

TONBRIDGE & MALLING BOROUGH COUNCIL

STRATEGIC HOUSING ADVISORY BOARD

23 February 2009

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 programmes for 2008/09 and 2009/10.

- 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 the year to date and the development programme over the next eighteen months. The table identifies:
- the scheme address;
 - RSL provider;
 - start on site (SoS);
 - total 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 be also be added to the schedule.

1.2 HCA funding allocations CME

1.2.1 Members will be aware that the Housing Corporation moved to a system of Continuous Market Engagement (CME) this year for bids under the National Affordable Housing Programme (NAHP).

Table 1 – Continuous Market Engagement Allocations

RSL	Tenure	Scheme	No. Units	Grant	Bid Date
Maidstone Housing Trust	Social Rent	Leybourne Park	23	£1,344,050	Jan 09
Orbit	Social Rent	Snodlands By-Pass	10	£734,000	Jan 09
Orbit	Shared Ownership	Snodlands By-Pass	3	£90,000	Jan 09

1.3 Leybourne Grange Scheme

1.3.1 Members will be aware that Town & Country Housing Group (T&CHG) was the Council's RSL Preferred Partner developing the 181 affordable housing units at the Leybourne Grange scheme.

1.3.2 The Council is disappointed to report that T&CHG have decided to pull out of this scheme in its entirety for commercial reasons.

1.3.3 In the short period of time since T&CHG announced their retraction from Leybourne Grange the Council has received several expressions of interest from other RSL Preferred Partners who wish to be involved with this scheme.

1.4 Future Programme

1.4.1 As my report to your last meeting explained, I remain confident about the new build development programme targets being achieved this year (08/09) and next (09/10). My concern remains about the certainty of delivery from 2010/11 onwards. Over the next few months officers will be engaging with key

stakeholders, including partner RSLs and the Homes and Communities Agency, to ensure this Council and local housing providers are fully engaged in the “Single Conversation” being promoted by Government on sustaining housing delivery during increasingly difficult times. I shall be reporting further on the outcome of this work.

1.5 Legal Implications

- 1.5.1 The Council needs to secure a sufficient supply of affordable housing to meet its statutory duties.

1.6 Financial and Value for Money Considerations

- 1.6.1 The National Affordable Housing Programme is the means by which public subsidy is secured for the delivery of affordable housing. RSLs must adhere to strict value for money and design considerations imposed by their regulator the Housing Corporation

1.7 Risk Assessment

- 1.7.1 Failure to secure sufficient investment in affordable housing could mean that the Council is unable to deliver its local strategic housing priorities and meet its statutory obligations to the homeless and others in housing need.

Background papers:

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Nil

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