

Meeting: Housing Committee

Date: 14 June 2007

Report of: Interim Director of Housing

Subject: Housing Enabling Programme Outturn Report

Ward(s) affected: All

1. Purpose of the report

- 1.1 To inform Members of the progress on the outturn of the affordable housing developments funded by the Council & Housing Corporation during 2006/07. (Appendix 1.)
- 1.2 To advise Members of the National Affordable Housing Programme administered by the Housing Corporation for Brighton & Hove for 2007/08 (Appendix 2) and the Key Worker Living Scheme.

2. Recommendations

- 2.1 That the Housing Committee note the total number of affordable housing completions in 2006-07 and the number of schemes currently funded and in development for 2007/08 as detailed in Appendix 2.

3. Information/background

- 3.1 The development of affordable housing through Registered Social Landlords (RSLs) has traditionally been funded through two sources: Housing Corporation's Approved Development Programme (now the National Affordable Housing Programme) and the Council's own Housing Capital Programme.
- 3.2 Since the introduction of the Sustainable Communities Plan in 2003, the Regional Housing Board oversees the development of a Regional Housing Strategy. This Strategy sets out the Region's approach to housing investment.

- 3.3 All housing capital allocations are made from the Regional Housing Pot. The Regional Housing Pot combines the National Affordable Housing Programme (funding allocated to RSLs for new affordable housing) and Housing Investment Programmes (capital borrowing approvals or grants to Local Authorities for private sector renewal, Disabled Facilities Grants & Housing Revenue Account capital spend)
- 3.4 The development of new affordable housing forms a key priority of the Communities and Local Government's Sustainable Communities Plan for the South East, the Regional Housing Strategy, the Local Strategic Partnership's 2020 Community Strategy, our corporate commitments and our 2004 -07 'fit for purpose' Housing Strategy.
- 3.5 All new affordable housing developments submitted for funding must meet and contribute to national, regional and local strategic objectives and be deliverable within the funding timescale.
- 3.6 The continued supply of affordable housing is crucial to the city, without it:
- The level of homelessness will increase causing greater hardship
 - Average income and possibly higher income earners will be unable to access suitable housing of their choice
 - More people will live in poverty to the detriment of their health and well being, and will experience social exclusion.
 - Retaining and recruiting valued and experienced workers will be increasingly difficult
- 4. Out-turn for 2006/07 Local Authority Enabling Programme & Housing Corporation National Affordable Housing Programme**
- 4.1 The LA enabling programme for 2006/07 was £315.047. This commitment enabled the delivery of 10 new units at 1 Leybourne Road and Highcroft Villas. Both schemes were completed in 2006-07 and final payments have been made.
- 4.2 Appendix 1 details the completion of 329 new affordable homes in 2006/07
- 4.3 Appendix 2 details the projects that are currently funded and in development although not all of these schemes have achieved Planning Approval at this stage.
- 4.4 298 new homes, 90% of all new build affordable homes were built to the Lifetime Homes standards, meaning the properties are easily adaptable to

the occupiers changing needs. 8% of completed new build units were designed for wheelchair users.

- 4.5 151 households were helped into affordable home ownership last year. 78 (52%) of these households were key public sector workers assisted through the new build Homebuy scheme. See section 7 for further information on the Key Worker Living Scheme.
- 4.6 Maximising the delivery of affordable housing relies on the opportunities that arise on private sector sites. The Local Plan identifies sites likely to come forward for residential development within the city and indicates the level of affordable housing that should be provided there. **51 units** of affordable accommodation were delivered during 2006/07 as a direct result of the authority's proactive planning policies.

5. National Affordable Housing Programme 2007/08

- 5.1 The Regional Housing Board via the Housing Corporation allocated approximately £680m to produce around 16,911 new affordable homes across the South East region for 2006-08. Brighton & Hove has an investment of over £26m in new affordable homes in this period, the 2nd highest single allocation in the region, behind Aylesbury Vale, a new growth area. This investment enables RSLs to deliver approximately 460 new affordable homes in Brighton & Hove. This will lever in a further £26m through private finance and other match funding. This means a total investment in the city of approximately £52m that will help address housing need and provide a significant impetus to the local economy and employment.
- 5.2 In addition Brighton & Hove City Council was successful in securing £3.5M of funding from the Department of Health for New Larchwood which was completed in this financial year providing 38 units of extra care accommodation
- 5.3 Regionally, 55% of all new homes funded via this programme will be for rent, with 44% for affordable home ownership; the remaining 1% of homes are existing RSL homes that require repair or refurbishment.
- 5.4 10% of all new build units will be built to meet the needs of wheelchair users and all will be required to meet the Lifetime Homes standards.
- 5.5 All new affordable housing built with Housing Corporation Social Housing Grant must be built to meet the relevant Housing Corporation design and quality standards supplemented by achievement of Eco Homes 'Very Good' or 'Excellent' rating. Eco Homes considers a broad range of environmental concerns. New affordable housing schemes are assessed over seven

categories:- energy, water, pollution, materials, transport, ecology & land use and health & well-being.

