



To: Executive Councillor for Housing (and Deputy Leader): Councillor Catherine Smart  
Report by: Alan Carter, Head of Strategic Housing  
Relevant scrutiny committee: Community Services 28/6/2012  
Scrutiny Committee  
Wards affected: All Wards

## **Affordable Housing Programme Key Decision**

### **1. Executive summary**

In June 2011, the Executive Councillor for Housing approved a three year rolling programme of housing sites in the Council's ownership for consideration for development, redevelopment or disposal.

This report provides a review of the programme and specifically seeks approval of a revised three year rolling programme that includes sites to be investigated 2012/13 to 2014/15.

The report sets this request for approval to the revised three year programme in the context of;

- the delivery of Affordable Housing through the planning system
- the new Council housing programme

### **2. Recommendations**

The Executive Councillor is recommended:

To approve revisions to the 3 Year Rolling Programme 2012.13 to 2014.15 in the context of the wider Affordable Housing Programme

### **3. Background**

“Maximising the delivery of new housing in a range of sizes, types and tenures ensuring that current standards are at least maintained” is a Strategic Objective in the Housing Portfolio Plan. Over the last twenty years most new Affordable Housing has been delivered by housing associations (now known as Registered Providers – RPs) working with house-builder and developers through the planning system. However, the Council has taken

the opportunity recently to provide some balance to this through the implementation of its own new Council House building programme.

### **Affordable Housing Programme**

The Homes and Communities Agency (HCA) introduced a significantly different way of allocating grant to RPs in 2011. RPs were invited to bid for grant in a single bid round to allocate all available grant to the end of March 2015. In the new context of 'self financing', local authorities were able to bid for grant too. Fortunately, the Council's preferred RP partner for the growth sites Cambridgeshire Partnerships Limited (CPL) was successful in securing grant and therefore the planning for the delivery of the first Affordable Housing on the growth sites has been able to continue.

The table below clearly illustrates the adverse impact of the recession on the delivery of new Affordable Housing and how dependent the national system for the delivery of new Affordable Housing is on the private house building market and industry. However, now that CPL has secured grant and with house-building having started on the Trumpington Meadows, Glebe Farm and Clay Farm sites on the Southern Fringe, it is anticipated that the rate of completions of Affordable Housing will begin to pick up. Work has also started on the Fire Station site in the city and Affordable Housing completions are also anticipated in the table on the Neath Farm Business Park site in Cherry Hinton and the Living Screens site in Hills Road.

**Table - Numbers of New Affordable Housing Completions**

Actual	
2006.07	225
2007.08	239
2008.09	282
2009.10	281+ 290 Key Worker - Addenbrookes
2010.11	46
2011.12	20
Estimate	
2012.13	264
2013.14	569
2014.15	422

### **Three Year Rolling Programme**

A new approach to the use of housing land in the Council's ownership was introduced in July 2008 following Committee scrutiny. It was agreed by the

Executive Councillor that a three year rolling programme of sites be brought forward each year for consideration for development, redevelopment or disposal. The annual review keeps members apprised of progress with sites and offers the opportunity to introduce new sites for investigation.

Appendix 1 provides an update of the schemes within the three year rolling programme that are already under investigation.

Appendix 2 is the revised three year rolling programme that is requested to be approved. This Appendix is confidential at this stage in keeping with the process agreed at the July 2008 Community Services Scrutiny Committee. However, following Executive Councillor approval of the inclusion of new sites in the three year programme, any tenants or leaseholders directly affected will be advised immediately, together with the Ward Members and tenant representatives as the three year programme will immediately be in the public domain following the Committee meeting.

### **New Council House Programme**

Eight new Council homes have now been completed since 2010 in Harris Road, Cockerall Road, Teversham Drift and Church End. Vacant possession of Seymour House was finally achieved in March 2012 to allow the redevelopment of Seymour Court to progress to provide 20 flats for older people. The Council's partner house-builder for this project, Kier, are on site and the scheme is due for completion in December 2013.

Based on the three year rolling programme grant has been secured from the HCA through the bid round mentioned above to provide a further 126 (146 including Seymour Court) new Council homes by the end March 2015. To facilitate this officers have completed a procurement process to set up an Affordable Housing Development partnership (AHDp) with a house-builder/developer and four Registered Providers. Keepmoat has been selected as our house-builder partner and Keepmoat has been helping with the assessment of the feasibility of the development of sites.

Appendix 3 shows progress to-date with the 146 Programme.

## **4. Implications**

### **(a) Financial Implications**

Financial implications will be assessed and reported when individual schemes considered suitable for development, redevelopment or disposal are brought forward for approval by the Executive Councillor for Housing.

### **(b) Staffing Implications**

Staff in the Enabling and Development Team project manage the delivery of the Affordable Housing Programme. Projects are monitored by the Affordable Housing Development Programme Board, a group of officers that meets quarterly. The Board includes representatives from the Enabling and Development Team, City Homes, Housing Strategy and Procurement, with Finance, Internal Audit, and Legal staff as corresponding members.

**(c) Equal Opportunities Implications**

An EQIA has been undertaken for the Enabling and Development Service and for the Council's new build programme as a whole which mainly highlighted the benefits of the Council retaining direct control of new housing development itself to ensure a focus on the delivering of housing that meets a diverse range of housing needs.

**(d) Environmental Implications**

As part of this section, assign a climate change rating to your recommendation(s) or proposals. You should rate the impact as either:

+M – all new Affordable Housing on the growth sites and in the Council's programme are built to at least Level 4 of the Code for Sustainable Homes.

Follow the guidance on the intranet at <http://intranet/sustainability/policies-and-procedures.html>

**(e) Consultation**

Staff in the Enabling and Development team have structured meetings with staff from CPL in respect of the delivery of Affordable Housing on the growth sites and holds regular forums with other local RP providers.

The Council's approach to consultation with residents affected by the three year programme process is well established and is also covered, in part by the Home Loss Policy.

**(f) Community Safety**

All new Affordable Housing is assessed against Secure by Design criteria.

**5. Background papers**

Homes and Communities Agency Affordable Housing Framework, February 2011

## **6. Appendices**

Appendix 1- Three Year Affordable Housing Programme 2011.12 to 2013.14 Review

Appendix 2 - Three Year Affordable Housing Programme 2012.13 to 2014.15 (Exempt Information)

Appendix 3 – 146 Programme Progress Report

## **7. Inspection of papers**

To inspect the background papers or if you have a query on the report please contact:

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