



To: Executive Councillor for Housing
Report by: Liz Bisset, Director of Community Services
Relevant scrutiny committee: Community Services Scrutiny Committee 1/7/2010
Wards affected: All Wards

ANNUAL REVIEW OF 3-YEAR AFFORDABLE HOUSING PROGRAMME Key Decision

1. Executive summary

A 3-year rolling programme of Housing owned sites, for consideration for development, redevelopment or disposal, was approved by the Executive Councillor for Housing in June 2009.

This report provides an annual review of the programme. The report also seeks approval of a revised 3-year rolling programme, which includes 9 sites to be investigated in year 2010/11.

2. Recommendations

The Executive Councillor is recommended:

- 1) to note progress of schemes approved for consideration for development, redevelopment or disposal in 2009/10
- 2) to approve the revised 3 Year rolling programme for 2010/11 to 2012/13

3. Background

3.1 Delivering Affordable Housing is a key priority for the Council and is reflected in policy to increase the supply of Affordable Housing available. At the same time there is the need to continue to ensure that existing City Homes housing is provided to current day standards.

3.2 The delivery of affordable housing is being affected by the slowdown of the housing market. This is exhibited in the reduction of the number of S106 sites currently starting on site. As a result, the contribution that development of Council housing sites can make to the increasing the supply of affordable housing, has added importance.

3.3 A new approach to the management of the Affordable Housing Programme was agreed by the Executive Councillor at the July 2008 Community Services Scrutiny Committee. This approach aims to provide a systematic process through which recommendations can be made regarding the use of Council housing sites and the investment of Council capital that maximises impact in relation to the annual requirement for Affordable Housing. Importantly, it is the intention to ensure that investment decisions are recommended following full consideration by all stakeholders, including tenants and leaseholders, should they be directly affected. Also potential developments will be considered in the context of all available funding streams to deliver Affordable Housing, not just the Council's own resources.

3.4 It was agreed that the 3-year rolling programme of sites to be brought forward for consideration for development, redevelopment or disposal will be reviewed annually. The annual review keeps members appraised of programme progress and offers the opportunity to introduce new sites for investigation if capacity in the programme allows.

3.5 At officer level a project group meets on a quarterly basis to manage and monitor the Affordable Housing Programme.

3.6 A revised programme is shown as Appendix 1. This appendix is confidential at this stage in keeping with the two-stage consultation process outlined at the July 2008 Community Services Scrutiny Committee. However, following Executive Councillor approval of the inclusion of new sites in the 3-year programme, any tenants or leaseholders directly affected will be advised immediately, together with the ward members and tenant representatives as the 3-year programme will immediately be in the public domain following the Committee meeting.

3.7 Scheme Update: Appendix 2 provides an update of the schemes within the 3-year programme that are already under investigation.

3.8 In September 2009 Cambridge City Council received confirmation that bids for funding from the Homes and Communities Agency (HCA) had been successful. This has facilitated the development of three sites from the 3-year programme to become Council owned and managed council houses.

4. Implications

There are no financial implications at this stage. Financial implications will generally be assessed and reported when individual schemes considered suitable for development, redevelopment or disposal are brought forward for approval from Executive Councillor for Housing;

Detailed site appraisal work for sites identified in the 3 year programme will be carried out by officers. Where detailed viability work is identified as being necessary, additional financial or staffing resources may be sought as required.

5. Background papers

These background papers were used in the preparation of this report:

Preliminary Site Feasibility Reports

Cambridge City Council Affordable Housing SPD

Cambridgeshire Sub-Regional Strategic Housing Market Assessment 2008 at

[http://www.cambridge.gov.uk/public/docs/Strategic%20housing%](http://www.cambridge.gov.uk/public/docs/Strategic%20housing%20market%20assessment%20executive%20summary.pdf)

[20market%20assessment%20executive%20summary.pdf](http://www.cambridge.gov.uk/public/docs/Strategic%20housing%20market%20assessment%20executive%20summary.pdf)

Affordable Housing Programme committee report. Community Services Scrutiny Committee November 2008

Affordable Housing Programme – Use of Council housing sites to provide more

Affordable Housing committee report. Community Services Scrutiny Committee July 2008

6. Appendices

Appendix 1 3 Year Affordable Housing Programme (**Exempt Information**)

Appendix 2 Review of 3-Year Affordable Housing Programme schemes currently under investigation

7. Inspection of papers

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

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