

Report of the Portfolio Holder for Housing

HOUSING DELIVERY PLAN

1. Purpose of Report

To inform Members about the delivery outcomes of the Housing Delivery Plan. It recommends that an updated Housing Delivery Plan be brought to Cabinet for approval in 2023.

2. Recommendation

Cabinet is asked to note the progress made with the Housing Delivery Plan and RESOLVE that:

- 1. An updated Housing Delivery Plan be prepared and brought to Cabinet for approval in 2023; and**
- 2. An additional capital budget of £30,000 for assessing the feasibility options for three sites owned by the Council be approved, to be contained within the existing New Build Housing Feasibility Costs budget within the 2022/23 Capital Programme.**

3. Detail

An audit of the Housing Delivery Plan was undertaken in 2021. The audit concluded that the Housing Delivery Plan should be refreshed and updated to fully reflect the current aspirations and potential of the project and that an updated report would be presented to members of approval. This report is a precursor to this and aims to inform members about the delivery outcomes of the Housing Delivery Plan. It recommends that an updated Housing Delivery Plan be brought to Cabinet for approval in 2023.

The housing delivery plan was approved in 2019. It aimed to;

- 1) Deliver a minimum of 230 homes over 10 years for the Housing Revenue Account (HRA),
- 2) Develop nine Council owned sites as part of the first phase 1 of the Housing Delivery Plan,
- 3) Fund a programme of property acquisition for the HRA concentrating on former right to buy properties,

The delivery plan was to be in three phases based on the use of a combination of the following delivery mechanisms:

- 1) Acquisition of existing properties,
- 2) Remodelling of existing under-used accommodation,
- 3) Partnership work with local registered providers,
- 4) New build development,

Appendix 1 and 2 are included in the confidential part of the agenda. Appendix 1 summarises the achievements of the Housing Delivery Plan to date.

It is proposed that officers undertake a review of the Housing Delivery Plan in early 2023 and that in particular the review considers the following areas (further details are included at Appendix 2);

- 1) HRA Asset sites and existing housing stock for housing redevelopment,
- 2) General fund sites for housing redevelopment,
- 3) Acquiring affordable housing on section 106 sited from house builders,
- 4) Buying land on the open market for housing development,
- 5) Purchasing former right to buy properties/non RTB properties,
- 6) Acquiring/building larger and adapted properties,
- 7) The financial capacity for future new homes funded by the HRA,
- 8) Energy standards and non-traditional building standards for the new build homes.

4. Financial Implications

The comments from the Head of Finance Services were as follows:

Further financial commentary relating to the progress made with the Housing Delivery Plan is provided in the appendices to this report. The HRA Capital Programme 2022/23 already includes a budget for New Build Housing Feasibility Costs (£200,000 in 2022/23 plus £411,300 brought forward from 2021/22). The cost of £30,000 to assess the feasibility options for the three sites owned by the Council, as outlined in appendix 2, can be contained within this budget.

5. Legal Implications

The comments from the Monitoring Officer / Head of Legal Services were as follows:

There are no direct legal implications arising from this report. The relevant implications for each site will be considered as each is brought forward for development.

6. Human Resources Implications

The comments from the Human Resources Manager were as follows:

No comment.

7. Union Comments

The Union comments were as follows.

No comments.

8. Data Protection Compliance Implications

Not applicable.

9. Equality Impact Assessment

Not required as this is not a change to policy.

10. Background Papers

Nil.