

**COUNCIL****8 JULY 2025****QUESTION ASKED PURSUANT TO COUNCIL PROCEDURE RULE NO 5.5**

The following question has been asked pursuant to Council Procedure Rule No 5.5 by Councillor M Hood:

Can the Cabinet Member responsible for housing tell me how many homes for social housing for rent have been constructed in this borough in each of the last ten years?

**Response of the Cabinet Member for Housing, Environment and Economy (Cllr R Betts):**

In line with current policy CP17, affordable housing on a new development would aim to have a tenure split of 70/30 in line with, with 70% affordable rented tenures and 30% Intermediate i.e. Affordable Home Ownership. Affordable rented can include both social rent and affordable rent, the definitions of which are as follows:

**Affordable or Intermediate Rent**

Homes let at least 20% below local market rents (affordable rental properties) or let at rates set between market rents and social rents (intermediate rental properties). The market rent or market value refers to the cost of housing either for rent or for sale in the private sector. Calculating market costs takes into account the property size, type and location.

**Social Rent**

Set through the National Rent Regime in England at around 50% of market rents, Social Rent homes are for people on low incomes.

Delivery over the last 10 years – financial years 2014/15 to 2024/25:

	Affordable rent	Social rent	Intermediate (e.g. shared ownership, discount sale)	Total AH
2014 15	69	0	36	105
2015 16	43	0	67	110
2016 17	60	5	79	144
2017 18	76	1	109*	186

	Affordable rent	Social rent	Intermediate (e.g. shared ownership, discount sale)	Total AH
2018 19	159	2	69**	230
2019 20	44	0	42	86
2020 21	41	2	14	57
2021 22	49	35	36	120
2022 23	2	18	10	30
2023 24	88	0	45	133
2024 25	147	0	111	258

\*includes 18 Discounted Open Market Sale units

\*\*includes 8 Discounted Open Market Sale units

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The following question has been asked pursuant to Council Procedure Rule No 5.5 by Councillor L Athwal:

Given our housing targets, which include a 10% punitive uplift as we have not been able to deliver to our targets to date, and that we have not been able to deliver any new social housing across the Borough, is this the right time for us to stop relying on private housing companies and instead, set up our own arms-length building company who could build for social and economic benefit, without the need to make profit for shareholders?

**Response of the Cabinet Member for Housing, Environment and Economy (Cllr R Betts:**

Affordable rented tenures, which is what the Council is required to deliver, includes both social rent and affordable rent and units have been delivered under this definition, albeit not directly by the Council but through Registered Providers. Establishing a Local Housing Company (LHC) is included in the Housing Strategy's Years 4 and 5 Action Plan supporting the strategic objective to 'consider options for the Council to influence and take a pro-active role in housing delivery, including through a Local Housing Company'. The initial primary purpose of the LHC could be to facilitate the delivery of resettlement homes through the Local Authority Housing Fund. In the longer term, officers will explore options and present to Members the opportunities for the LHC to support wider corporate objectives and functions, ensuring that a robust business case exists that considers the need to have some minimum levels of operation to make a company viable.