

NORTH LINCOLNSHIRE COUNCIL

HOUSING AND STRATEGIC PLANNING CABINET MEMBER

NATIONAL AFFORDABLE HOUSING PROGRAMME

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To inform the Cabinet Member of the outcome of funding bids made by partner Housing Associations to the Homes and Communities Agency through the National Affordable Housing Programme for the development of affordable housing.

2. BACKGROUND INFORMATION

- 2.1 Enabling new affordable housing is a strategic priority in North Lincolnshire as set out in the Sustainable Community Strategy and the Joint Housing Strategy. National Indicator 155: Delivering Affordable Homes is included within the North Lincolnshire Local Area Agreement to reflect the level of priority given to this area of work.
- 2.2 Affordable housing is delivered in this area by partner Housing Associations. New homes are either secured using a Section 106 planning agreement on open market housing developments or by Housing Associations bidding for funding to the Homes and Communities Agency through the National Affordable Housing Programme.
- 2.3 The Homes and Communities Agency (HCA) was established in late 2008 with the remit of creating sustainable communities and delivering affordable homes. One of the ways in which the agency is able to do this is by providing funding to Housing Associations through the National Affordable Housing Programme.
- 2.4 For the period 2008 to 2011 nationally the Homes and Communities Agency have £8.4bn of funding through the NAHP for affordable housing. In the Yorkshire and Humber Region this amounts to £391 million including the announcements contained within the Government's recent 'Housing Pledge'.
- 2.5 The council works with Housing Association partners to plan developments that meet the priorities set out in the current housing

strategy. Each bid for funding requires the council to provide background housing needs and market information together with confirmation of support for the project. Without this the bids would not be successful.

2.6 Since 2006 with our partners £6.3 million has been secured for the development of affordable housing in North Lincolnshire. This has funded projects such as:

- Build Your Future: Mallalieu Court, South View Avenue and, Cherry Grove;
- Ashby Meadows Extra Care Housing; and
- Rural housing in Epworth, Kirton in Lindsey, Ulceby, West Butterwick, Hibaldstow, Wroot.

2.7 In order to enable the successful delivery of the projects the council played a key role by transferring/leasing land to the relevant housing association at less than market value. This approach was taken to deliver the Build Your Future schemes at Mallalieu Court, South View Avenue and Cherry Grove, together with Extra Care and the rural schemes at Epworth, Ulceby and Wroot.

2.8 In June of this year the HCA announced a mini bid round for the National Affordable Housing Programme, where they invited bids for funding for projects that are in a position to deliver new affordable homes by 2011.

2.9 Working with Longhurst Group four bids for funding were submitted. These were:

- Tennyson Close: bid for the re-development of an obsolete sheltered housing scheme to provide 24 two bedroom apartments;
- Bottesford Lane, Ashby: Bid for the development of 17 units, a mix of family and starter homes:
- St Catherines, Ashby: Bid for 14 larger family homes to code for sustainable homes level 4; and
- Baysgarth View, Barton upon Humber: Bid for the development of 4 units as part of the Build Your Future project.

2.10 Of the four bids that were submitted three of them were successful in securing the funding requested. These are;

- Bottesford Lane, Ashby: £1,101,600 funding secured
- St Catherines, Ashby: £1,200,000 funding secured
- Baysgarth View, Barton upon Humber: £200,000.

This means that in total £2,501,600 of grant funding was secured by Longhurst Homes. The total amount of investment in the area from these projects will be £4,686,734.

2.10 The bid for funding at Tennyson Close was unsuccessful and together with Longhurst we are currently in discussions with the Homes and Communities Agency about the project.

2.11 It is anticipated that the Homes and Communities Agency will announce a further bid round in September where projects currently in the pipeline can be submitted for consideration.

3. OPTIONS FOR CONSIDERATION

3.1 There are no options for consideration.

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

5.1 There are no resource implications for the council arising from the contents of this report. None of the projects described above have a requirement for the use of council owned land.

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 Each project has been designed and influenced by the outcomes of the public consultation undertaken as part of the planning process and through specific consultations with each client group where necessary.

8. RECOMMENDATIONS

8.1 That the council welcomes the housing investment in the area.

8.2 That the council supports further bids where applicable in forthcoming bid rounds.

8.3 That future reports are brought detailing the outcomes of any subsequent National Affordable Housing Programme bid rounds.

HEAD OF STRATEGIC REGENERATION HOUSING AND DEVELOPMENT

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Background Papers used in the preparation of this report

Homes and Communities Agency Regional Investment Strategy 2009-2011
North and North East Lincolnshire Joint Housing Strategy 2007-2010