



Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

## FORWARD TIMETABLE OF CONSULTATION AND DECISION MAKING

SCRUTINY COMMISSION 24 APRIL 2017

WARDS AFFECTED: ALL WARDS

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### Affordable Housing Stock Retention

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#### Report of Director (Environment and Planning)

1. PURPOSE OF REPORT

- 1.1 To provide further information for Members of the numbers of new build affordable houses in the Borough which have been retained as affordable housing since the start of the Local Plan period. This information was requested by Members as a follow up to the affordable housing delivery report that was considered by Scrutiny Commission on 8 December 2016.

2. RECOMMENDATION

- 2.1 That the Scrutiny Commission notes the contents of this report.

3. BACKGROUND TO THE REPORT

- 3.1 This report is in response to a request at the Scrutiny Commission meeting of 8 December 2016, which considered the annual update on the delivery of affordable housing in the Borough.
- 3.2 The total number of affordable housing completions delivered since the start of the Local Plan period (2006 – 2026) is shown in the table below.

Year	Affordable Completions (net)		Total Affordable Housing Completions (net)
	Rural	Urban	
2006/07	15	65	80
2007/08	3	41	44
2008/09	9	80	89
2009/10	0	107	107
2010/11	0	5	5

2011/12	0	134	134
2012/13	6	11	17
2013/14	60	43	103
2014/15	93	61	154
2015/16	27	68	95
<b>Totals:</b>	<b>213</b>	<b>615</b>	<b>828</b>

- 3.3 This table shows that since the beginning of the plan period (2006) a total of **828** affordable dwellings have been completed against the overall 20 year 2,090 affordable dwellings requirement as set out in Policy 15 of the Core Strategy.
- 3.4 There are instances where the supply of affordable housing can reduce. Unless it is developed on a rural exception site, a shared ownership property can be lost by an owner purchasing up to 100% of the property. When the owners of that property choose to move on, the property will be sold on the open market rather than being released back to the registered social landlord to be utilised as an affordable dwelling. The Registered Provider will fulfil the obligation for affordable housing to be provided in perpetuity by recycling the grant for that property into a new shared ownership home. However this may not be in the same settlement or even the same local authority area to the original property.
- 3.5 Registered Providers are able to dispose of their stock if it is in poor condition or if it is outside of their current core operating area. Additionally, some long standing tenants of Registered Providers may have a preserved 'Right to Buy' or a 'Right to Acquire' which they keep if they transfer to another home owned by the same landlord.
- 3.6 Although it is expected that the issues referred to above would not have a significant impact on the reduction in the amount of affordable housing in the Borough, Registered Providers are not required to routinely provide this information to local authorities and therefore there is only limited information available. To try to assess the actual numbers of properties that are affected, Registered Providers have been contacted to request information on the loss of stock.

#### 4.0 INFORMATION ON STOCK NUMBERS

- 4.1 Analysis of the sites where housing has been delivered since 2006 shows that there are 11 different Registered Providers who own and manage affordable housing in the Borough. All of them were approached and requested to confirm whether any stock had been lost from the sites they manage. Of this number, four Registered Providers have responded to the request. Should more information be received before Scrutiny Commission, a verbal update will be given at the meeting.
- 4.2 Information given by the four Registered Providers shows that none of the stock for rent has been lost either by tenants exercising a Right to Buy or Right to Acquire, or by Registered Providers carrying out a stock rationalisation exercise. Where the council has been informed of a Registered Provider's intention to dispose of an affordable home, the properties in question have all been older stock needing disproportionate levels of investment and repair to bring them up to standard. This does not apply to any affordable housing delivered during the Local Plan period.

4.3 Of the shared ownership properties, 11 owners have purchased 100% ownership of their property, and therefore none of those dwellings remain available as affordable housing.

4.4 Whilst any loss of affordable housing in the Borough is regrettable, an aspiration of the Government's shared ownership programme was that people would stay in the property and eventually become full owners of their existing home. Taking this into account, the reduction in the number of shared ownership homes is relatively modest compared against the numbers delivered during the plan period.

5. EXEMPTIONS IN ACCORDANCE WITH THE ACCESS TO INFORMATION PROCEDURE RULES

5.1 None.

6. FINANCIAL IMPLICATIONS (IB)

6.1 This report is for noting only. Specific implications arising from additional affordable housing provision will require approval in accordance with financial procedure rules.

7. LEGAL IMPLICATIONS (AR)

7.1 None.

8. CORPORATE PLAN IMPLICATIONS

8.1 The delivery of affordable housing supports the following aims of the Corporate Plan 2017 – 2020:

- Places: 4) Improve the quality of existing homes and enable the delivery of affordable housing

9. CONSULTATION

9.1 None required as this report is for information only.

10. RISK IMPLICATIONS

10.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.

10.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.

10.3 The following significant risks associated with this report / decisions were identified from this assessment:

Management of significant (Net Red) Risks		
Risk Description	Mitigating actions	Owner
Loss of affordable housing in the Borough increases the pressure on the Housing Register and reduces the	Encourage Registered Providers to recycle grant in the Borough where possible and	Valerie Bunting

choice for residents who need affordable homes	actively pursue buy back and acquisition of high demand stock for sale	
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## 11. KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS

This report is concerned with ensuring that a supply of affordable housing is available in the Borough for people in the greatest need. This includes consideration of people from vulnerable groups, and those living in rural areas.

### 12.1 CORPORATE IMPLICATIONS

12.1 By submitting this report, the report author has taken the following into account:

- Community Safety implications
- Environmental implications
- ICT implications
- Asset Management implications
- Procurement implications
- Human Resources implications
- Planning implications
- Data Protection implications
- Voluntary Sector

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Background papers: None

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Executive Member: Councillor C Boothby (Housing and Community Safety)  
Councillor M Surtees (Regeneration, Asset Management and Growth)