

SUBJECT: SOCIAL HOUSING GRANT PROGRAMME
MEETING: SINGLE CABINET MEMBER
DATE: 14 November, 2018
DIVISION/WARDS AFFECTED: All

1.0 PURPOSE

The purpose of this report is to brief the Single Cabinet Member on the completion of the Social Housing Grant programme for 2017/2018 and seek approval for the new SHG Programme for 2018-2019.

2. RECOMMENDATIONS

To approve 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 £298,600 (Wales comparison £185,700) 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 3082.
- 3.3 During 2017/2018 the Housing Options Team received 533 enquiries from households threatened with homelessness. They determined 258 S66 (at risk of becoming homeless within 58 days) and 261 S73 and S75 (actually homeless).

4. REASONS

- 4.1 The Social Housing Grant allocation for Monmouthshire for 2017/2018 was:

SHG Only	£ 627,811
SHG Blended Schemes	£2,715,083
Housing Finance Grant 2	£1,810,055
Total	£5,152,949

The final figure drawn down from the Welsh Assembly Government was £5,890,777.03.

- 4.2 This is an excellent performance with Monmouthshire successfully spending its grant allocation plus £737,828 of additional funding. In 2017/2018 79 new affordable homes were delivered plus 1 existing bungalow, which was purchased and adapted for a family with 2 disabled children, and 12 ex Right to Buy properties were bought back by MHA with the assistance of SHG/HFG2. This makes a total of 92 affordable homes delivered (S106 38 + SHG/HFG 48).
- 4.3 MHA has been awarded grant from the Innovative Housing Programme. They will be building four modern one-bedroom courtyard bungalows at St Teilos in Abergavenny and 4 one bedroom mews style starter homes at Elm Road in Caldicot. Total IHP grant will be £963,794. This will be paid to MHA in 2018/19.
- 4.4 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:
 - 2017/2018 £5,152,949

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

2019/20 will see the end of Housing Finance Grant. This will result in social housing grant allocations dropping down to past levels. Monmouthshire's allocation for 2020/2021 is £1,684,333.

4.5 The Programme Delivery Plan for 2018 - 2021 showing the potential spend of our allocation of £5,406,932 for 2018/19 and £1,966,257 for 2019/20 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. **WELLBEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, 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 Llys Y Brenin (Old Hererford Road) and the adapted bungalows 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.

9. **CONSULTEES:** Cabinet Member for Enterprise; Chief Officer Enterprise; Head of Planning, Housing & Place-Shaping

10. **BACKGROUND PAPERS:** None

11. **AUTHOR:** Shirley Wiggam, Senior Strategy & Policy Officer, Housing & Communities

12. **CONTACT DETAILS:** E-mail: shirleywiggam@monmouthshire.gov.uk Telephone: 01633 644474