

Affordable Housing Development Programme

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1. Purpose of the Report

1.1 The purpose of this report is to update the Executive on the final position of the Affordable Housing Development Programme for 2013/14 and future prospects in the light of recent confirmations of grant from the Homes and Communities Agency (HCA), in particular taking into account the release of almost £1½m of capital subsidy previously committed by the Council. It further proposes new allocation of funds, including the creation of a mortgage rescue scheme contingency fund and the funding of a new rural scheme at Merriott, and sets out proposals for the review of our Housing Association partners.

2. Recommendation

2.1 The District Executive are asked to:-

- (a) Note the outturn position of the Affordable Housing Development Programme for 2013/14 [*ref section 6*];
- (b) Confirm the de-allocation of funds from Raglan Housing Association, totalling £ 993,000, from the following schemes [*ref paragraphs 9.3 & 9.4*];
 - Great Western Road, Chard Phase 2 (£460,000)
 - Rosebank, Millfield, Chard (£390,000, but leaving £98,000 allocated)
 - Font Villas, West Coker (£143,000)
- (c) Confirm the de-allocation of £180,000 from Knightstone Housing's scheme at Furnham Road (phase II) [*ref paragraph 9.5*];
- (d) Confirm the de-allocation of £80,000 from Yarlington's purchase and repair scheme at Crewkerne, reducing the commitment to £89,000 [*ref paragraph 9.6*];
- (e) Agree the reduction of the remaining Bought not Built allocation for Jephson Housing from £401,000 to £200,000 [*ref section 10*];
- (f) Approve the allocation of £240,000 from the rural contingency fund to Yarlington Housing to underwrite Broadway Farm, Merriott, subject to appropriate planning permission. [*ref section 11*];
- (g) Agree the setting aside of £276,500 to create a mortgage rescue contingency fund [*ref section 12*];
- (h) Confirm that individual allocations for mortgage rescues from this fund be delegated to the Portfolio Holder, subject to a formal report. [*ref section 12*];
- (i) Confirm the allocation of an additional £14,000 to Knightstone Housing in order to make the purchased property in Somerton available on a hybrid rent.) [*ref paragraphs 13.2 & 13.3*];
- (j) Agree the allocation of £65,000 to Yarlington Housing to enable the buying back of a shared ownership property and make it available as a property for rent [*ref paragraph 13.4*];

- (k) Confirm that the Housing Association selection review process be brought forward by one year to be undertaken broadly in the manner described in this report, if possible in collaboration with Sedgemoor and Mendip District Councils, or any other neighbouring local housing authority that may choose to join in. [*ref section 14*];
- (l) Agree that authority to confirm the outcome of that review be delegated to the Portfolio Holder, subject to a formal report [*ref section 14*].

3. Public Interest

- 3.1. This report covers the provision of affordable housing over the past year and anticipates the likely delivery of more affordable homes being constructed during the current financial year. It will be of interest to members of the public concerned about the provision of social housing for those in need in their local area and of particular interest to any member of the public who is seeking to be rehoused themselves or has a friend or relative registered for housing with the Council and its Housing Association partners.
- 3.2. "Affordable" housing in this report broadly refers to homes that meet the formal definition that appears in national planning policy guidance (the 'National Planning Policy Framework'). In plain English terms it means housing made available to people who cannot otherwise afford housing (owner occupied/mortgage or rented) available on the open market. Typically this includes rented housing (where the rent is below the prevailing market rate for a private sector rented property of similar size and quality) and shared ownership (where the household purchases a share of the property that they can afford and pays rent, also at a below market rate, on the remainder)
- 3.3. This report covers the level of public subsidy secured (which is necessary in order to keep rents at below market rates) and sets out where affordable housing has been completed. It does not cover the letting of the rented housing or the sale of the shared ownership homes; in short, it is concerned with the commissioning and delivery stages only.

4. Background

- 4.1. The overall programme is achieved through mixed funding (Housing Grant [administered by the Homes and Communities Agency - HCA], Local Authority Land, Local Authority Capital, Housing Association reserves and S106 planning obligations) and the careful balancing of several factors. This includes the level of need in an area; the potential for other opportunities in the same settlement; the overall geographical spread; the spread of capacity and risk among our preferred Housing Association partners and the subsidy cost per unit.
- 4.2. A previous report was considered by the District Executive on 1st August 2013 which considered the final outturn for 2012/13 and gave some longer term perspective.
- 4.3. In recent years a significant element of the affordable housing delivery programme has been produced through planning obligations within larger sites being brought forward by private sector developers. However the delivery of these is tied to wider economics, not least the developers view of

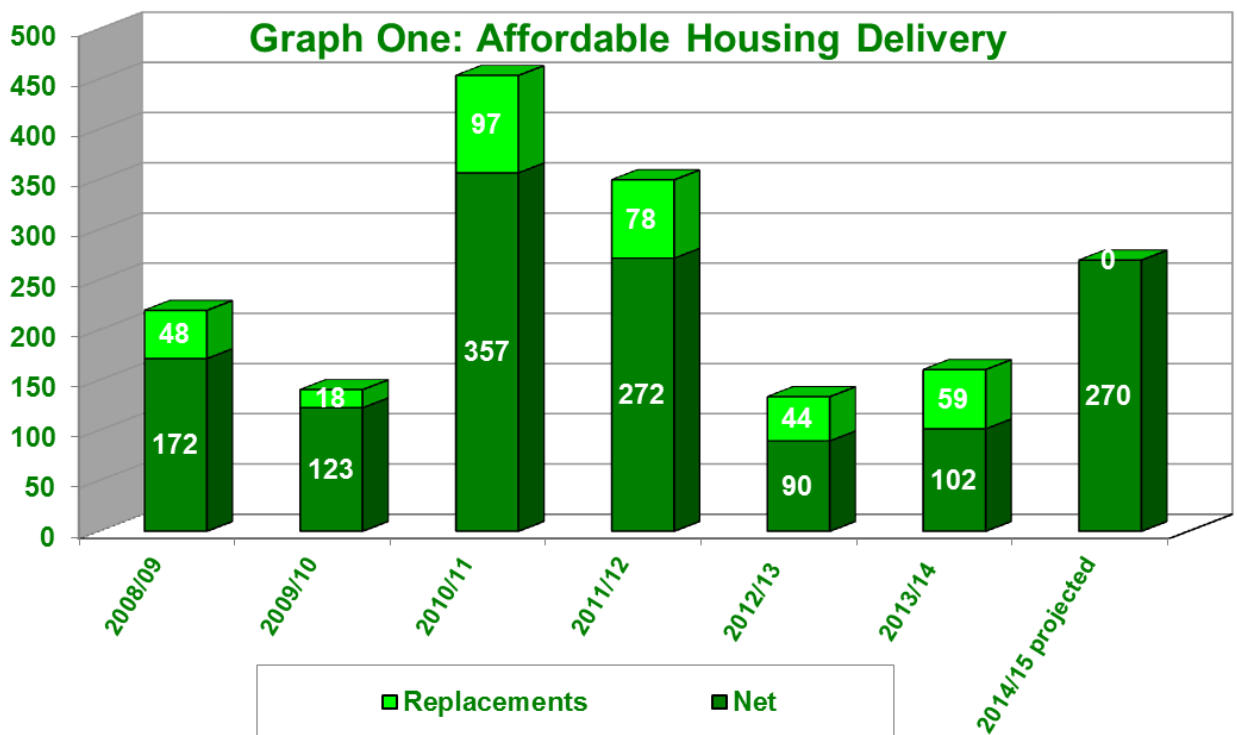
prevailing market conditions and the speed at which they estimate completed properties will sell at acceptable prices. Typically the required affordable housing is agreed at the outset of larger sites, but delivered as the site progresses over a number of years.

