

Report of the Chief Executive

HOUSING DELIVERY PLAN1. Purpose of report

To seek approval for a Housing Delivery Plan to meet social and affordable housing need.

2. Background

In December 2018 Housing Committee approved the recommendations of the Social and Affordable Housing Need report. It was agreed that a phased delivery plan would be brought to a future meeting. Appendix 2 is confidential because it contains financial information.

3. Detail

Housing Committee resolved that the proposal for a phased delivery plan be based on:

- Land the Council currently owns
- Purchase of already built properties
- A buy-back policy
- Remodelling of existing under-used accommodation
- Judicious use of partnerships where there is a proven business case to use this route to deliver dwellings faster or where additionality can be achieved.

A phased potential delivery plan for the next ten years which addresses all of the above is included in appendix 1. A potential new build delivery plan for phase 1 is included in appendix 2. The process through which this could be achieved is set out in appendix 3.

4. Financial implications

Housing Capital receipts available at 31 March 2019 to support the housing delivery plan totalled £3,831,225. These will be supplemented by receipts from future right to buy sales. Borrowing remains a potential source of funding and the flexibility has been enhanced by the abolition of the debt cap.

Recommendation

The Committee is asked to RESOLVE:

- 1) TO APPROVE the approach to development outlined in the phased Housing Delivery Plan to deliver 230 homes over 10 years.**
- 2) TO AGREE to embark on the process set out in appendix 3 through which the land identified in the Phase 1 Delivery Plan may in future be used for development of housing**
- 3) TO RECOMMEND to Finance and Resources Committee to include £1,000,000 in the 2019/20 Capital Programme for the acquisition of properties for the Housing Revenue Account**
- 4) TO RECOMMEND TO COUNCIL that the Chief Executive be delegated the power to approve property acquisitions within the budget identified and land acquisitions up to £500,000 in consultation with the Chair of the Housing Committee.**

Background papers

Nil