

WELWYN HATFIELD BOROUGH COUNCIL
CABINET HOUSING PANEL – 8 NOVEMBER 2021
REPORT OF THE CORPORATE DIRECTOR (HOUSING AND COMMUNITY)

AFFORDABLE HOUSING PROGRAMME UPDATE

1 Executive Summary

- 1.1 The purpose of this report is to provide an update on the council's Affordable Housing Programme (AHP).

2 Recommendation(s)

- 2.1 Members to note the content of this report

3 Explanation

- 3.1 Cabinet previously agreed a range of methods to deliver the council's Affordable Housing Programme (AHP) and monitoring reports are periodically presented to this panel, setting out the budget and progress in delivering new affordable homes. An overview of progress to date is attached at Appendix A and Appendix B.
- 3.2 The AHP is managed via an officer project group which meets six weekly and overseen by a Steering Group, which meets quarterly. The Executive Members (Housing and Climate Change and Resources) are members of the Steering Group, which provides strategic direction, considers the budget and recommends any reallocation of funds between different delivery methods as required.
- 3.3 A Delivery Strategy was agreed by members in 2019.

Implications

4 Legal Implication(s)

- 4.1 The council has signed an agreement with the government to deliver the AHP using available Right to Buy receipts, in accordance with the rules in the agreement.

5 Financial Implication(s)

- 5.1 The budget for the programme is monitored through the normal budgetary control reports, which are reported to Cabinet on a quarterly basis. The current budget for the programme in this financial year is £35.298m.

6 Risk Management Implications

- 6.1 The risks related to this proposal are:
- 6.2 There are no direct risks arising from this report, however the AHP has a risk management strategy in place which includes a Strategic Risk Register and an operational risk register associated with every project. The Steering Group and Project Group monitor the risk registers and associated controls and mitigation plans.

7 Security and Terrorism Implication(s)

7.1 There are no implications arising from this report.

8 Procurement Implication(s)

8.1 There is a member Procurement Board in place to oversee any procurement activity associated with the AHP.

8.2 There are no procurement implications arising from this report.

9 Climate Change Implication(s)

9.1 The delivery of new affordable homes provides mechanisms for a range of products and initiatives that help reduce carbon emissions and tackle fuel poverty. New homes are built to high standards that help address climate change concerns, including CO2, water and waste reduction; use of local labour and transport and modern methods of construction all consider the green footprint.

10 Human Resources Implication(s)

10.1 There are no direct implications arising from this report.

11 Health and Wellbeing Implication(s)

11.1 The provision of good quality affordable homes has a positive impact on health and well-being.

12 Communication and Engagement Implication(s)

12.1 There is a communication strategy linked to the AHP

13 Link to Corporate Priorities

13.1 The subject of this report is linked to the Council's Corporate Planning for current and future housing need specifically to the achievement of providing more affordable homes and is linked to a statutory requirement, under the Homeless Reduction Act

14 Equality and Diversity

14.1 An EqIA was not completed because this report does not propose changes to existing service-related policies or the development of new service-related policies.

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| Date | 4 October 2021 |

Background papers to be listed (if applicable)

- Cabinet report 4th December 2012

Appendices to be listed

- Appendix A Affordable Housing Programme Overview
- Appendix B Affordable Housing Programme Monitoring