

Affordable Homes Programme: Issues

Author: Ian Walker

Tel: 01865 815588

Email: ian.walker@oxfordshire.gov.uk

AGENDA ITEM NO:

3

SPIP Administration Contact:

Joanna Rödel

Economy, Spatial Planning and Climate Change

Oxfordshire County Council

Environment and Economy, Speedwell House, Speedwell Street OX1 1NE

Email: espcc@oxfordshire.gov.uk

Tel: 01865 816025

1. Purpose of Report

The HCA will do a presentation on the Affordable Homes Programme at the meeting. This report sets out some key issues that officers have identified as an aid to discussion.

2. Affordable Homes Programme

At the last meeting the HCA were asked to give a presentation on the new Affordable Rent Model Officers were asked to consider the wider implications that the change in the Agency delivery model may have on other aspects of the housing market.

Following the recent publication of the 2011-15 Affordable Homes Programme – Framework by CLG and HCA, officers had an initial discussion about the implications of the framework document. This report sets out some key issues that officers have identified as an aid to discussion:

- Need for better understanding of what might be achieved and how.
- What are the local implications of the affordable rent model i.e. in relation to rent levels, housing provision and need?
- What will be the impact of replacing lifetime tenancies with fixed terms?
- What are the implications of the affordable rent model for people on housing benefit?
- What are the implications of the new universal benefits system
- What is the future for public subsidy – sources of funding, New Homes Bonus, use of local authority's own land?

- What impact will the above changes have on supported housing such as Extra Care Housing?
- Working with partners
- What can be achieved through the planning process?
- Potential role of community land trusts
- Need to understand local housing market and review housing needs analysis

3. Recommendation:

SPIP Members are asked to consider the issues listed above and to highlight any additional concerns they have.