

WELWYN HATFIELD BOROUGH COUNCIL
CABINET HOUSING AND PLANNING PANEL – 19 APRIL 2017
REPORT OF THE EXECUTIVE DIRECTOR (HOUSING AND COMMUNITIES)

AFFORDABLE HOUSING PROGRAMME MONITORING REPORT MARCH 2017

1 Executive Summary

- 1.1 The purpose of this report is to provide an update on the Councils Affordable Housing Programme (AHP). Updates will be provided to this committee twice a year.

2 Recommendation(s)

- 2.1 It is recommended that the Committee note the content of this report.

3 Explanation

- 3.1 At their meeting of the 4th December 2012 Cabinet agreed a range of methods to deliver the Councils 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 and a more detailed monitoring report setting out current schemes are attached at Appendix A and B.
- 3.2 The AHP is managed via an officer project group which meets monthly and overseen by a steering group which meets bi – monthly. The Executive Member for Planning, Housing and Community is a member of the steering group which provide strategic direction, considers the budget and recommends any reallocation of funds between different delivery methods as required.
- 3.3 A strategic review of the Affordable Housing Programme was completed in February 2016 and in June 2016 Cabinet approved the proposed Vision Statement, key aims and a delivery plan to deliver 600 affordable homes by 2021.

Implications

4 Legal Implication(s)

- 4.1 The Council has signed an agreement with the government to deliver the AHP using the 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 and by a detailed review each quarter, prior to the quarterly returns made to the government. Appendix C.

- 5.2 In summary there have been 383 RtB sales to date and retained receipts of £24,927,460. We have plans to fully utilise these receipts during the programme period. There is an accrued interest penalty on unused receipts (should we not meet our spending targets) How large a penalty this would be is dependent on when this money is repaid should we cease expenditure our accrued interest penalty would stand at just over £675kat present..
- 5.3 The capital budget for the programme this financial year was updated at the September half year capital expenditure review to £19,046,212 (which includes a roll forward from last year of £9,496,690). The expenditure and commitments at the end of Quarter three were 16,190,366

6 Risk Management Implications

- 6.1 The affordable housing Programme has a risk management strategy in place which is regularly monitored by the project and Steering Group with separate risk registers for each initiative and project.
- 6.2 The programme is highlighted on the councils Corporate Risk Register.

7 Security & Terrorism Implication(s)

- 7.1 There are no direct security and terrorism implications in this report or the Affordable Housing Programme

8 Procurement Implication(s)

- 8.1 There are no direct procurement implications in relation to 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 Link to Corporate Priorities

- 10.1 The subject of this report is linked to the Council's Corporate Priority 3 Meet the borough's housing needs and specifically to the council's statutory requirements under the Homelessness legislation.

11 Equality and Diversity

- 11.1 An Equality Impact Assessment (EIA) has not been carried out in connection with the proposals that are set out in this report. An EIA is in place for the AHP and EIAs are carried out for specific initiatives and projects that are part of the AHP as required.

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Background papers to be listed

Cabinet report 4th December 2012

Cabinet Housing & Planning Panel November 2015

Cabinet report 14th June Strategic Review Affordable Housing Programme

Appendix A Affordable Housing Programme Overview

Appendix B Affordable Housing Programme Monitoring

Appendix C Financial Monitoring