

TONBRIDGE & MALLING BOROUGH COUNCIL

STRATEGIC HOUSING ADVISORY BOARD

12 February 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.

- 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 scheme is now contained within the 2008/9 table as there has been some slippage on completion date:
- New Road, Ditton (known as The Kilns) – 3 units due to complete in April 2008 & the remainder in September 2008
- 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 have 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 also agreed to carry a void period of 2 weeks on properties to ensure that prospective tenants are only notified of the sign up date once the handover is complete and the keys are in Hyde's possession.

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 216 units will be completed this financial year.

National Affordable Housing Programme 2008-11

- 1.1.8 Our RSL partners have submitted their bids for the 2008/11 round to the Housing Corporation and we anticipate hearing the outcome of which bids have been supported in February/March 2008.

Take up of slippage

- 1.1.9 Following a series of constructive negotiations with the developer Berkeley Homes the opportunity was seized to bring affordable housing units forward and take up funding due to scheme slippage from elsewhere across the south east. I am very pleased to report that Southern Housing Group has secured an extra £4.075 million social housing grant in the current year to fund 90 units of affordable housing on the next phase of Holborough Valley.

1.2 Legal Implications

- 1.2.1 Planning for the provision of an adequate supply of affordable housing forms part of the Council's strategic housing duty.

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 Risk Assessment

- 1.4.1 None

Background papers:

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Nil

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