4.4. The HCA allocated funds in 2011 for the four year period 2011-15, accounting for the bulk of the programme since then. However there have been other allocations from other (smaller) funds administered by the HCA since then, most notably the Community Led fund and, more recently, the Affordable Housing Guarantee Programme. A new three year programme, covering the period 2015/18, was opened earlier this year, with initial allocations confirmed in late July.

5. The Affordable Housing Programme: A seven-year profile

5.1. The graphs below show the overall shape of the programme over the past six financial years and the projected outturn for the current financial year. Further detail on the first five years covered by these graphs can be found in the previous reports to District Executive (4th August 2011, 2nd August 2012 & 1st August 2013) and is not repeated here. The rest of this report considers the outturn for the last complete financial year, 2013/14 and future schemes which now have grant funding confirmed (either from HCA or from this Council), most of which shall be on site during the current financial year.

5.2. Overall Delivery and Net Gain



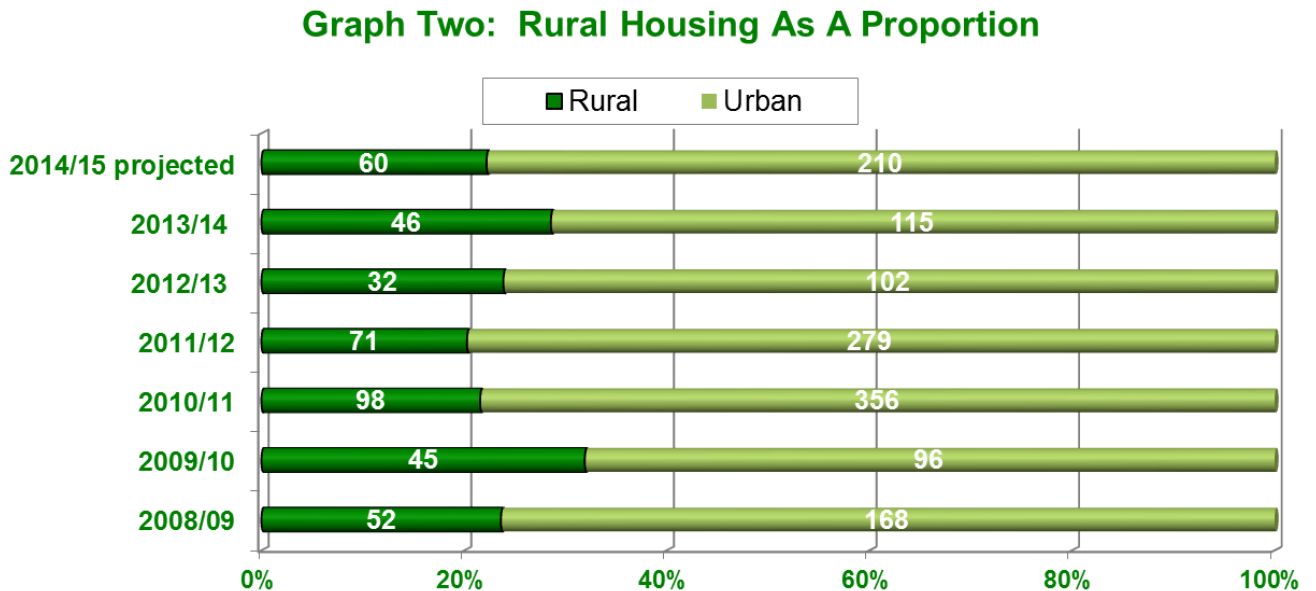
5.2.1. Graph one (above) shows the overall size of the affordable housing programme over the past six years and the expected size for the current year. 2010/11 & 2011/12 were the two most successful years ever in delivering affordable homes. This was followed by lower delivery than average over the past two complete years. The average delivery over

the past six years was 243 (rounded up). The projection for the current financial year is 270.

5.2.2. Graph one clearly shows the contribution to overall numbers made by the replacement properties as Yarlington have worked through the last of the former pre-stressed Reinforced Concrete [PRC] sites inherited from the Council at the time of the stock transfer. However it should also be noted that the redevelopment of these sites has also made a significant contribution to the net gains as additional homes have been developed within each of the affected sites. The last of these redevelopments was completed last year.

5.3. Rural Delivery

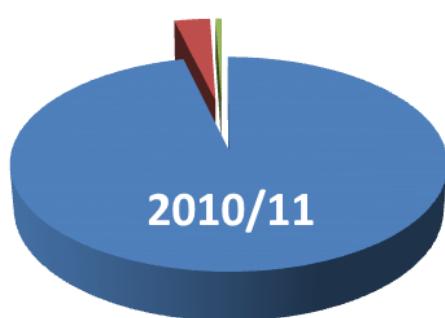
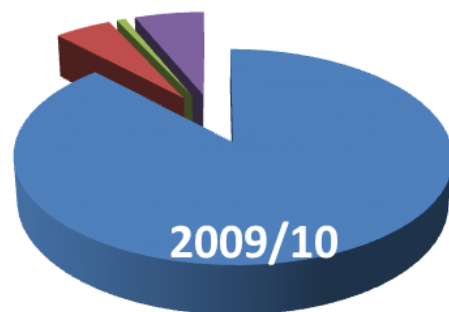
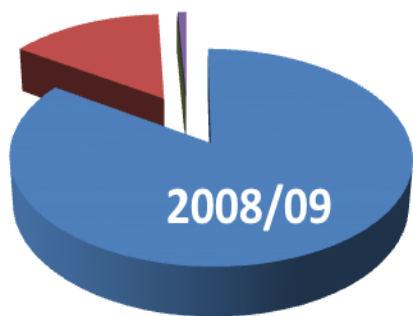
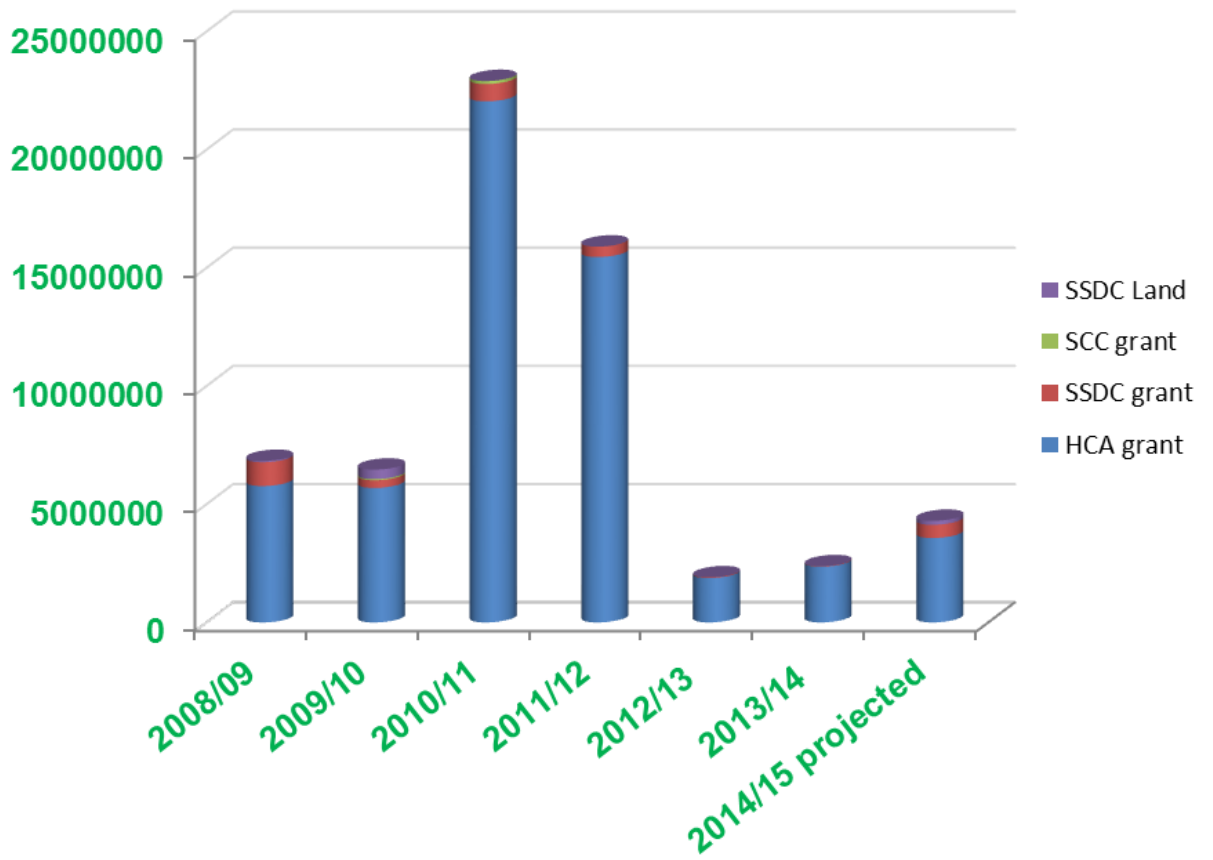
Graph two demonstrates that we have consistently delivered around 20-30% of all new affordable homes in settlements of under 3,000 population.

