

WELWYN HATFIELD BOROUGH COUNCIL
CABINET HOUSING PANEL – 15 SEPTEMBER 2020
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). Updates are provided to this committee twice annually

2 Recommendation(s)

- 2.1 Members to note the content of this report

3 Explanation

- 3.1 On 4th December 2012, Cabinet agreed a range of methods to deliver the council's Affordable Housing Programme (AHP) and that a monitoring report should be presented to this committee, 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 Member for Housing and Community is a member 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

Legal Implication(s)

- 3.4 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.

4 Financial Implication(s)

- 4.1 The budget for the programme is monitored through the normal budgetary control reports. The current budget for the programme in this financial year is £21,510,240.00

5 Risk Management Implications

- 5.1 The risks related to this proposal are:

- 5.2 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.

6 Security and Terrorism Implication(s)

- 6.1 There are no implications arising from this report.

7 Procurement Implication(s)

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

- 7.2 There are not procurement implications arising from this report.

8 Climate Change Implication(s)

- 8.1 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.

9 Human Resources Implication(s)

- 9.1 There are no direct implications arising from this report.

10 Health and Wellbeing Implication(s)

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

11 Communication and Engagement Implication(s)

- 11.1 There is a communication strategy linked to the AHP

12 Link to Corporate Priorities

- 12.1 The subject of this report is linked to the Council's Corporate Priority Our Housing and specifically to the achievement of providing more affordable homes and is linked to a statutory requirement, under the Homeless Reduction Act

13 Equality and Diversity

- 13.1 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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Background papers to be listed (if applicable)

Cabinet report 4th December 2012

Cabinet report 14th June 2016 – Strategic review of Affordable Housing Programme

Appendices to be listed

Appendix A Affordable Housing Programme Overview

Appendix B Affordable Housing Programme Monitoring