



Agenda Item No: 2.1

Affordable Housing Programme – Update on Implementation

To:	Housing and Communities Committee
Meeting Date:	16 January 2023
Public report:	No
Lead Member:	Councillor Bridget Smith, Lead Member for Housing and Communities
From:	Azma Ahmad-Pearce – Housing Programme Manager
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	The Housing and Communities Committee is required to: Note the report and the change to tenure mixes with Places For People on the scheme at Luminus Phase sites 1 and 2.
Voting arrangements:	No vote required.

1. Purpose

- 1.1 This report is to update Housing Committee members on the progress of affordable housing programme

2. CPCA Programme April 2017 to March 2022

- 2.1. The Combined Authority's Affordable Housing programme ran until 31 March 2022 (schemes having to be started on site by that date).

AFFORDABLE HOUSING PROGRAMME DELIVERY

- 2.2. 499 homes have now completed. See schedule of schemes up to 31st March 2021 in Appendix 1 and to 31st March 2022 in Appendix 2. Issues with slippage have been numerous, with the weather, delays in securing and laying utilities, COVID and long disruptions in obtaining materials/supply chains and increased costs. This has led to the more immediate completions expected at end 2022 now being pushed back into early 2023, with general delays to many schemes later into 2023.
- 2.3. The affordable housing unit numbers being delivered is 1,458 units.
- 2.4. The average grant rate per affordable housing unit is appx £38,700.
- 2.5. For committee's awareness, since our last meeting we have been notified by Places for People that in their scheme of Norwood Road, (Luminus site 2) and Bradshaw Close (Luminus site Phase 1) 4 units in the schemes are changing tenure from social rent to affordable rent, due to the increased cost of construction of these units.
- 2.6. For committee's awareness, since our last meeting we have progressed the documentation for the Deed of Novation with Sage Housing on the scheme in March, to be now delivered through Sage Shared Ownership Housing. This should complete later in January, pending their internal approvals.
- 2.7. The Northminster site has had the Deed of Covenants agreed and was signed by the necessary parties on 19th December 2022. There is a Deed Of Variation on the permitted disposal element of the site. As the scheme is now being delivered by a Registered Provider partner (Cross Keys Homes), there is the potential future issue of the right to acquire and this is being addressed. Discussion is focused on alternatives to the potential loss of affordable units, either by unit replacement or having grant returned.

Significant Implications

None

3. Financial Implications

- 3.1. There are no additional financial implications, including from the minor switch of tenure being reported elsewhere in this report. All grant funding is allocated. The return of the loan monies from the 5 loans in the housing programme are being recycled into providing the grants in the grant funded schemes. Progress of those repayments are reported in a

separate report to Committee. The position of the programme with projects listed is shown in the Appendices.

4. Legal Implications

4.1 There are no new legal implications.

5. Public Health implications

5.1 There are no additional public health implications

6. Environmental and Climate Change Implications

6.1 There are no additional environmental or climate change implications

7. Other Significant Implications

7.1 None.

8. Appendices

8.1 Appendix 1 – Affordable Housing Programme - Approved and Started on Site Schemes period to March 2021.

8.2 Appendix 2 – Affordable Housing Programme – Approved and Started on Site Schemes period April 2021 to March 2022.