

TONBRIDGE & MALLING BOROUGH COUNCIL

STRATEGIC HOUSING ADVISORY BOARD

7 January 2008

Report of the Director of Health and Housing

Part 1- Public

Matters for Information

1 DEVELOPMENT REPORT

Summary

This report updates Members on the progress being made by the Council's Registered Social Landlord (RSL) partners in providing new affordable housing in the Borough. Details of the current bid round for the National Affordable Housing Programme 2008-11 are also provided.

1.1 Background

- 1.1.1 The effective negotiation, planning and delivery of affordable housing forms one of the key priorities of the Council's housing service. Allied to this is the need to track and monitor the progress of RSLs in delivering new schemes. Failure to secure a steady supply of new homes has a direct knock-on effect with the levels of homeless households placed in bed and breakfast. Members will be aware that the Council is under a duty not to house homeless families with children in bed and breakfast except in an emergency, and then for a period not exceeding six weeks.
- 1.1.2 While we are dependent on our partners to ensure timely delivery of new provision, the Council also has a role to play in tracking performance. This is important to ensure that any difficulties arising on new schemes are highlighted early on and corrective action taken.
- 1.1.3 Set out at **[Annex 1]** is a monitoring spreadsheet covering the Council's RSL development programme over the next two years. The table identifies:
- the scheme address;
 - RSL provider;
 - Start on Site (SoS);
 - total of number of units to be provided (rent and/or shared ownership) ;
 - detailed split of rent and shared ownership units;

- the level of grant required for each scheme;
- expected date of completion; and
- information on progress

1.1.4 Members should be aware that details on some schemes may alter where planning permission has yet to be secured. The number of units to be provided is therefore an indicative figure for strategic purposes, pending confirmation of final scheme details. As new schemes come forward these will also be added to the schedule.

1.1.5 Members are requested to note that the following schemes are now contained within the 2008/9 table as there has been some slippage on completion dates:

- Holborough Valley (Phase 2), Snodland (Southern Housing Group);
- Brionne Gardens, Tonbridge (Russet Homes);
- Clare Avenue, Tonbridge (Town & Country Housing Group);
- Cattle Market (Phase 2), Tonbridge (Town & Country Housing Group); and
- Waterloo Road, Tonbridge (Russet Homes)

1.1.6 There have been a number of problems with the Frantschach development in Larkfield resulting in delayed handover of completed units. Units are offered for completion only to find that they have no services attached, no safe access or various snagging defects. Hyde Housing Association has worked hard to resolve these issues with the developer and has purchased additional rented units to boost supply. Hyde Housing Association has made a contribution of £5,000 to the Council in recognition of the impact the delay has had on bed and breakfast costs and they will be seeking a contribution from the developer.

Corporate Performance Plan Update

1.1.7 Members are reminded that the Council's Corporate Performance Plan has a target of 168 affordable homes being delivered in 2007/08. The latest information provided by our RSL preferred partners indicates that 174 units will be completed this financial year.

National Affordable Housing Programme 2008-11

1.1.8 Our RSL partners have now submitted their bids for the 2008/11 round to the Housing Corporation. The Chief Housing Officer met with the Housing Corporation at the end of November 2007 to go through the bids and set out the Council's funding priorities.

RSL	Scheme	Tenure	No. of Units
Southern Housing Group	Holborough Valley Phase 3	Social Rented	39
Orbit Housing Group	Former Brickworks Ryarsh	Shared Ownership	7
		Social Rented	20
Orbit Housing Group	Old Cannons Wharf Tonbridge	Shared Ownership	31
		Social Rented	29

1.1.9 Members will note the reduced number of bids submitted in this bid round. This is because the Housing Corporation has introduced the concept of regular “Market Engagement”. In contrast to previous programmes, the Corporation may not allocate all of the available resource through the initial bidding round and for the start of 2008-09. In this context Market Engagement means allowing the RSLs to bid at key points during the course of the programme when bids are well developed and demonstrably deliverable. We anticipate, therefore, our RSL partners making further bids during 2008/09 and beyond.

1.2 Legal Implications

1.2.1 The provision of an adequate supply of affordable housing is essential to enable the Council as the strategic housing authority to fulfil its statutory housing functions.

1.3 Financial and Value for Money Considerations

1.3.1 The National Affordable Housing Programme is the means by which public subsidy is secured for the delivery of affordable housing. The Government is seeking to achieve significant efficiency savings in the use of NAHP resources, whether in the financing of development, in land acquisition or in the supply chain.

1.4 Legal Implications

1.5 None

1.6 Financial and Value for Money Considerations

1.7 None

1.8 Risk Assessment

1.9 None

Background papers:

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Nil

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