

Committee: Housing Board
Title: Housing Enabling Update Q3 2017/18
Report Author: Stephanie Baxter – Housing Enabling Officer
Date: 22 March 2018
Item for decision: No

Summary

1. This report sets out the following:
 - The number of affordable homes delivered at quarter 3 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

2. That members note the content of the report

Financial Implications

3. None

Background Papers

4. The following papers were referred to by the author in the preparation of this report:
 - a. Affordable Housing Programme update Quarter 3 2017/18 report - appendix 1
 - b. PLEione Community Housing Fund Draft Report – appendix 2

Impact

- 5.

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

Sustainability	Affordable housing supports the long term sustainability of Uttlesford
Ward-specific impacts	Delivers much needed affordable homes to residents unable to meet their need through the housing market within the District
Workforce/Workplace	None

Situation

6. The number of affordable homes delivered between 1st October, 2017 and 31st December 2017 amounts to 17 affordable homes. 11 as affordable rent and 6 as shared ownership.
7. The Affordable Housing Programme 2017/18 is progressing well and expected to exceed the target set for the year of 100 homes.
8. This programme is delivered by Registered Providers on S106 schemes.

Affordable Housing Programme Update

9. Hastoe Housing Association has recently completed a rural exception site in Little Hallingbury, which consisted of 16 affordable homes, 12 affordable rent and 4 shared ownership.
10. A second scheme in Newport which totals 34 homes, 28 for affordable rent and 6 shared ownership is due to be completed by the end of March 2018.
11. 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

12. The Community Led Housing Fund project has come to an end. PLEione Consultants have provided their report.
13. The overall aim of the work was to inform the SHMA Councils how they could locate Garden Community Principles, (ie. Stewardship, affordability, democracy), in their policies and the steps needed to engage with local community stakeholders.
14. Throughout the work, two workshops were held in UDC, one for Members, offering a strategic overview whilst the second one focused on how communities could be part of meeting their own housing solutions.

15. The report provides information on the statutory definitions and examples of good practice, publications from CLH organisations, recommendations and next steps and how LA's can utilise their resources to support the use of CLH models to deliver more affordable homes.
16. The Final Report is attached to this report in appendix 2.

Risk	Likelihood	Impact	Mitigating actions
Not enough affordable homes delivered to meet 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.