

HOUSING AND COMMUNITIES COMMITTEE – 9 March 2020

PUBLIC QUESTIONS

No.	Question from:	Question to:	Question
1.	Cllr Murphy – Overview and Scrutiny Lead for Housing and Communities	Housing and Communities Committee	Do we have any more information or find out about plans that Homes England may have and how they may be moving to proactively fund accessible homes and homes that tackle climate change.
	Response from:	Response to:	Response
	Cllr Chris Boden – Chairman of Housing and Communities Committee	Cllr Murphy – Overview and Scrutiny Lead for Housing and Communities	<p>There is work with the Department of Health and Social Care to allocate up to £125 million additional funding to 2020/21 through the Care and Support Specialised Housing Fund. This will be used to develop new affordable homes, which meet the needs of older people and disabled adults.</p> <p>It is the responsibility of housing authorities to understand housing needs to provide and ensure that housing is provided. Modern Methods of Construction (MMC) is the way forward in providing energy efficient housing. Building Control within housing authorities will need to ensure insulation in new units is provided. However, newer homes are built with this in mind, as they tend to be energy efficient and some are now moving to providing electricity with the loss of gas within the next decade. The need to work towards carbon zero homes has become more evident. <i>The Combined Authority is committed to meet with Homes England and pose these questions and the responses reported will be reported to this Committee.</i></p> <p>Homes England have provided an initial response that they must embrace change to improve productivity and reduce the impact of the declining workforce. MMC has the potential to be significantly more productive than traditional methods and greatly increase the pace of delivery. MMC can also improve the quality of construction, address labour and materials shortages and deliver a number of additional benefits such as improved energy efficiency and health and safety. As a result, developers are already introducing MMC. However, the MMC industry is</p>

			<p>currently immature with limited production capacity and supply chains. It requires stimulus if it is to evolve further. Homes England will support the uptake and development of MMC through a range of interventions and incorporate MMC into their building lease disposals to demonstrate a range of MMC products on Homes England land. They will also encourage partners to use MMC through provision of development finance to developers. Homes England's Local Authority Accelerated Construction programme will also encourage more widespread use of MMC to help increase the speed of construction and build out.</p> <p>Older people can get help from another home ownership scheme called Older People's Shared Ownership if they are aged 55 or over. It works in the same way as the general Shared Ownership scheme, but they can only buy up to 75% of the home. Once they own 75% they will not have to pay rent on the remaining share. Home Ownership for People with Long-Term Disabilities (HOLD) can help people buy any home that's for sale on a Shared Ownership basis if they have a long-term disability. They can apply for HOLD if the properties available through the other home ownership schemes do not meet their needs, e.g. if they need a ground-floor property.</p>
--	--	--	--