

# Barking & Dagenham Partnership

## NI 155 – Number of affordable homes delivered (gross)

**Responsible Owner**

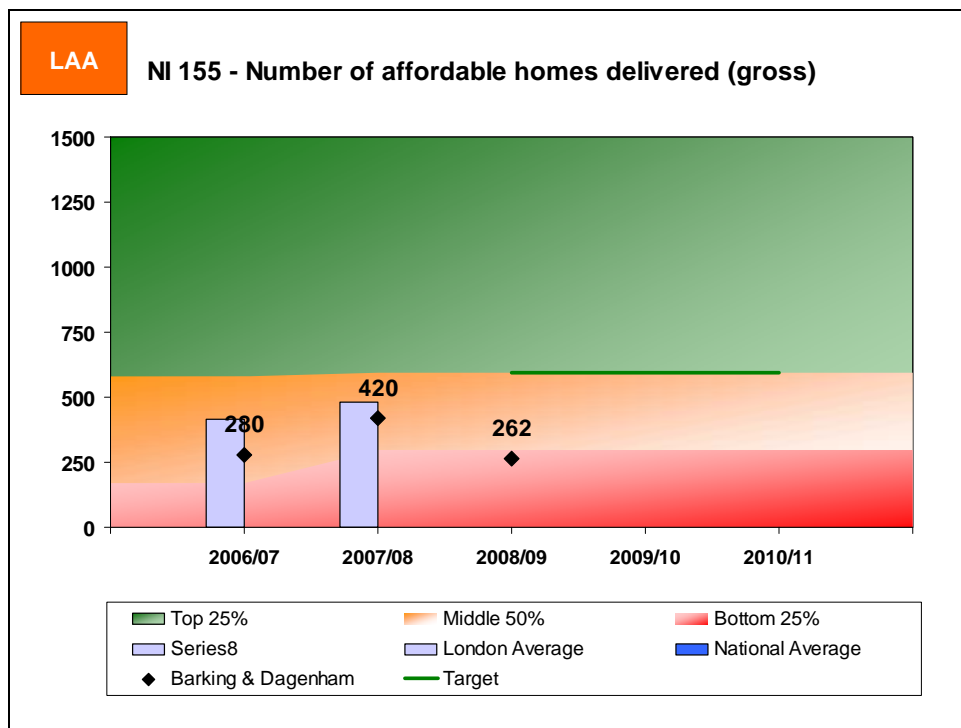
*Stephen Clarke – Divisional Director of Housing Services*

### National Indicator Rationale

This indicator measures the number of affordable homes delivered within the Borough. It has been identified as an LAA indicator under the Clean, Green and Sustainable Board.

### Current Performance

### Performance against Target



### Current Performance Commentary

The original target figure of **595** new affordable home completions was set a couple of years ago and was an aspirational target and was set independent of information known on actual deliverable schemes in the pipeline. Last year 262 affordable homes were delivered against the target, the target is the same for this year and therefore again will not be achievable.

### Key Issues:

**Specific reasons for underperformance, including equalities / area issues where relevant**

1. A more realistic target should be set to reflect actual known scheme completions.

2. The current recession and consequent decline in the property market has meant that some large developments have not started or starts have been delayed. It has also led to a sharp decline in the number of homes delivered via S106 agreements.

3. Planned regeneration schemes have been delayed.

### Key Projects:

*Areas of current /planned projects should focus on reasons for underperformance and link to the Key Issues listed above*

Key Issue No.	Project Title	Key Milestones / Date	Project Lead	Project Details
	<b>Local Housing Company</b>		Ken Jones	<p>There are a number of properties that will be built under the Local Housing Company between 2011-2014. In total by 2014 871 affordable homes will have been delivered, the breakdown is as follows:-</p> <ul style="list-style-type: none"> <li>• 2010 - no completions</li> <li>• 2011- 231 completed</li> <li>• 2012 - 371</li> <li>• 2013 – 571</li> <li>• 2014-</li> </ul>
	<b>Rent Deposit scheme</b>		Anne Baldock	<p>A rent deposit scheme is in place which assists applicants who are homeless or threatened with homelessness and in priority need of housing, this is by gaining private rented accommodation from private landlords/estate agents. From April 2009 95 customers were assisted into private rented accommodation within LBBD out of 120 cases, a total of £155513.64 was spent on the assured shorthold tenancies.</p> <p>On average 15 cases per month are assisted through this scheme</p>
	<b>Council Homes New Build Programme</b>			<p>A report is due to go to Chief Executive on Tuesday 17<sup>th</sup> November, the report deals with considering HRA new build and reallocation of capital resources and runs parallel to the formation of the Barking and Dagenham Local Housing Company (LHC) for the redevelopment of previously identified large scale multi tenure residential sites.</p>

## Key Risks:

*Risks may relate to specific projects or to performance in general*

- Setting unrealistic targets which cannot be achieved under any circumstances.
- Limited grant funding and more expensive private finance will slow down the delivery of new affordable homes
- The slump in the property market will also slow down the rate at which large mixed tenure developments are started and completed.
- The delivery of affordable homes is also dependent on other projects such as the Local Housing Company

## Actions for Improvement (To be used for Quarterly Reporting):

*Plans for further interventions must be robust and show clear prospects for improving performance*

- The annual target should be amended and a more realistic target set, the deadline for re-negotiating targets under LAA is 23<sup>rd</sup> December
- Any new target should be evidence based
- There are a number of other strategies as defined in the definition that have an affect on the number of decent homes being achieved that need to be taken into account for future numbers of affordable homes
- **Voids**  
Void properties make a difference to numbers available to re-let properties available, currently all voids are taking 41.91 days to turnaround (up to the end of September)  
So far to date 982 properties have been brought back into use, by March the projection is 1580 properties will have been brought back into use and be available through MCIL
- **Empty Homes**  

The empty homes team has only been in place since March and so far 82 private sector vacant properties have been returned to use by Council intervention since and the sub-regional division has given the Borough a target of 100 by March 2010, to be able to draw down on sub regional funding of £1.04m.

Bringing empty homes back into use can help increase the supply of affordable intermediate housing in the Borough. In some cases the Council's intervention can encourage owners to place their properties on the private rental market with their own managing agents and in other cases, owners will be sign posted to our Housing options teams to support the Rent Deposit Scheme or private leasing arrangements  
Which can support moving people out of temporary accommodation or applicants on the waiting the waiting list into independent living.

■ **Sub lets**

Properties are coming back in the councils portfolio through those that have been identified as sub lets, since April 2009 there have been 47 properties that have come back into use The forecast for the end of the financial year is that another 35 properties will have come back into the Council's use