



To: Executive Councillor for Housing (and Deputy Leader): Councillor Catherine Smart
Report by: Alan Carter, Head of Strategic Housing
Relevant scrutiny committee: Community Services 25/6/2013
Scrutiny Committee
Wards affected: All Wards

Affordable Housing Programme Key Decision

1. Executive summary

In June 2012, 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 2013/14 to 2015/16.

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 2013/14 to 2015/16 in the context of the wider Affordable Housing Programme

3. Background

“Maximise the delivery of new sustainable housing in a range of sizes, types and tenures - at least maintaining current standards and driving energy efficient homes for residents” is a Strategic Objective in the Housing Portfolio Plan. Over the last twenty years most new Affordable Housing has been delivered by 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 the table also shows that the rate of completions of Affordable Housing is anticipated to pick up. The development of other sites in the city such as the Fire Station and the The Marque site in Hills Road have begun to speed up and the table also includes anticipated completions on these sites.

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	3
2012.13	58
Estimate	
2013.14	362
2014.15	681

Three Year Rolling Programme

A new approach to the review of 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. The scheme to redevelop Seymour Court (the new scheme will be called Jane's Court) is due to complete later in the summer. This will provide 18 two bedroom and 2 one bedroom flats for older people. Two of the two bedroom flats will be fully wheelchair accessible.

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.

Appendix 3 is a Workbook of Scheme Audit Checklists showing progress on schemes in the Council's 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 to this Committee for scrutiny and for approval by the Executive Councillor for Housing.

The cost and funding of the Council's new build programme will be continually reviewed as part of the Council's Medium Term Strategy and budget setting and review cycles.

(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 Advice and Housing Strategy, with Procurement, 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. Each individual scheme will be subject to an EQIA at the feasibility stage.

(d) Environmental Implications

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.

(e) Procurement

To facilitate the development of Council housing sites 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.

(f) Consultation and communication

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 attend regular forums with other RP providers.

The Council's approach to the involvement of residents affected by the three year programme process and the Council's new house-building programme has been reviewed recently and was the subject of a report to the January 2013 Community Services Scrutiny Committee. One important change in the way that residents will be engaged was agreed. In future the first collective meeting with residents of an affected scheme will be held at least

4 – 6 weeks prior to a report coming to the scrutiny committee for consideration.

The Home Loss Policy also covers the financial compensation available to residents and how they will be supported to move.

(g) **Community Safety**

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

5. Background papers

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

None.

6. Appendices

Appendix 1- Three Year Affordable Housing Programme 2012.13 to 2014.15 Review

Appendix 2 - Three Year Affordable Housing Programme 2013.14 to 2015.16 **(Exempt Information)**

Appendix 3 - Workbook of Scheme Audit Checklists (all information at 11 June 2013)

7. Inspection of papers

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

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