2018.
12. There are 9 additional schemes currently on site in the parishes of Great Dunmow, Elsenham, Felsted, Flitch Green, High Roding, Radwinter and Saffron Walden. The programme is expected to deliver 170 homes by the end of March 2018, assuming good weather conditions remain.

Community Led Housing Fund

13. The Council was awarded monies from the DCLG's Community Led Housing Fund¹. (2016/17). This Fund was awarded to local authorities who have housing affordability issues due to second holiday homes.
14. The Council was awarded £34,224 from DCLG from the Community Led Housing Fund programme 2016/17. This Fund has been used to support a joint working project with Epping DC and East Herts DC, (the Steering Group) who were also awarded monies from this Fund. In total it amounts to £102,672.

¹ <https://www.gov.uk/government/news/60-million-boost-for-communities-affected-by-second-homeownership>

15. The terms of the Fund is to provide technical support for community groups who wish to deliver affordable housing schemes in their area through the Co-operative, Cohousing or Community Land Trust model. The Fund is designed to enable community groups to reach legal incorporation rather than capital development. Once community groups have reached legal incorporation, further funding from other sources is available to support scheme delivery.
16. The Council has used the Fund, in conjunction with the Steering Group, to work with PLEione Consultants who will be delivering a series of information and networking events for various members of the community to ascertain appetite for the project and to offer support to 'fledging' groups who wish to reach legal incorporation.
17. Community and information events will take place during the autumn and winter of 2017/18.
18. A further update will be given to Members at the next Housing Board.

Risk	Likelihood	Impact	Mitigating actions
Not enough affordable homes delivered to meet high demand across the District	2. Some risk due to external delays	2. Increase in the numbers of households on UDC housing waiting list	Will continue to work closely with developers and Parish Councils to ensure we meet our target of 100 affordable homes per annum

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.