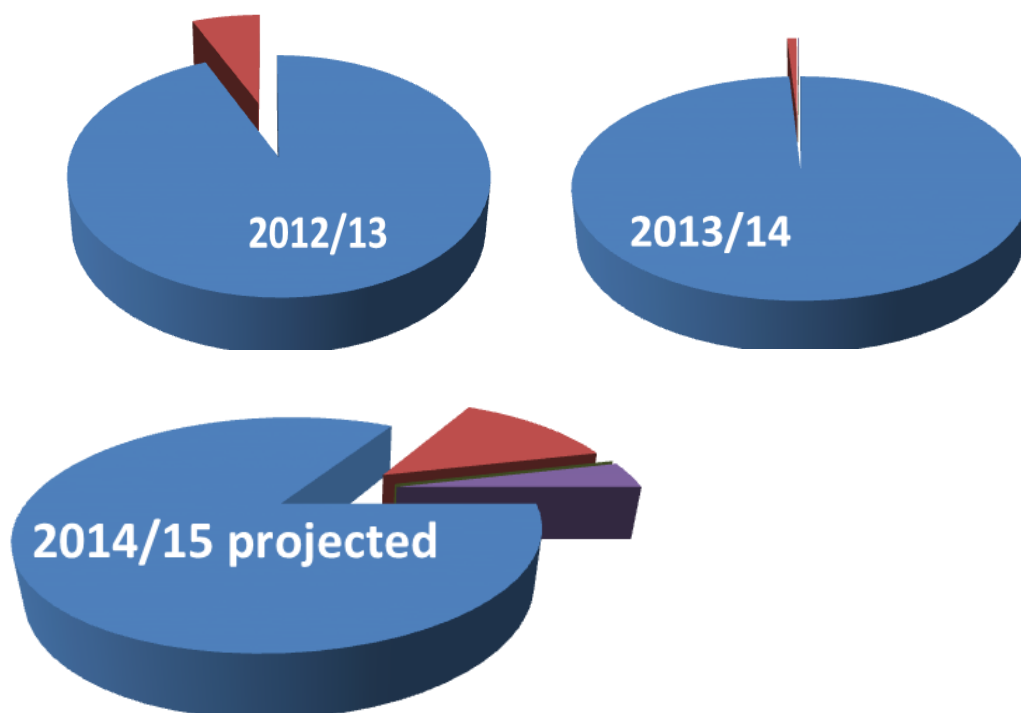


5.4. Public subsidy

5.4.1. Graph three shows the level of public subsidy associated with schemes completing in each financial year. It should be noted that subsidy is paid at various stages and in most cases some proportion of the subsidy will have been paid over in the financial year/s prior to the year of completion, as the development has progressed. Capital subsidy from the Homes and Communities Agency has been (and will continue to be) the dominant feature.

Graph Three: Level of Public Subsidy Associated With Completed Schemes





5.4.2. Over the past six years the total value of public subsidy has been as follows:

Homes & Communities Agency	£ 52,936,077	(94%)
District Council (Capital Grant)	£ 2,559,150	(5%)
District Council (Land Value)	£ 457,000	(1%)
County Council (Capital Grant)	£ 175,000	(<1%)
Total public subsidy	£ 56,127,227	

The pie charts show the relative degree of funding from these sources

5.4.3. Over the same six year period the capital receipts arising from former Council tenants exercising their preserved Right to Buy on Yarlington properties were as follows:

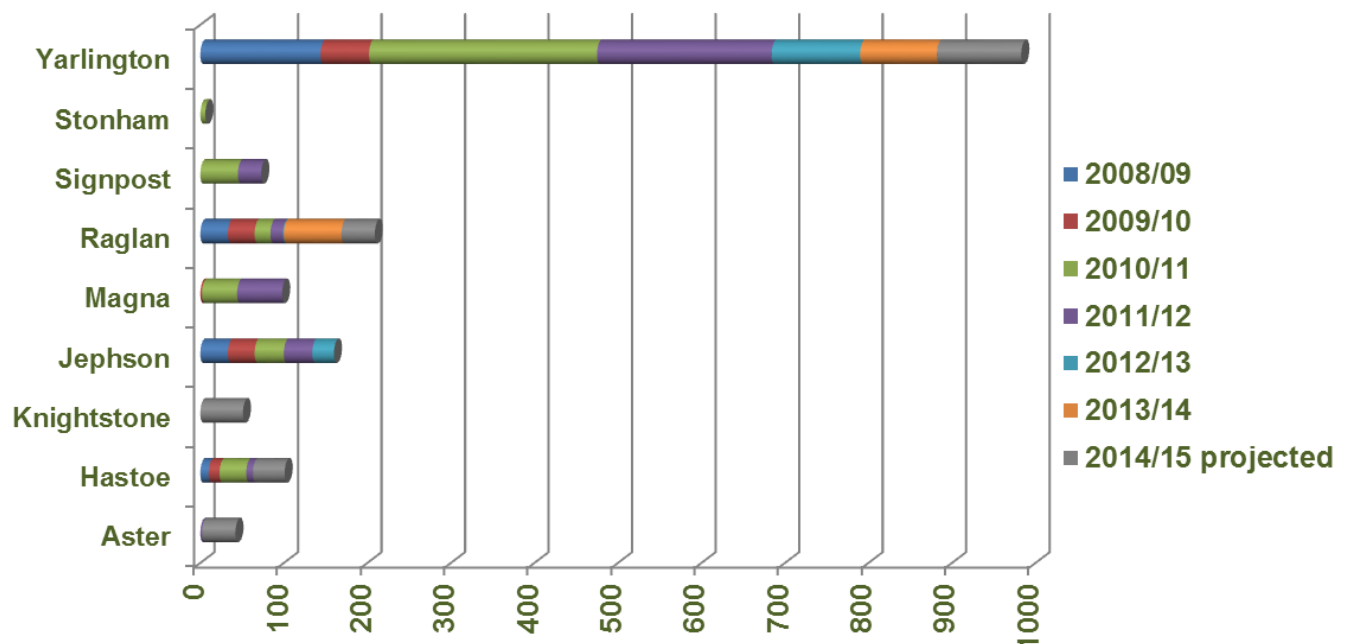
2008/09	£ 260,282
2009/10	£ 373,849
2010/11	£ 322,811
2011/12	£ 750,868
2012/13	£ 981,546
2013/14	<u>£1,429,103</u>
Total	£4,118,459

