

SUBJECT:	SOCIAL HOUSING GRANT PROGRAMME
MEETING:	INDIVIDUAL CABINET MEMBER DECISION REPORT
DATE:	24th JULY 2019
DIVISION/WARDS AFFECTED:	ALL

1. PURPOSE:

The purpose of this report is to brief the committee on the completion of the Social Housing Grant Programme for 2018-19 and the new SHG Programme for 2019-20.

2. RECOMMENDATIONS:

To note the contents of the programme.

3. KEY ISSUES:

- 3.1 It is recognised in Monmouthshire that house prices have risen to a level beyond that which is affordable to many local people. The average house price is currently £301,901 (Wales comparison £185,529) and the lower quartile affordability ratio is 9:1. Therefore, the provision of affordable housing is one of the Council's more pressing concerns, in both urban and rural areas.
- 3.2 The number of applicants on the Common Housing Register is currently 3029.
- 3.3 During 2018/19 the Housing Options Team received 835 enquiries from households threatened with homelessness. They determined 307 households as S66 (at risk of becoming homeless within 58 days) and 244 households as S73 and S75 (actually homeless).

4. EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING):

The delivery of affordable housing impacts positively on the Monmouthshire community in general and the provision of special schemes such as OAP and adapted housing improve the lives of those with protected characteristics. Affordable housing also makes an important contribution to the sustainability of our towns and villages by providing homes that local people on low incomes can afford to live in. It is also a means of providing low cost homes for first time buyers.

5. EVALUATION CRITERIA

The SHG Programme will be constantly monitored by the Strategy and Policy Officer, and evaluated on a quarterly basis with a quarterly return submitted to Welsh Government.

6. REASONS:

6.1 The Social Housing Grant allocation for Monmouthshire for 2018/2019 was:

- SHG Only £4,369,317
- Housing Finance Grant 2 £1,037,615
- Total £5,406,932

The final figure drawn down from the Welsh Assembly Government was £5,212,623.

6.2 This has been a difficult year with some schemes dropping out of the programme. This resulted in an underspend of £194,376. In 2018-19 we delivered 112 affordable homes:

- 84 new build homes
- 10 DIY Homebuy
- 17 Ex-council house buy back properties
- 1 Rent to Own

6.3 The Welsh Government made a significantly larger amount of funding available for 3 years to help deliver their target of 20,000 affordable homes. Monmouthshire benefited from this by receiving allocations of:

- 2018/2019 £5,406,932
- 2019/2020 £1,966,257
- 2020/2021 £1,684,333

2019/20 will see the end of Housing Finance Grant. This will result in social housing grant allocations dropping down to past levels.

6.4 The Programme Delivery Plan for 2019 - 2022 showing the potential spend of our allocation is appended to this report. We work very closely with our RSL partners to trying to find enough sites to build up a healthy reserve scheme list, however, going into the future this is proving very difficult due to land availability.

7. **RESOURCE IMPLICATIONS:** None

8. **CONSULTEES:** Cabinet Member for Housing & Communities, Chief Officer Enterprise, Head of Planning, Housing and Place Shaping and Housing and Communities Manager.

9. **BACKGROUND PAPERS:** None

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11. **CONTACT DETAILS:**

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