1. Details of Recommendations

The Affordable Housing Committee is asked to note the progress in delivering against the Affordable Housing Plan 2014-2018 and the proposals for a new Affordable Housing Programme for 2018-2022.

If the recommendations are adopted, how will the residents and the council benefit?

<table>
<thead>
<tr>
<th>Proposals</th>
<th>Benefits to residents</th>
<th>Benefits to the Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>All schemes being proposed</td>
<td>More affordable homes across the Borough being developed over the period 2018-2022 for those in housing need.</td>
<td>Reduced use of TA and B&amp;B accommodation. Greater choice of type and tenure of accommodation to meet identified housing need within the borough.</td>
</tr>
</tbody>
</table>
2. Report Summary

- This report updates members on the progress of the current Affordable Housing Plan 2014-18 (The ‘Pledge’)
- It also updates members of the GLA bids made in April 2017, and
- A later report will provide a detailed Plan and delivery options.

3. Reason for the Options Considered

3.1 This report updated the current position of the current Affordable Housing Plan 2014-18 (The ‘Pledge’)

3.2 Up to 31st May 2017 we have secured a total of 2755 units or 91.8% of the Pledge target of 3,000 affordable homes, 400 of which will be new Council dwellings.

3.3 Further, we currently have a number of planning applications within the system which have ‘offered’ a further 120 affordable and 31 council rented homes. These ‘offers’ may increase through negotiation by Planning and Housing teams over the coming months. There are also a number of schemes currently at the pre-application stage.

3.4 On 13th April 2017 grant bids were made to the GLA under their Homes for Londoners 2016-21 programme, for 12 schemes comprising 206 properties, 70% of which are for London Affordable Rent, the remaining 30% are for London Shared Ownership and London Living Rent.

3.5 The majority of bids were for schemes which offered a potential grant level greater than the equivalent level of RTB capital receipts. This approach, if successful, will yield a saving to match funding sources (HRA reserves/borrowings; or S106 monies) of £1.75m.

3.6 Since we submitted our bids we have been in dialogue with the GLA over scheme design, value for money, tenure mix and delivery matters. The GLA will not be announcing the outcome of the bids until after the general election. A verbal update will be presented to members at the committee meeting.

3.7 If we are unsuccessful in some of these bids we will need to re-profile the planned spend profiles of existing approved schemes to prioritise the delivery of these new schemes. These costs and savings will be factored into the revised HRA Business Plan the next time it is presented to Cabinet.
4.0 Future Affordable Housing Plan 2018-2022

4.1 Looking forward, we are now beginning to model a new Affordable Housing Plan for the forthcoming 4 year period 2018-2022.

4.2 We consider that the Council new build element which could be achieved, with the current funding levels available to the HRA, would be a minimum of 500 social rented units. If we are successful with our GLA bids, we will also be able to deliver a further 44 shared ownership properties within the HRA.

4.3 The new Programme has the potential to generate further numbers of social rented units built on Council land holdings, via the various sites within the Hounslow and Feltham Housing Zones, the work of Lampton 360 and our developing proposals for a new partnership arrangement with registered providers. We estimate that these sources will generate a minimum of 500 rented units over the next plan period.

4.4 The new plan will also encompass the potential within a range of other areas from planning consents, empty homes, private sector leasing for TA, developer led schemes. Work is on-going to establish the realistic level of these areas. A verbal update will be presented to committee.

5.0 Key Implications

5.1 Targets and measures to be explained here using either paragraphs or table below or both.

<table>
<thead>
<tr>
<th>How is success to be measured?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Defined Outcomes</td>
</tr>
<tr>
<td>Introduction of a range of home ownership options.</td>
</tr>
</tbody>
</table>

5. Financial Details

a) Financial Impact On The Budget (Mandatory)

The financial impact will be explored in detail over the coming months.

b) Comments of the Director – Finance and Corporate Services

This report does not seek approval for the expenditure of any money, however, budgets have been approved elsewhere to deliver a large proportion of the Council led schemes. As detailed schemes are developed the financial implications will be assessed. Any future schemes presented for approval will be fully costed with their funding sources identified.
6 Legal and comments of the Head of Governance

The report itself does not have any legal implications, however, as schemes within the Plan develop a number of legal areas will need to be assessed.

7. Value For Money

The construction of these schemes will provide a supply of new homes for housing households in housing need. This will assist with reducing the use and costs of temporary accommodation, while providing new income streams to the Housing Revenue Account.

8. Sustainability Impact Appraisal

The new schemes which will be developed under this Plan will be designed to meet the Local Plan sustainability criteria.

9. Risk Management

<table>
<thead>
<tr>
<th>Risks</th>
<th>Uncontrolled Risk</th>
<th>Controls</th>
<th>Controlled Risk</th>
</tr>
</thead>
<tbody>
<tr>
<td>House price and Construction Cost inflation. There is a risk that prices will rise in future to higher levels than currently estimated.</td>
<td>House price inflation could price out shared purchasers from buying shared ownership products.</td>
<td>Monitoring of property market. All shared ownership resales will be advertised through the GLA’s Shared To Buy Web site.</td>
<td>Number of properties allowed to be developed will be reviewed each year.</td>
</tr>
</tbody>
</table>

10. Links to Council Priorities

LB Hounslow Corporate Plan – Objective 3:

**Good quality homes and jobs** – making sure more good quality homes, including affordable homes, are provided for residents and tackling homelessness; supporting economic growth and improving our town centres; and making the most of being close to Heathrow, central London to help people get and keep good quality jobs.

11. Equalities, Human Rights and Community Cohesion

The Council has to give due regard to its Equalities Duties, in particular with respect to general duties arising from the Equality Act 2010, section 149 and for the purposes of this report, section 20, Part 2 of the Equality Act. The latter provision creates a duty on public and private organisations to make adjustments for disabled people. Having due regard to the need to advance equality also involve, in particular, the need to remove or minimise disadvantages suffered by persons.

An equality impact analysis will be carried out for the schemes when put forward for approval. At this stage it is not considered that anyone with a
protected characteristic: Age; Disability; Gender Reassignment; Pregnancy and maternity; Race; Religion or belief; Sex and Sexual Orientation will be adversely affected by the proposals within this report.

12. **Staffing/Workforce and Accommodation implications.**

All proposed schemes can be developed and managed within the existing staff structure.

13. **Property and Assets.**

This report considers the future use of land and property held within the HRA and General Fund. Land already held within the HRA will use HRA resources to fund the development and marketing of new schemes. Other general fund assets will be developed within corporate procedures for the disposal of land and buildings.

14. **Any Other Implications**

None.

15. **Consultation**

Consultation will be undertake as part of the delivery of individual schemes.

16. **Timetable for Implementation**

A further report will detail the scope and size of the future Plan. The new Affordable Housing Plan will take effect from April 2018.

17. **Appendices**

There are no Appendices.

18. **Background Information**

All relevant background information has been included in this report.

REPORT ENDS