

WELWYN HATFIELD BOROUGH COUNCIL  
CABINET HOUSING PANEL – 2 MARCH 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 4<sup>th</sup> 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, which are reported to Cabinet on a quarterly basis. The current budget for the programme in this financial year is £22.260m.

**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 no 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 CO<sub>2</sub>, 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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Date	27 January 2021

Background papers to be listed (if applicable)

- Cabinet report 4<sup>th</sup> December 2012
- Cabinet report 14<sup>th</sup> June 2016 – Strategic review of Affordable Housing Programme

Appendices to be listed

- Appendix A Affordable Housing Programme Overview

- Appendix B Affordable Housing Programme Monitoring