

TONBRIDGE & MALLING BOROUGH COUNCIL

STRATEGIC HOUSING ADVISORY BOARD

19 May 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, and summarises the programme for 2007/08.

- 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 on 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 showing the completed schemes in 2007/08 and details of 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.

1.2 Completions during 2007/08

1.2.1 Members should be pleased to learn that the Council's RSL partners made good progress in delivering new homes during 2007/08. Headline figures for the year are set out below:

| | |
|---|------------|
| New build completions - rented | 185 |
| New build completions – intermediate rent | 4 |
| New build completions – shared ownership | 50 |
| Total | 239 |

1.3 Performance against Housing Strategy targets

1.3.1 The Housing Strategy 2005-2008 seeks to achieve through the Council's RSL partners provision of affordable housing over a three year period.

| Year | Number of affordable homes required to meet target | Number of affordable homes provided |
|---------------|---|--|
| 2005/06 | 210 | 214 |
| 2006/07 | 100 | 95 |
| 2007/08 | 204 | 239 |
| TOTALS | 514 | 548 |

1.3.2 Following on from the details contained in the previous Development Report for the Board there are continuing problems with the Frantschach development in Larkfield resulting in delays for the handover of completed units. The problems are minor snagging issues that require Hyde to perform thorough inspections of each unit at completion. Hyde continues to work hard to resolve these issues with the developer, as a result the handover of the final units will occur this June. However, the delay in these units completing is affecting the speed at which people can be moved out of temporary accommodation (ie where Russet Homes 'pre-allocated' a Frantschach property to a tenant in temporary accommodation, prior to the services returning to the Council).

1.4 Legal Implications

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

1.5 Financial and Value for Money Considerations

1.5.1 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.

1.6 Risk Assessment

1.6.1 None

Background papers:

contact: Lawrence Dey

Nil

John Batty
Director of Health and Housing