5.4.4. Graph three and the associated pie charts do not include the historic subsidy (in the form of a 'dowry' derived by the reduced capital receipt at the time of the council's large scale voluntary stock transfer) which has effectively gone into the replacement (but not net gain) properties on the Yarlington PRC estates. Equally these graphs do not show the recycled funds used by Housing Associations arising from 'staircasing' in shared ownership (where the lessee purchases a further tranche of the equity) or the outright disposal of a rented property.

5.5. Delivery by Association

5.5.1. Graph four A shows the delivery over the seven year period (including the projected delivery for the current financial year) broken down by Housing Association. The majority of the programme over the long term has been delivered by Yarlington, which delivered 882 new homes (including the replacement properties) over the past six years and is projected to deliver a further 101 this financial year.

Graph Four A: Delivery by Housing Association



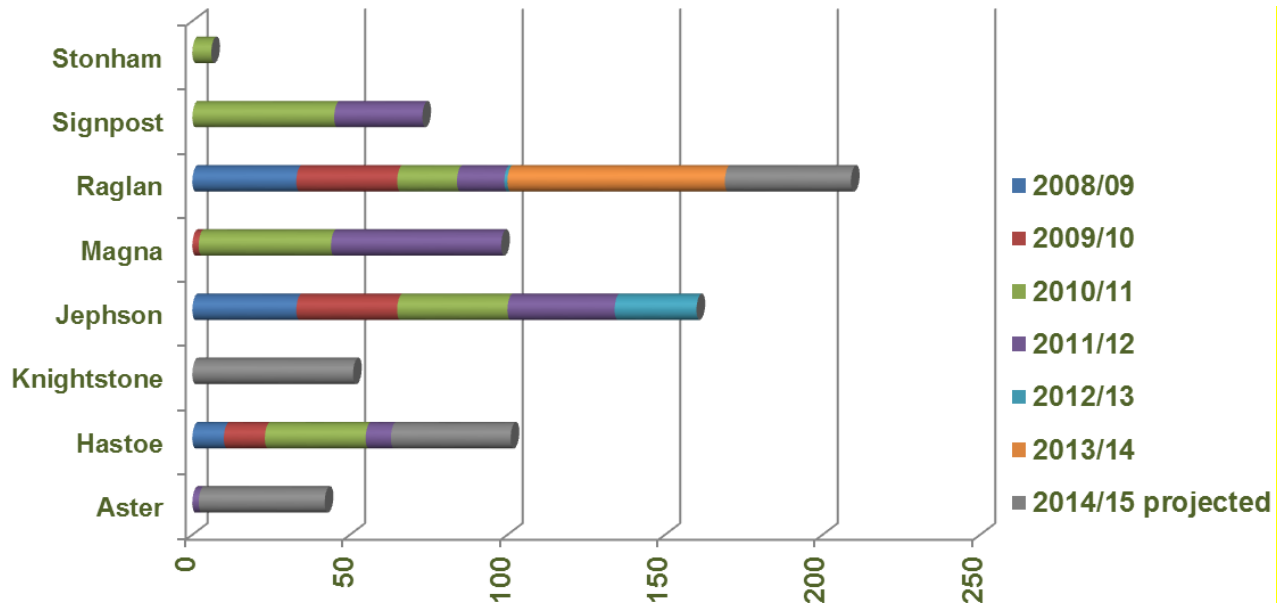
5.5.2. To get a better perspective of relative delivery by the other housing associations we work or have worked with, graph four B repeats the same data but excluding Yarlington.

5.5.3. It should be noted that these graphs do not include a very small number of affordable dwellings delivered directly by private sector developers such as the 'First Buy' homes completed at Maiden Beech in Crewkerne by Persimmon.

5.5.4. The homes produced by Magna and Signpost are all at the Lyde Road key site in Yeovil, although neither association was selected as a main partner with the Council at the time. Since completion as part of a much wider stock swap exercise, the Signpost homes have since transferred to Knightstone Housing Association.

5.5.5. Both Aster and Knightstone were appointed as main partners in January 2011, following an extensive selection exercise undertaken in conjunction with Mendip and Sedgemoor District Councils.

Graph Four B: Delivery by Housing Association, excluding Yarlington



5.6. Outcome rents

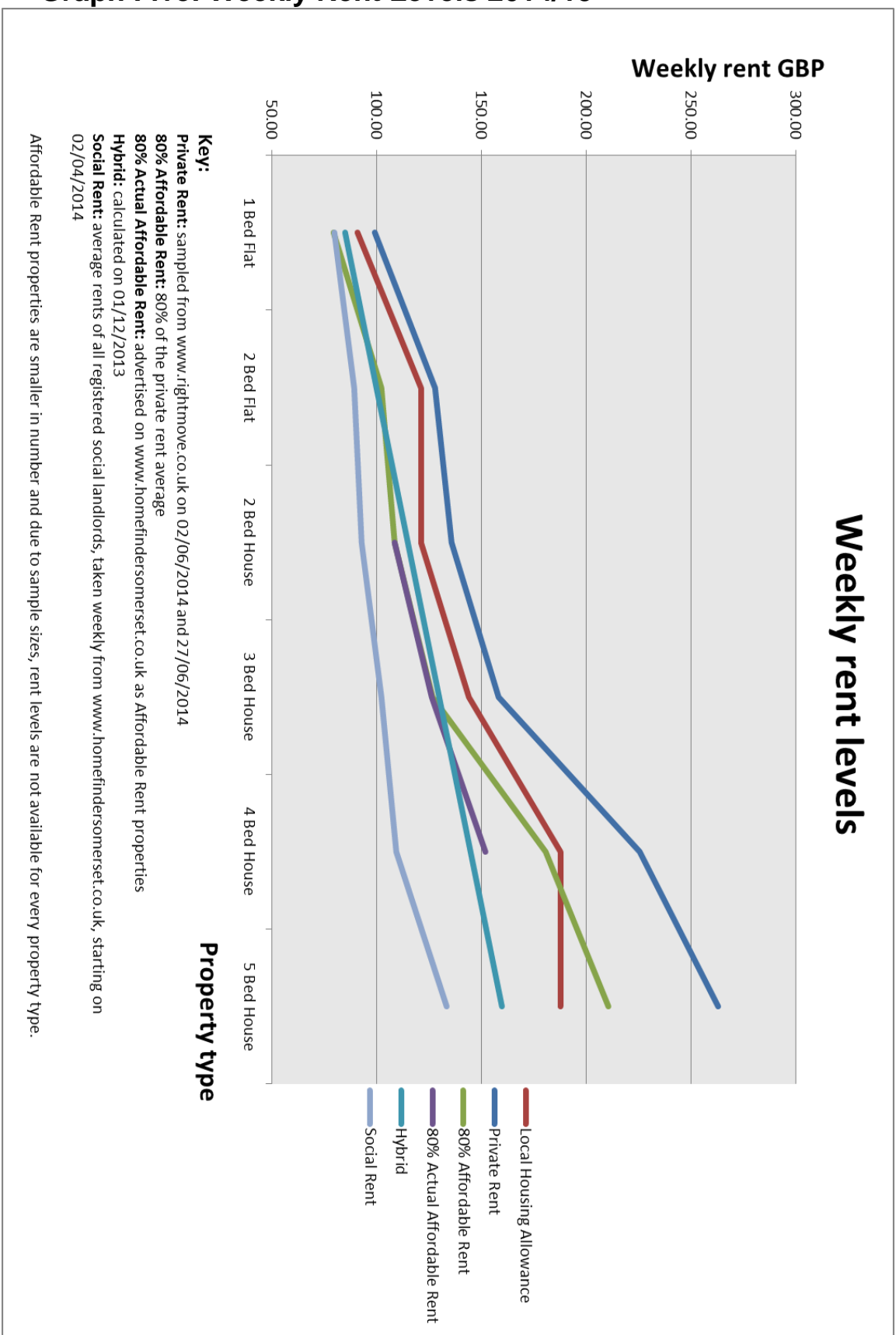
5.6.1. Graph five shows the most recent analysis of weekly rent levels, demonstrating the relationship between market rents, social rents, affordable rents and our own 'hybrid' rent model. The graph shows average rents for properties across the district so should be taken with some caution as there is some geographical variation, particular pronounced in the private rented sector.

