

NORTH LINCOLNSHIRE COUNCIL

**HOUSING AND STRATEGIC PLANNING
CABINET MEMBER**

AFFORDABLE HOUSING DELIVERY 2008/2009

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To inform the Cabinet Member of the number of affordable homes delivered during 2008/2009; and
- 1.2 To set out targets for delivery in 2009/2010 and ways in which this will be achieved.

2. BACKGROUND INFORMATION

2.1. Affordable Housing includes both social rented accommodation and intermediate tenures, these are provided to eligible households whose housing needs cannot be met on the open market. Affordable housing must:

- o be available at a cost low enough for the households to afford
- o be available at an affordable cost for future eligible households or if this is not the case allow provision for the subsidy to be recycled to provide affordable homes elsewhere.

2.2. Local authorities have a duty to enable the provision of affordable housing to meet local housing needs. Affordable housing is provided through two mechanisms;

- o Through the planning system as set out in national, regional and local planning policy on sites which meet certain minimum development levels. These are often provided through a Section 106 agreement.
- o Through the National Affordable Housing Programme (NAHP) funded through the Homes and Communities Agency (HCA), which allocates Housing Associations with funding to provide affordable housing.

2.3. National Indicator 155: Delivery of affordable housing is a key indicator included within the North Lincolnshire Local Area Agreement. The agreed target for the number of affordable homes to be delivered in 2008/2009 was 70. This target was achieved and this will be reported

to the Local Strategic Partnership through the Economic Development Board.

2.4. The table below shows the number of affordable homes completed since 2004.

Year	Affordable Housing Completions
2004/2005	4
2005/2006	12
2006/2007	36
2007/2008	34
2008/2009	70
Total	156

2.5. The table below shows the location of the affordable housing and how it was delivered.

Location	Mechanism	Number of units delivered	Number for rent	Number for shared ownership	Other tenure
Epworth	NAHP	6	3	3	0
Kirton	NAHP	10	8	2	0
Scunthorpe	NAHP	6	6	0	0
Scunthorpe	NAHP	5	5	0	0
Barton	Planning Gain	6	4	2	0
Epworth	Planning Gain	8	4	4	0
Scunthorpe	Planning Gain	2	2	0	0
Scunthorpe	Planning Gain	2	2	0	0
Scunthorpe	Planning Gain	10	8	0	2
Kirton	Planning Gain	5	5	0	0
Ulceby	NAHP	10	8	2	0
Total		70	55	13	2

2.6. Included within the completions are 6 Build Your Future homes designed specifically to meet the housing needs of young people aged between 16 and 25 years old, together with a scheme of six assisted technology homes aimed at people aged over 55 years old. These are designed to help older people live independently in the community.

2.7. Three schemes totalling 26 homes have been completed through the Rural Housing Enabler project and are on rural exception sites. These

are all to meet the identified needs of local people and also have a local connection policy, this ensures that the homes are allocated to people with a local connection.

2.8. Two schemes have been enabled through the gifting of land from North Lincolnshire Council providing 16 affordable homes, 10 in Ulceby and six in Scunthorpe.

2.9. We have set annual targets for National Indicator 155 up to 2011 which are now part of the Local Area Agreement (LAA), these are as follows:

2009/2010 = 149

2010/2011 = 225

2.10. These targets were set in 2007 based on the development pipeline as it stood at that time. Since these targets were set the housing market has changed dramatically and the number of planning applications submitted which meet the threshold for an affordable housing provision has reduced significantly. Government Office for Yorkshire and Humber have recognised that these targets may not now be achievable due to the current economic climate and we will have the opportunity to review these in November 2009 through the LAA target review.

3. OPTIONS FOR CONSIDERATION

3.1. This report is for information only.

4. ANALYSIS OF OPTIONS

4.1. During 2009/10 the strategic housing team will focus on enabling the provision of affordable housing by;

- o Building and maintaining good working relationships with Housing Associations;
- o Developing an Affordable Housing Strategy to set out the approach of North Lincolnshire Council to the delivery of affordable housing in support of the emerging Local Development Framework core Strategy; and
- o Continue to use the Affordable Housing Delivery Group to monitor the delivery of affordable housing and monitor schemes coming through the planning system.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

5.1. Where housing needs have been identified North Lincolnshire Council can assist in enabling the provision of more affordable homes by making available its land at low or no cost. Opportunities for the use of council owned assets will be considered as part of scheme development options appraisals. The potential capital receipts realised

for a large proportion of the council's surplus land is pre-allocated for sale on the open market to fund the existing capital programme. This will satisfy a proportion of affordable housing provision, through the application of s106s. The capital programme, and the council's other priorities and ambitions need to be balanced against the subsidised sale of land for affordable housing.

6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)

6.1. The delivery of good quality affordable housing in communities where people want to live can improve people's health, quality of life and reduce the likelihood of people taking part in criminal and antisocial activities.

7. OUTCOMES OF CONSULTATION

7.1. Local people are consulted through housing needs surveys, tenant satisfaction surveys, which feed into consideration towards possible areas for development. The general planning process also allows for public consultation when a planning application is submitted. This consultation allows the council and its delivery partners to build a picture of local housing needs and then plan to enable affordable housing meet these needs.

8. RECOMMENDATIONS

8.1. The Cabinet Member welcomes the contents of the report.

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Background Papers used in the preparation of this report: None