

Committee:	Housing Board	Date:	5 July 2018
Title:	Affordable Housing Programme Update		
Report Author:	Stephanie Baxter – Housing Enabling Officer - 01799 510201	Item for decision:	No

Summary

1. This report sets out the number of affordable homes delivered under the 2017/18 affordable housing programme by size and tenure and those projected to be delivered as part of the 2018/19 programme.

Recommendations

2. That the Housing Board notes this report

Financial Implications

3. None – information only item

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report:
 - Affordable Housing Programme, 2017/18 report

Impact

5.

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

6. The number of affordable homes delivered between 1st April, 2017 and 31st March, 201 amounted to 153. 100 of these units were for affordable rent and

53 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.

7. The Council's target is 100 affordable homes per annum. This target has been met for 2017/18.
8. The number of affordable housing units projected for the 2018/19 programme amounts to 406 homes. These are projected to be delivered as 278 affordable rent and 128 shared ownership. However, these figures should be taken with caution due to economic, resource or environmental issues challenging this projection.
9. 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 2018/19 programme.

Risk Analysis

10.

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 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.