5.6.2. The local housing allowance is the maximum payable under Housing Benefit and was originally based on the 30th percentile rent in a broader housing market area (most of South Somerset falling into the Yeovil broad area) although it has been frozen and is now set to rise by 1% annually in future, making it increasingly worth less than the 30th percentile. Note there is no local housing allowance for a five bedroomed property – the highest is for four bedrooms.

5.6.3. The 80% affordable rent, shown here as a green line, is the predicted rental outcomes of the Governments affordable rent model – whereby new housing association properties (and some 'conversions' from existing properties when they become vacant) are charged a rent of 'up to' 80% of the market rent for that property. It is important to note here that this line is the predicted line only and is literally based on 80% of the averages in the private rented sector as sampled.

5.6.4. The 80% actual affordable line, shown here as a purple line, is the actual rents charged on dwellings recently constructed or 'converted' in South Somerset. This is based on a small sample of 2,3 & 4 bedroomed houses, taken from the advertised rents on the Homefinder Somerset website, because there are still a relatively small number of properties on this rent regime. No flats have been taken into account as none have been let on an Affordable rent this financial year.

Graph Five: Weekly Rent Levels 2014/15



5.6.5. The hybrid affordable line, shown here as a bright blue line, is the proposed guidance rents for properties entirely funded by the district council. This line shows rents higher than traditional social rents, embracing the Government's move towards higher rents in order to reduce initial capital subsidy required. This is the only linear line on the graph, with proposed standard differentials, i.e. a set increase per additional bedroom. The hybrid line also ensures that if properties are provided of a mixed rent regime on the same estate, the rent for a larger property will be higher than that of a smaller property on the full 80%. In theory the HCA should embrace the hybrid line as it is funding schemes of 'up to' 80% and, therefore, the hybrid line is an affordable rent. However, in practice, almost all HCA funded affordable rent properties have been at the full 80% (the exception being the four bedroom house at Barton St David). The hybrid line is not a formally adopted policy as such and is being used for guidance only when negotiating the balance between levels of grant and outcome rents on schemes to be funded by the council.

5.6.6. The last line shows social rents, the traditional rent regime for housing association properties and by far the most prevalent (bearing in mind vacancies arising from within the existing stock).

5.6.7. The graph demonstrates the increasing gap between rent regimes the larger the property, with rents for flats generally converging whether on social, affordable or hybrid rents. However the graph fails to show the relationships by location, with all the data being depicted on a district wide average basis. Discussion on some pipeline schemes shows that projected outcome rents on a one bedroom flat in some villages may vary by as much as £8 per week from the social rent for the same property.

5.6.8. For schemes with close to, or lower than, district wide average valuations, there will be little discernible difference between the Affordable Rent and the hybrid rent up to a three bedroomed house, but we may still need to keep rents for larger properties down to hybrid level. For schemes with higher than district wide average valuations, for example in many of our villages, a more careful case by case approach may be needed with rents capped at hybrid level on smaller property sizes, in some cases perhaps on all properties.

5.7. New Homes Bonus

5.7.1. The affordable housing programme has made a significant contribution towards the payment of 'New Homes Bonus' to the Council. Our two most successful years ever coincided with the start of the New Homes Bonus, which is calculated on the overall gain in properties. However for the purposes of New Homes Bonus, the Government look at the gains over a 12-month period ending in October, rather than the delivery over a traditional financial year.

5.7.2. In addition all new affordable homes earn an affordable homes bonus of £350 per property (£280 after 20% has been allocated to the County Council), or £ 2,100 over the full six year period. On this basis the

delivery of affordable homes over the financial year 2014/15 will generate a total additional payment *alone* of over £ ½ million over a six year period (overall affordable housing accounts for roughly half of all monies received through New Homes Bonus).

6. 2013/14 outturn

- 6.1. During 2013/14 a total of 161 new affordable homes were completed, of which 59 were the final replacement properties (i.e. following the demolition of concrete built properties) and the net gain was 102 (just eight dwellings more than the net gain in the previous financial year 2012/13. The full details are shown at Appendix A.
- 6.2. Together Raglan and Yarlinton delivered eight schemes in six different settlements, benefitting from just over £2¼ million in public subsidy from the HCA supplemented by £19,500 capital grant from the District Council and a small amount of land valued at just £2,000. This includes four properties acquired by Yarlinton under the mortgage rescue programme which the HCA has now closed. Knightstone and Hastoe also had schemes on site, but these were not due to complete until the current financial year. The delivery outcomes for the year splits into rough thirds with one third in Yeovil (55 dwellings), one third in Chard (50 dwellings) and the remaining one third in five more rural settlements (56 dwellings).
- 6.3. With the building of the last 43 replacement homes at St George's Avenue, Yeovil and 16 at Cumnock Crescent, Castle Cary, Yarlinton have completed the redevelopment of all concrete homes ahead of schedule.
- 6.4. The Yarlinton scheme at Pen Mill, Yeovil and the Raglan scheme at Hayes End, South Petherton have both been completed without recourse to public subsidy, with the affordable housing elements being delivered through planning obligations alone. On a third site, Mitchell Gardens in Chard, Yarlinton took possession of the first four dwellings without public subsidy last financial year but the scheme is not due to complete (with a further seventeen dwellings, including the social rent element) until the current financial year.
- 6.5. The Raglan scheme at Great Western Road, Chard also has further properties due to be delivered during the current financial year, but these form a second, separately funded phase. The first 46 dwellings were funded through the HCA under their 2011-2015 programme.
- 6.6. 2013/14 is the first year where the number of new Affordable Rent dwellings delivered is greater than the number delivered as social rent. Given that the HCA will no longer fund schemes on social rent, one might expect this to be the trend for the future. However we still insist on 2/3rds of those dwellings delivered under planning obligations alone as being on social rent, so the proportions will vary over time depending on the timing of peaks and troughs in the different forms of delivery.
- 6.7. The Raglan scheme at Barton St David is our most recently completed rural exception scheme and has been widely seen as one of the most successful in terms of overall design and how it sits within the village environment. The scheme is entirely rented dwellings with twelve properties being let at the 80% Affordable Rent and the largest, the four bedroom house, effectively

being let at a hybrid rent somewhat below the 80%. However the rent here has been accepted by the HCA as within its definition of 'up to 80%' and therefore the entire scheme is classed as being on Affordable Rent.

