



Direct Dial/Ext:
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Ask for:
Date: 14th February 2020

Dear Member

SELECT COMMITTEE - AFFORDABLE HOUSING - TUESDAY, 18 FEBRUARY 2020

I am now able to enclose, for consideration at next Tuesday, 18 February 2020 meeting of the Select Committee - Affordable Housing, the following report(s) that were unavailable when the agenda was printed.

Agenda Item No

4 **Carol Cairns (Head of Home Ownership and Supply (South East), Homes England) and Shona Johnstone (Senior Strategy and Markets Manager, High Growth and New Settlements, Homes England) (Pages 1 - 16)**

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ben Watts', is written over a faint circular stamp.

Benjamin Watts
General Counsel

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Homes England

Making homes happen

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#MakingHomesHappen

Agenda Item 4

Who we are

We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities. So we welcome partners who share our ambition to challenge traditional norms and build better homes faster. Join us in breaking new ground to make this happen.

Our mission is to intervene in the market to ensure more homes are built in areas of greatest need, to improve affordability.

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We will make this sustainable by creating a more resilient and diverse housing market.

Our objectives



We'll unlock public and private land where the market will not, to get more homes built where they are needed.



We'll ensure a range of investment products are available to support housebuilding and infrastructure, including more affordable housing and homes for rent, where the market is not acting.



We'll improve construction productivity.



We'll create a more resilient and competitive market by supporting smaller builders and new entrants, and promoting better design and higher quality homes.



We'll offer expert support for priority locations, helping to create and deliver more ambitious plans to get more homes built.



We'll effectively deliver home ownership products, providing an industry standard service to consumers.

Affordable Housing

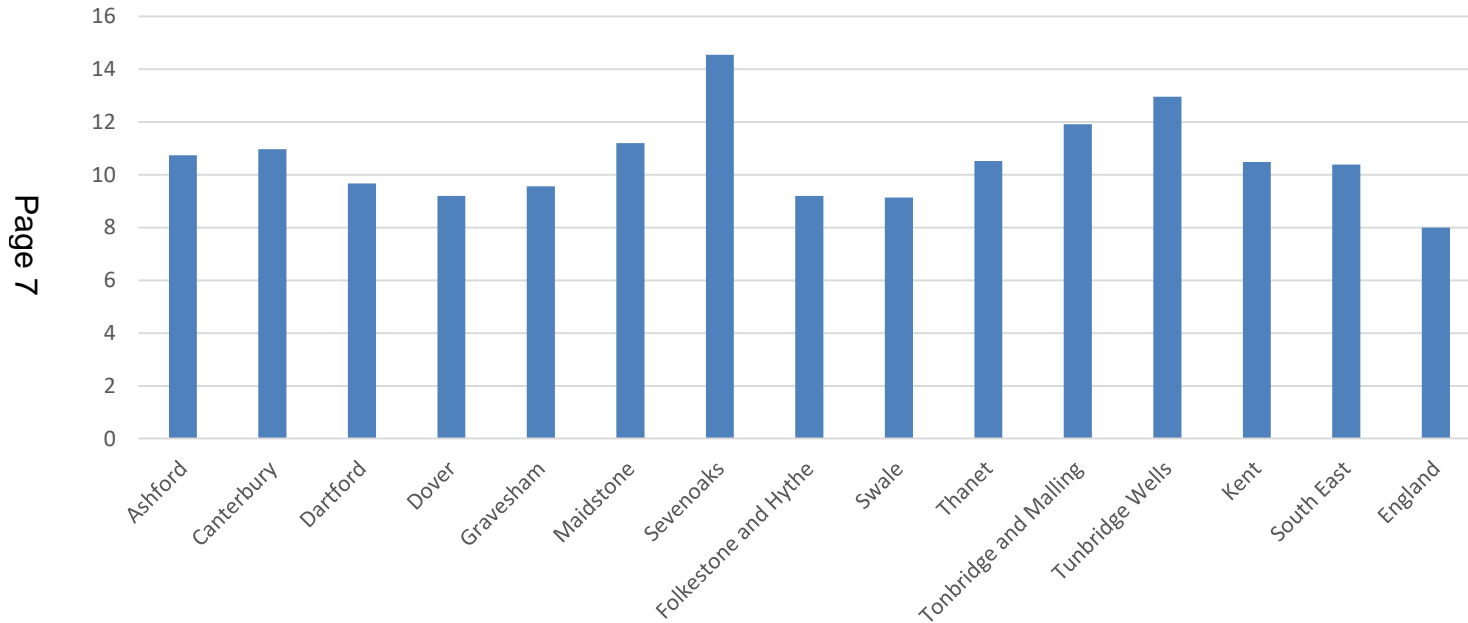
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#MakingHomesHappen

