

SUBJECT: SOCIAL HOUSING GRANT PROGRAMME
DIRECTORATE: Enterprise
MEETING: Single Cabinet Member
DATE:
DIVISION/WARDS AFFECTED: All

1. PURPOSE:

The purpose of this report is to update the Single Cabinet Member on the completion of the Social Housing Grant programme for 2015/2016 and seek approval for the new SHG Programme for 2016-2019 and Reserve Scheme List.

2. RECOMMENDATIONS:

To approve the contents of the programme.

3. KEY ISSUES:

- 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 £266,200 (Wales comparison £173,100) and the lower quartile house price to income ratio is 9:1. Therefore, the provision of affordable housing is one of the Council's more pressing concerns, both in urban and rural areas (Source: Hometrack 5 April 2016).
- The number of applicants on the Common Housing Register is currently 2537.

4. REASONS:

4.1 The Social Housing Grant allocation for Monmouthshire for 2015/2016 was:

Main SHG Programme (£1,144,759)	£1,141,133
Smaller Properties Programme	£ 264,832
Intermediate Care Fund (In One Place)	£ 247,800
Additional Funding made available by WG	£ 785,019

The final figure drawn down from the Welsh Government was £2,438,784.

- 4.2 Melin Homes successfully completed a mortgage rescue using £88,030 of Monmouthshire's Recycled Social Housing Grant (RCG). This prevented a family from becoming homeless.
- 4.3 This is an excellent performance with Monmouthshire successfully spending 100% of its grant allocation and its Smaller Properties allocation plus £1,032,819 of additional funding. In 2015/16 new affordable homes completions totalled 59. A further 75 currently under construction.

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4.4 Affordable Housing completions were as follows:

Gavenny Gate, Llanfoist	6
Trevor Bowen House, Monmouth	20
St David's Road, Abergavenny	6
Disabled Bungalow, Sandy Lane, Caldicot	1
Major's Barn, Abergavenny	6
Thornwell, Chepstow	16

4.5 One of the completed schemes was Major's Barn, Abergavenny (now Skenfrith Court). The scheme was delivered in partnership with the In One Place Project for clients of ABHB Mental Health Teams. The new tenants are absolutely delighted with their new homes which allow them to live in the community with appropriate support.

5. SHG Programme 2016 – 2019

5.1 The Social Housing Grant allocation for Monmouthshire for 2016 - 2019 is once again £1,144,759 for each of the three years.

5.2 The Programme Delivery Plan for 2016 - 2019 is appended to this report. Working closely with RSL partners Monmouthshire County Council has been able to build up a very healthy reserve schemes list and should be in a position to take up any additional funding made available by the Welsh Government again this year.

5.3 Monmouthshire Housing Association's redevelopment of Brookside and Oakley Way have previously been approved as part of the SHG programme. They plan to start their regeneration work in Caldicot next year and as there is a limited amount of grant currently available in the programme they have been given permission to forward fund to expedite this very important aspect of the Severnside Regeneration.

5. **RESOURCE IMPLICATIONS:** None

6. **SUSTAINABLE DEVELOPMENT AND EQUALITY IMPLICATIONS:**

Affordable housing 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 also a means of providing low cost homes for first time buyers.

7 **SAFEGUARDING & CORPORATE PARENTING IMPLICATIONS**

No implications have been identified.

7. **CONSULTEES:**

8. **BACKGROUND PAPERS:** None

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