7. Current Year (2014/15) Programme

- 7.1. During 2014/15 we expect a total of 270 new affordable homes to be completed. The full details are shown at Appendix B. The figure is subject to some fluctuation as sites progress, for example delays due to adverse weather, but it is also possible, albeit less so, that other schemes currently projected to complete in 2015/16 may finish earlier than expected and thus fall into this financial year.
- 7.2. Currently we expect five Associations to deliver eighteen schemes in thirteen different settlements using just over £ 4¼ million in public subsidy (of which just over £ ½ million is allocated by SSDC and just over £ 3½ million is allocated from the HCA). In addition two schemes (both with Raglan) benefit from the use of Council land at a peppercorn. The programme also includes two extensions, both to create a five bedroom house (one of which is already completed by the time of submission of this report), and two acquisitions (known as 'purchase and repair').
- 7.3. Just over a quarter of all expected completions this financial year will be in Chard, more than any other settlement. Three of the four sites due to complete in Chard have arisen from us asking our housing association partners to focus on Chard after several years of relatively low delivery.
- 7.4. Seven sites across the district, accounting for just over half of the total number expected to be delivered, produce affordable housing under a planning obligation, largely without recourse to public subsidy. Perhaps the most significant of these is the Lufton key site in Yeovil where we expect delivery of the first 59 dwellings before the end of the financial year.
- 7.5. There are currently two rural exceptions schemes under construction, both being partnerships between a Community Land Trust (CLT) and a Housing Association. The ten dwellings built by Yarlington at Norton-sub-Hamden (strictly speaking within the parish of Chisleborough) are due to be handed over ready for occupation later in the month. Another twenty properties are being built by Hastoe at Queen Camel and are due to be completed this financial year, having had some delays in the development process.
- 7.6. The actual outcome for this financial year could be augmented with some additional individual properties such as further mortgage rescues or Bought not Built properties.

8. Projected Programme: 2015/16 onwards

- 8.1. For the remainder of the period 2015-18 we currently expect at least a further 99 new affordable homes, roughly two thirds of these in Yeovil. The full details of confirmed schemes are shown at Appendix C. This does not include some sites where affordable housing should be delivered through planning obligations alone which have been omitted because we cannot be certain of delivery dates and it is even possible that in some cases the private sector developer will never build out the site under the current

planning permission or may seek to vary the s106 agreement to reduce or remove the affordable housing element on grounds of viability.

- 8.2. Six Housing Associations are set to deliver nine schemes in five different settlements. This will use just over £ 2½ million in public subsidy, of which £148,000 is now required from the district council.
- 8.3. It is entirely possible that additional schemes will come forward under the new HCA three-year programme, as half of all the funds (nationally) have been held back for 'CME' (Continuous Market Engagement), meaning that Housing Associations can submit individual bids at any time.
- 8.4. This report is not making any predictions over the timing of the remaining key sites and the level of affordable housing that this might produce without access to further subsidy.

9. New HCA Funding Allocations

- 9.1. Since the last such report to the District Executive (last August) the HCA has made a number of new funding allocations, chiefly through the new 2015-18 three year programme, for which there was a bid round in the spring (announcement of successful bids made in July), but also some under the interim affordable homes guarantee programme (AGHP). This includes just over £ 2¼ million for the current year's programme and a further just over £ 2¼ million for schemes due to complete next year and beyond.
- 9.2. Under the new programme only half of the budget has been allocated nationally (outside London) with the remainder held back for 'Continuous Market Engagement' (CME). CME basically means that Housing Associations can submit a bid on a particular scheme at any time and it will be assessed on its own merits (rather than as part of an overall package). However, unlike previous funds set aside for CME in the past, none of the money is earmarked geographically (except London), so there is no guarantee that any of the remaining funds will come to the South West. On the other hand when such opportunities have arisen before the South West, and South Somerset in particular, has a good track record of capturing monies not taken up elsewhere.
- 9.3. Three of the schemes currently underway with Raglan (and due to complete this financial year) have received full or partial funding from the HCA when previously the District Council had committed funds to ensure their completion. Two schemes in Chard – Rosebank, Millfield and phase 2 of Great Western Road – have received funding under the interim AGHP programme. The third is the scheme at Font Villas, West Coker which has now been confirmed under the 2015/18 programme. Together these HCA allocations release over £1m of Council capital subsidy.
- 9.4. In the case of Rosebank, Millfield, Chard there remains an assumption of up to £98,000 in subsidy from the District Council, releasing £390,000. In the case of Font Villas, West Coker there remains subsidy from the District Council in the form of the value of the land transferred, but £143,000 is released from being committed under the capital programme. In the case of phase 2 of Great Western Road, the entire subsidy is now coming from the AGHP, releasing £ 460,000 of Council capital subsidy.

- 9.5. Another scheme, the extension of the Furnham Road development in Chard being undertaken by Knightstone, has also been awarded funds from the HCA under the 2015/18 programme. It should be noted that this proposed scheme is still subject to appropriate planning permission. However the District Council had previously underwritten the subsidy required for this scheme and thus a further £ 180,000 can be released.
- 9.6. A further scheme, the purchase and repair of two existing properties in Crewkerne by Yarlinton, has been awarded some funds from the HCA under the 2015/18 programme. The original allocation was £169,000 but after the award of £80,000 contribution from the HCA, the District Councils allocation can now be reduced to £89,000.
- 9.7. The total committed funds released from these schemes is £1,253,000, leaving a residual allocation of just £98,000 for Rosebank, Millfield and £89,000 for the Crewkerne purchase & repair properties. The District Executive is recommended to adjust the capital programme accordingly.
- 9.8. It should be noted that the allocations made by the HCA for these schemes, as reported in the appendix, vary from the sums originally committed by the Council. There are two main reasons for this. Firstly, that by being awarded funding by the HCA, the schemes can be further subsidised by using funds raised from disposals and, to a lesser extent, rent conversions (raising the rent from Social Rent to Affordable Rent on an existing property between tenants with no corresponding increase in running costs). Secondly, that the HCA expect Affordable Rents of ('up to') 80% prevailing market rent on such schemes whereas our funding would have capped some of the rents at a slightly lower level (on the 'hybrid' model)

10. Five Bed Needs

- 10.1. There are a small number of households registered on Homefinder Somerset for rehousing in larger properties in South Somerset. During this financial year we expect to achieve at least three new five bedroom houses in Yeovil. One of these has already been acquired by Knightstone as part of a package of a small number of properties acquired at the Lyde Road key site combining both the last remaining properties due without recourse to public subsidy and a small number of additional properties achieved through an HCA allocation. Two more are being created by conversions of existing properties, one with Raglan and one with Yarlinton. The Raglan conversion has been completed and allocated to an eligible household. We are also aware of a household who were able to access a five bedroom house in Taunton through the Homefinder Somerset system and another who were able to transfer to a four bedroom property, thus taking them out of gold band.
- 10.2. There is also an outstanding capital allocation (with Jephson Housing) for larger Bought not Built properties. The Bought not Built route can meet identified individual needs but does not compare well (on a purely accountancy basis) in terms of subsidy required when compared with new build developments. Acquiring an existing built property carries the further risk of not being required at a later date, whereas the new build route, and some conversions, can include designs allowing the property to be easily split into two smaller properties at a later date if necessary.