What is affordable housing

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“Affordable homes are defined in line with the National Planning Policy Framework²⁴, published 27 March 2012 and updated 19 February 2019, as housing units (or traveller pitches and bed spaces when describing a shared dwelling such as a hostel) provided to specified eligible households whose needs are not met by the market. Eligibility may be determined with regard to local authority allocations policies, local incomes and local house prices depending on the type of affordable housing. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.”

Median Affordability 2018





Affordable Housing Investment and Opportunities

SOAHP 16-21

Open for bids for schemes to achieve completion by 31

March 2022.

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Move on Fund

£44m (capital) to provide up to 879 bed spaces for rough sleepers and those living in hostels or refuges by 2021.

Social Rent

Launched in June 2018 to deliver at least 12,500 homes in areas where homes are least affordable.

Community Housing Fund

To increase the number of homes delivered by the community-led housing sector.

CaSSH 2

£125m to develop new affordable homes by 2020/21 which meet the needs of older people and disabled adults .

Strategic Partnerships

We have agreed strategic funding deals with 23 Housing Associations giving greater flexibility on grant drawdown and a longer delivery period.

Attracting Affordable Housing Grant – Key Considerations

- Additional to expected S106 delivery?
- Will it be taken forward by RP or local authority?

Deliverability – timescales, risks.

- Viability – understanding costs and scheme revenues / income.
- Social Rent?
- Early discussion - let's see where Homes England can help.





Kent Activity

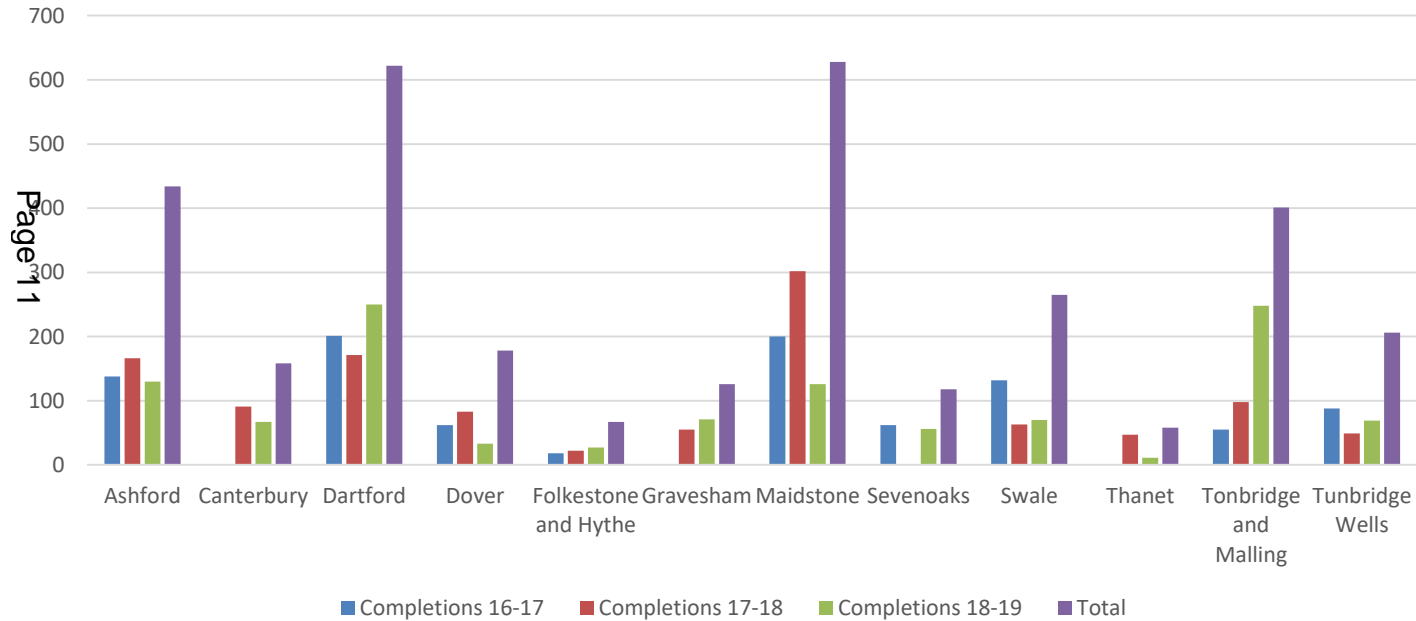
15 different providers have successfully bid via SOAHP 16-21

Over 3,250 homes were delivered in the period 2016/17 – 2018/19 (grant and nil grant). We expect this to rise to over 4,000 within the current programme period.

