

CABINET MEMBERS REPORT TO COUNCIL

25 June 2019

COUNCILLOR WARD - CABINET MEMBER FOR HOUSING, PLANNING AND PLANNING POLICY

For the period June 2019

1 Progress on Portfolio Matters.

Affordable Homes

There were 107 affordable housing completions in the district In 2018/19. Of these 78 were affordable rent and 29 were shared ownership. The numbers are a little less than anticipated because some sites did not complete before the financial year-end. For half of these homes (53) housing associations delivered without grant on s106 sites and on exception housing sites using cross subsidy from market sale to provide the affordable homes.

We project that there will be 83 new affordable homes completed in 2019/20.

Community Housing Fund (CHF)

The Trimingham steering group continues the process of becoming a formally constituted organisation. In July the group is interviewing for a prospective housing association partner. There are four other parishes that are actively pursuing community-led housing ideas.

Our existing Community-led housing groups continue to deliver new affordable homes. In 2018/19 the Council used CHF monies to help Holt Housing Society provide four new homes and Homes for Wells provide a new home in Stiffkey. Already in 2019/20 CHF monies have helped Homes for Wells provide 3 new homes and Stable Door to provide an extra home in Sheringham.

The Council has given the first CHF loan for pre-development costs to Homes for Wells to support a new exceptions housing scheme development for 12 homes in Warham.

Exceptions Housing Sites

Broadland Housing Association will complete 26 affordable homes on exceptions housing sites in Binham (14 homes) and Erpingham (12 homes) in 2019/20. These form part of a five site package including Great Ryburgh and Trunch which completed in 2018/19 and Edgefield which will be complete in

2020/21. In total these five schemes will deliver 61 new affordable homes for local people

2 Forthcoming Activities and Developments.

A breaking ground ceremony will take place on 24th July for the new housing with care development in Fakenham. This development due to complete in 2020/21 will provide a mix of 30 affordable rent and 36 shared ownership homes for older people. The development will support independent living and each resident will have a care package tailored to their individual needs.

3 Meetings attended