- 10.3. The current position is that we now have two families in gold band, and two in silver band, requiring five bedrooms immediately. Of these four cases, two need to be in Yeovil. Completion of the Yarlington extension will reduce this to three families and we expect a further five bedroom property to come forward as part of the HCA funded programme during 2015/16 (possibly earlier).
- 10.4. It is therefore recommended that the remaining allocation for Bought not Builts is reduced by half, leaving sufficient funds to purchase at least two more properties if necessary.

11. Proposed new Rural Scheme: Merriott

- 11.1. Yarlington submitted a bid to the HCA 2015/18 funding round for a proposed new scheme at Merriott. The bid was initially rejected and Yarlington are reviewing the scheme in an attempt to bring the required grant rate per unit down and then resubmit it when the CME process begins. The scheme will produce six affordable dwellings alongside some market housing and is subject to appropriate planning permission being granted.
- 11.2. It is suggested that the District Council agree to allocate funds from the rural contingency fund in order to give Yarlington the confidence to bring the scheme forward. It is proposed to allocate a maximum of £40,000 in subsidy per dwelling, making a total commitment of no more than £240,000 for the proposed scheme. However Yarlington will still resubmit for HCA funding when the CME process commences with the intention of reducing or removing the need for capital subsidy from the Council.
- 11.3. In the event that HCA funding is made available under CME, or in the event that the scheme is abandoned (for example due to unresolvable planning issues), the unused allocation can be returned to the rural contingency fund.

12. Mortgage Rescue

- 12.1. The HCA funding for mortgage rescue properties was only in place until the end of March 2014 and has now closed to new cases, although it is understood that any cases referred to the Agent before this cut off date will continue to work their way through. As shown in Appendix A, Yarlington completed four mortgage rescues during 2013/14. They also completed four during 2012/13 and Aster completed two during 2011/12, as previously reported to the District Executive. The four completed last financial year received public subsidy of £69,096 on average. The four completed in the previous financial year received an average of £69,119. The two undertaken by Aster during 2011/12 received an average of £69,176.
- 12.2. In order to enable this particular homeless prevention option to continue it is proposed to set aside £276,500 as a contingency sum to subsidise up to four further mortgage rescues (at an assumed average of £69,125). In order to retain flexibility it is not proposed that this allocation be restricted to any particular Housing Association but should, rather, be available for any of our main partner Housing Associations to use. The purchase of individual properties should require specific approval in each

case, but in order to ensure that a timely decision is made it is suggested that this be delegated to the Portfolio Holder, subject to a formal report.

13. Special needs cases

13.1. Two further allocations are sought in order to assist with the programme of rehousing special needs cases, usually where a specific physical disability which cannot be readily met within the existing requires a bespoke solution and no opportunities arise within any pipeline schemes.

13.2. Knightstone Housing have purchased an existing bungalow from the open market in Somerton (included in Appendix B) with the intention of meeting the specific needs of a particular household. Sadly the person that required the particular features this bungalow could offer passed away before being able to take up residency. There are two other households with similar physical needs that could be considered for this property. However the original financial calculations were based on the property being occupied on a shared ownership basis and this will not be possible for either of the alternative households.

13.3. Knightstone have calculated that they would require an additional grant of £ 25,000 to be able to let the property on a social rent. Given the level of grant we have already committed to this property, it is proposed that an additional grant of £14,000 be allocated which will result in a hybrid rent of approximately £116 per week, about £11 per week higher than the social rent for the property but lower than the 80% Affordable Rent and within the Local Housing Allowance.

13.4. In another case an existing Yarlinton shared ownership household with a particular physical need is moving into a bespoke unit with a different Housing Association. As they have not been able yet to sell on their share of the existing property, rather than allow this to remain empty, Yarlinton have calculated a level of grant required to 'buy back' the equity share and convert the property concerned to rent. If the property were to be let at social rent, the total grant required would be £65,000. This reduces to £57,000 if the property were to be let on an Affordable Rent. It is proposed that £65,000 be allocated in order to bring this property into use. It should be noted that this subsidy does not result in any net gain in the overall provision of affordable housing, but simply changes the tenure of an existing dwelling.

14. Review of Selected Partners

14.1. We have operated a system of preferred Housing Associations partners for about twenty years, choosing our main partners on a range of criteria (not just concentrating on the efficiency and effectiveness of their development function but also taking into account their record of housing management, such as their ability to robustly respond to substantiated incidents of antisocial behaviour).

14.2. The system has evolved over that time and been reviewed three times. The most recent review was undertaken in conjunction with Sedgemoor and Mendip District Councils, which had the added advantage of sharing resources to run the process and Housing Associations having to produce one submission rather than three. The process completed early in

2011 with the new partnerships implemented that April for an intended five year period.

14.3. South Somerset and Mendip currently share the same five main partner Associations:

- Aster Housing
- Jephson Housing
- Knightstone Housing
- Raglan Housing
- Yarlington Housing

14.4. Sedgemoor chose four of the same but appointed SHAL rather than Aster as their fifth. Hastoe was not appointed as a main partner but remains an approved partner with recognised specialism in providing rural housing such as on exceptions sites.

14.5. There is currently a proposed merger between Jephson and Raglan, with a joint transition Board already appointed. Assuming this does go ahead, we will be reduced to four main partners, as will Mendip and Sedgemoor. There is a risk (in terms of sector capacity) of 'too many eggs in too few baskets' which could seriously impact on delivery throughout Somerset should anything happen to any one of the remaining main partner Housing Associations (for example a moratorium on new building brought about by a significant failure on a site elsewhere in the country). It is also good practice to give private sector developers a wide enough choice when suggesting potential named Housing Associations to receive the affordable housing in s106 Agreements. As the previous selection exercise was run about four years now, it is not prudent to simply 'promote' the Housing Association that came sixth.

14.6. Instead it is suggested that the review process is brought forward by a year with the intention of having a revised partnership in place by April 2015 (rather than April 2016). An initial discussion between the relevant officers suggests that Mendip and Sedgemoor will wish to act collaboratively again and the current proposal is to follow broadly the same process as last time, which went as follows:

- Expressions of interest, including from the existing preferred partners, were sought at the start of November 2010, followed by a two stage assessment process.
- The first stage consisted of analysis of information requested. Based on a strict scoring schema Housing Associations were awarded partner status if they achieved a minimum acceptable score.
- The highest scoring Housing Associations were then invited to a second stage interview in January 2011. The interview panel consisted of the relevant portfolio holder and a senior officer from each of the three participating Councils. Last time interviews were held over two days at South Somerset's Council Offices.
- The overall scoring was balanced 70% from the first stage assessment and 30% from the second stage interview and each Local Authority appointed five new 'main partners'. (All three Councils had set out to appoint at least four but reserved the right to appoint a fifth in the event of a high degree of overlap in order to ensure a good spread of risk and capacity).

- Approval for the submission and joint assessment process and confirmation of the outcome were both portfolio holder decisions based on a formal report and published in the Executive Bulletin.

14.7. Subject to confirmation from this meeting of the District Executive, it is proposed that the revised process commences immediately, starting with the relevant officers from the participating Councils reviewing the criteria and scoring schema.