Over £44m in grant has been allocated.

For detailed figures refer to national statistics - available on gov.uk

Affordable Homes completions delivered by Homes England in Kent

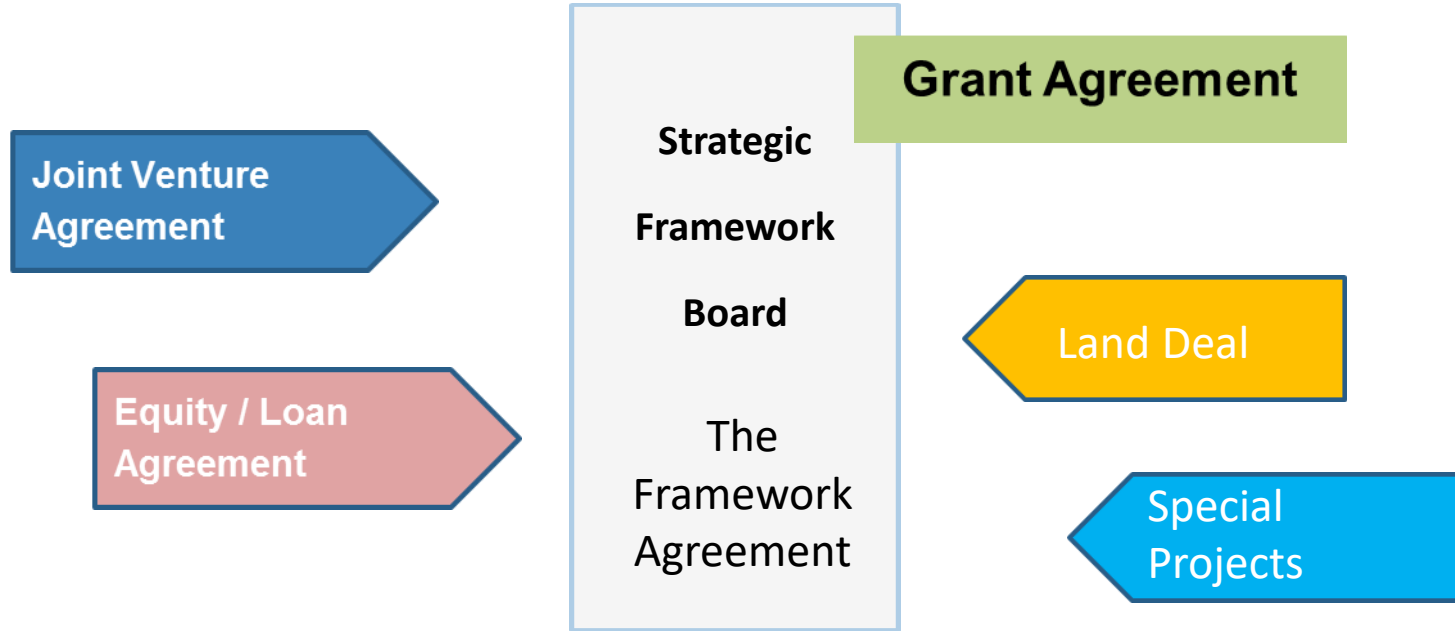


Affordable Homes completions delivered by Homes England 16-17, 17-18 and 18-19 by tenure



Strategic Partnership Model

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The Future?

Budget 2020
SR 2020

?

Carol Cairns
Head of Home Ownership and Supply, South East
carol.cairns@homesengland.gov.uk

01234 242517

Shona Johnstone
Senior Strategy and Markets Manager, South East
shona.johnstone@homesengland.gov.uk

01223 374007

Read our Strategic Plan at:
<https://www.gov.uk/government/publications/homes-england-strategic-plan-201819-to-202223>

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