5.6 Brighton & Hove has over 800 affordable homes currently funded and in the pipeline to be delivered in the City over the next few years.

6. Key Worker Living Scheme 2007-2008

6.1 The Key Worker Living scheme offers a range of accommodation options for eligible Public Sector workers. The options include discounted rent, new build Homebuy (shared ownership) and open market Homebuy (shared equity on a street purchase) for those needing family houses as well as starter units.

6.2 The funding programme is administered by Moat as the Zone Agent for Sussex, Essex and Kent. The Zone Agent is the single point of contact for all Key Worker accommodation schemes and all general needs Homebuy products (affordable home ownership).

6.3 £2.6M is available to provide approximately 268 units of Key Worker open market Homebuy in Sussex.

7. Key Worker Living Programme 2006/07

7.1 In addition to the 78 households assisted through new build Homebuy, a total 23 Key Workers employed in Brighton & Hove were helped to buy their own home through the Key Worker open market Homebuy scheme. This figure is lower than 05/06 due to changes in the programme by the Housing Corporation. The following groups of workers were assisted through the scheme:

Groups	Numbers	Percentage
NHS	9	39%
Teachers/Lecturers	8	34%
LA Employees	2	9%
Police	4	18%
Probation	0	0
Total	23	100%

7.2 The average income of the Key Workers that participated in the scheme was £30,541 and the average price of the property purchased was £151,474. 66% of the Key Workers were occupying housing in the private rented sector

with 31% staying with family and friends and 3% owner occupier. 74% of those purchasers also lived in the City prior to purchasing

7.3 The table below demonstrates the locations Key Workers purchased in:

Locations	Numbers	Percentage
Brighton & Hove	12	52%
Lewes	2	9%
Adur	1	4%
Worthing	4	18%
Eastbourne	1	4%
Mid Sussex	2	9%
Wealden	1	4%

7.4 The following table indicates the ethnicity of those Key Workers helped:

Ethnicity	Numbers	Percentage
White British	21	92%
Other ethnic	1	4%
Mixed White/Black African	1	4%

8. Financial Implications for the Local Authority Enabling Programme

8.1 The two commitments totaling £315,047 which required funding during 2006/07 at 1 Leybourne Road and Highcroft Villas were completed in 2006-07 and final payments have been made.

9. Consultation

9.1 The report has been produced following detailed discussions with the Housing Corporation and RSL partners. The Housing Strategy that informs the commissioning of affordable housing projects is subject to detailed consultation with an array of public, voluntary and private sector agencies.

9.2 The affordable housing programme is key to delivering solutions to meet acute housing need and wider Council objectives. The local community is aware of the housing pressures the city faces and of the Council's obligations to meet these pressures. All projects have or will be subject to consultation through the planning process or specific local community consultation.

COMMITTEE REPORT APPENDIX

Meeting/Date	Housing Committee 14 June 2007	
Report of	Interim Director of Housing	
Subject	Housing Enabling Programme Outturn Report	
Wards affected	All	
Financial implications	<p>'There are no direct financial implications arising from the recommendations made in this report. Any commitments for Affordable Housing during 2007/08 will be the subject of individual business cases submitted to Policy and Resources Committee.'</p> <p><i>Finance Officer consulted: Mike Bentley Date 18.05.07</i></p>	
Legal implications	<p>There are no direct legal or Human Rights Act implications arising from this report. Legal advice and assistance will be given as necessary when schemes are brought forward for implementation.</p> <p><i>Lawyer consulted Liz Woodley Date 4 June 2007</i></p>	
Corporate/Citywide implications	<p>The delivery of affordable housing is a key priority for the city as reflected in the Housing Strategy, 2020 Community Strategy and Corporate priorities.</p>	Risk assessment
Sustainability implications	<p>The programme concentrates where possible on regenerating derelict city centre sites through refurbishment of existing buildings and new build projects on brownfield or infill sites. The programme also supports initiatives that reduce harmful CO2 emissions and help address fuel poverty by ensuring high insulation values and exploring renewable and sustainable energy sources.</p>	Equalities implications
Background papers	<ol style="list-style-type: none"> 1. Housing Strategy 2001-2006 & 2004-2007 2. South East Regional Housing Strategy 2006-08 	

COMMITTEE REPORT APPENDIX

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