

## Blaby District Council

### Cabinet Executive

<b>Date of Meeting</b>	10 July 2023
<b>Title of Report</b>	<b>Cabinet Executive Response to Scrutiny</b> <b>Recommendations: Affordable Housing</b> This is not a Key Decision and is on the Forward Plan
<b>Lead Member</b>	<b>Cllr. Les Phillimore - Environmental Health, Housing &amp; Community Services</b>
<b>Report Author</b>	Housing Services Manager

#### 1. What is this report about?

- 1.1 The purpose of this report is to provide Members with a response to the recommendations as set out in the Scrutiny Commission report to Cabinet Executive dated 07 November 2022.

#### 2. Recommendation(s) to Cabinet Executive

- 2.1 That Cabinet agree to consider and accept the response to the recommendations as set out at Appendix 1 of this report.

#### 3. Reason for Decisions Recommended

- 3.1 It is the duty of the Cabinet Executive to respond to Scrutiny reports and recommendations.

#### 4. Matters to consider

- 4.1 At the Cabinet Executive meeting on 7 November 2022, the Scrutiny Commission provided a report detailing the continuing and increasing challenge of enabling affordable housing provision within the Blaby District.

This report concluded with the recommendation of the Scrutiny Working Group, which is set out in Appendix A.

The latest Housing and Economic Needs Assessment has confirmed that the District has an overall need for 534 new affordable homes per annum. During the 2022/23 financial year affordable housing delivery remained low. This is mainly due to the overall development downturn which continued as a consequence of the pandemic and a significant shortage of materials and skilled labour in the building industry.

This current financial year presents new opportunities with several all-affordable homes being developed with our Registered Provider Partners. These schemes are underway and on track to deliver 174 new affordable homes in this financial year. They will include homes for single people, families and importantly the first specialist supported schemes in the District for a number of years. Details of the all affordable housing schemes are given in the table below:

Table 1 – All Affordable Housing Schemes (Commenced)

<b>Site</b>	<b>Location</b>	<b>Registered Provider</b>	<b>Number of units</b>
<b>Henson Park</b>	<b>Whetstone</b>	<b>East Midlands Housing</b>	<b>78</b>
<b>Cambridge Rd</b>	<b>Whetstone</b>	<b>Midland Heart</b>	<b>49</b>
<b>Council Depot Site</b>	<b>Littlethorpe</b>	<b>East Midlands Housing</b>	<b>32</b>
<b>Grove Road</b>	<b>Blaby</b>	<b>Nottingham Community Housing Association</b>	<b>15</b>
			<b>Total = 174</b>

Three of the above schemes have benefited from the Council utilising section 106 commuted sums which are ring-fenced for affordable housing delivery. These funds are essential in leveraging out additional grant from external sources, therefore ensuring the viability of these much needed developments which will benefit local communities.

In recent years the majority of our affordable housing provision has come from developer obligations on major schemes. Currently there are several major schemes with planning permission, some of which are underway and these will deliver a further 157 affordable units (in addition to those listed in the above table) up until the end of the 2025 financial year.

Despite the healthy pipeline of new affordable homes it should be noted that we will still fall considerably short of the number of homes required to meet the demand of 534 new affordable homes each year. We have an increasing homelessness issue and over 700 households are currently registered on the Councils Choice Based Lettings System.

The Strategic Housing Team will continue to work closely with our current Registered Provider Partners who have Strategic Partnership status with Homes England, as well as also remaining agile and opportunistic in identifying any future opportunities and funding avenues in order to maximise affordable housing delivery.

#### 4.2 Proposal(s)

To accept the response to the recommendations as provided at Appendix A.

#### 4.3 Relevant Consultations

Relevant internal consultations have been undertaken.

#### 4.4 Significant Issues

None

### 5. What will it cost and are there opportunities for savings?

#### 5.1

	Current year	2023/24
Revenue	Nil	Nil
Capital	Nil	Nil

### 6. What are the risks and how can they be reduced?

6.1 None specifically to this report

### 7. Other options considered

7.1 None

### 8. Other significant issues

8.1 In preparing this report, the author has considered issues related to Human Rights, Legal Matters, Human Resources, Equalities, Public Health Inequalities, and Climate Local and there are no areas of concern.

### 9. Appendix

9.1 Appendix A – Recommendations & Comments

### 10. Background paper(s)

None

### 11. Report author's contact details

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