

Committee: Housing Board
Date: 10 December 2020
Title: Development Programme Update
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Summary

1. This report sets out the following:
 - The number of affordable homes delivered under the 2019/20 affordable housing programme by size and tenure and the projected completions for 2020/21.

Recommendations

2. To note the update as a true record of the number of affordable homes delivered as part of the 2020/21 programme.

Financial Implications

3. None

Background Papers

Affordable Housing Programme, 2019/20 report.

Impact

- 4.

| | |
|---------------------------------|---|
| Communication/Consultation | None |
| Community Safety | None |
| Equalities | None |
| Health and Safety | None |
| Human Rights/Legal Implications | None |
| Sustainability | Yes. Affordable housing supports the long term sustainability of Uttlesford. |
| Ward-specific impacts | Yes. Delivers much needed affordable homes to residents unable to meet their need through the market within the District. |

| | |
|---------------------|------|
| Workforce/Workplace | None |
|---------------------|------|

Situation

Risk Analysis

5. The Council's target is 100 affordable homes per annum and this was met and exceeded in 2019/20 when 219 were delivered. 160 of these units were for affordable rent and 59 were for shared ownership. This includes a mixture of 1 & 2 bed bungalows and flats as well as 2, 3 and 4 bedroom houses for both tenures. The affordable housing provision also includes 60 extra-care properties and 6 supported housing properties in Saffron Walden both managed by East Thames Housing Association.
6. The number of affordable housing units projected for the 2020/21 programme amounts to 84 homes. These are projected to be delivered as 52 affordable rent and 32 shared ownership. However, these figures should still be taken with caution due to economic, resource or environmental issues challenging this projection including delays resulting from Covid-19 which has adversely impacted the construction sector.
7. Two appendices are included with this report providing a detailed breakdown of S106 and Rural Exception schemes that have contributed to the figure reported and schemes expected to be delivered as part of the 2020/21 programme.

| 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/Town Councils to ensure we get as close to our target of 100 affordable homes per annum in 2020/21. |

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.