15. Financial Implications

Affordable Housing Reserve	£,000 (rounded)
Balance b/f (per DX report August 13)	1,385
Allocation to Larkspur Crescent, Raglan (5 Bed), Yarlinton (5 Bed) & Knightstone Bungalow Conversion (District Executive August 13)	(214)
Allocation to Lyde Road (Portfolio Holder Report October 13)	(30)
Allocation to Furnham Road (District Executive December 13)	(180)
Allocation to 80 South Street (District Executive April 14)	(100)
Allocation to Caravan for Flood Victim (Urgent Decision May 14)	(15)
Allocation to Larkspur Crescent (Portfolio Holder Report June 14)	(56)
Allocation to Crewkerne BNB (Portfolio Holder Report June 14)	(169)
Balance remaining for 2014/15	621

15.1 If the District Executive approves the proposal to de-allocate:

- £850,000 from Raglan Housing Association,
- £180,000 from Knightstone Housing,
- £80,000 from Yarlinton,
- £201,000 from Jephson Housing;

as per the recommendations, this affordable housing reserve will increase to £1,932,000.

15.2 Following this, if the District Executive approves the proposal to allocate:

- £276,500 to a mortgage rescue scheme fund,
- an additional £14,000 to Knightstone Housing,
- £65,000 to Yarlinton;

as per the recommendations, this affordable housing reserve will then decrease to £1,576,500.

15.3 The general contingency funding has traditionally been held back to meet operational requirements, such as "Bought not Builts" for larger families; mortgage

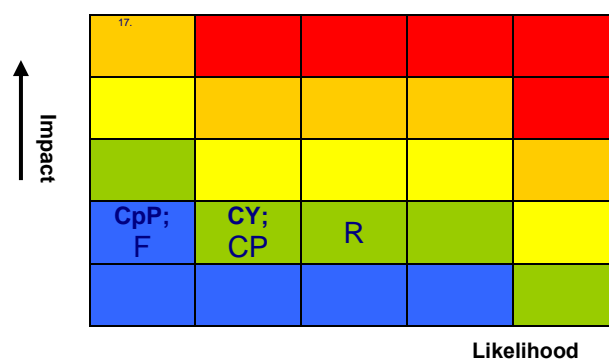
rescue and disabled adaptations specifically designed for clients where opportunities do not exist in the current stock.

Affordable Housing Rural Exception Schemes	£,000 (rounded)
Balance b/f (per DX report August 13)	546
Allocation to Horton (Portfolio Holder Report October 13)	(48)
Allocation to West Coker (Portfolio Holder Report October 13)	(143)
Current balance remaining for 2014/15	355

15.4 If the District Executive approves the proposal to de-allocate £143,000 from Raglan Housing Association, as per the recommendations, this Rural Exceptions Reserve will increase to £498,000.

15.5 Following this, if the District Executive approves the proposal to allocate £240,000 to Yarlinton Housing Association for the proposed scheme at Merriott, this rural exceptions fund will reduce to £258,000.

16. Risk Matrix



Key

Categories	Colours (for further detail please refer to Risk management strategy)
R = Reputation	Red = High impact and high probability
CpP = Corporate Plan Priorities	Orange = Major impact and major probability
CP = Community Priorities	Yellow = Moderate impact and moderate probability
CY = Capacity	Green = Minor impact and minor probability
F = Financial	Blue = Insignificant impact and insignificant probability

17. Carbon Emissions and Climate Change Implications

All affordable housing in receipt of public subsidy, whether through the HCA or from the Council, has to achieve the minimum code three rating within the Code for Sustainable Homes. Both the HCA and the Council's required standards for affordable housing are currently subject to consultation.

18. Equality and Diversity Implications

All affordable housing let by Housing Association partners in South Somerset is allocated through Homefinder Somerset, the county-wide Choice Based Lettings system. Homefinder Somerset has been adopted by all five local housing authorities in the County and is fully compliant with the relevant legislation, chiefly the Housing Act 1996, which sets out the prescribed groups to whom 'reasonable preference' must be shown.

19. Implications for Corporate Priorities

The Affordable Housing development programme clearly provides a major plank in addressing "Focus Three – Homes" and in particular meets the stated aim:

"With partners, enable additional new homes to meet the needs of the district, including mixed housing schemes to buy or rent that are affordable."

and the major statement in the Plan:

"We want decent housing for our residents that matches their income"

20. Privacy Impact Assessment

This report does not directly impact on any data held of a personal nature.

21. Background Papers

Affordable Housing Development Programme - District Executive – 1st August 2013

Affordable Housing Development Programme: Lyde Road Key Site, Yeovil
Executive Bulletin no.s 597 & 598, 18th & 25th October 2013

Affordable Housing Development Programme: Rural Exception Scheme at Horton
Executive Bulletin no.s 597 & 598, 18th & 25th October 2013

Disposal of land at Plot 5, Jarman Way, Chard Business Park (Confidential)
District Executive – 5th December 2013

Creation of a Day Centre and Related Accommodation at 80 South Street, Yeovil
District Executive – 3rd April 2014

Affordable Housing Development Programme: Bought not Built Properties,
Crewkerne
Executive Bulletin no.s 629 & 630, 13th & 20th June 2014

Affordable Housing Development Programme: Larkspur Crescent, Yeovil
Executive Bulletin no.s 630 & 631, 20th & 27th June 2014

Appendix A: Combined HCA & SSDC Programme 2013/14 outturn

	HA	Scheme Name	Social Rent	Affordable Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SDC land allocation value	Level of grant from HCA	Planning Obligation	Anticipated completion
Yeovil	Yarlington	St George's Avenue	0	0	0	0	43	£0	£0	£0	£0		Jun-13
	Yarlington	Mortgage Rescues	0	2	0	2	2	£116,724	£0	£0	£116,724		
	Yarlington	Pen Mill	5	0	5	10	10	£0	£0	£0	£0	✓	Dec-13
Chard	Raglan	Great Western Road	0	32	14	46	46	£801,943	£0	£0	£801,943		Jun-13
	Yarlington	Mitchell Gardens*	0	0	4	4	4	£0	£0	£0	£0	✓	
South Petherton	Raglan	Hayes End Road, South Petherton	7	0	3	10	10	£0	£0	£0	£0	✓	Apr-13
Rural (population below 3,000)	Yarlington	Cumnock Crescent, Castle Cary	12	0	12	12	28	£990,800	£0	£0	£990,800		Sep-13
	Yarlington	Parsons Close, Long Sutton	0	1	2	3	3	£99,601	£0	£2,000	£99,601		May-13
	Yarlington	Mortgage Rescues	0	2	0	2	2	£159,661	£0	£0	£159,661		
	Raglan	Mill Lane, Barton St David	0	13	0	13	13	£209,924	£19,500	£0	£190,424		Jul-13
Totals			24	50	40	102	161	£2,378,653	£19,500	£2,000	£2,359,153	24	

Appendix B: Expected Combined HCA & SSDC Programme 2013/14

	HA	Scheme Name	Social Rent	Affordable Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SDC land allocation value	Level of grant from HCA	Planning Obligation	Anticipated completion
Yeovil	Raglan	Larkhill Road	1	0	0	1	1	£137,600	£137,600	£70,000	£0		Jul-14
	Yarlington	Lufton Key Site	30	0	29	59	59	£0	£0	£0	£0	✓	Mar-15
	Raglan	Hathermead Gardens*	0	1	0	0	0	£59,000	£59,000	£0	£0		Jun-14
	Yarlington	Westfield Place*	1	0	0	0	0	£70,000	£70,000	£0	£0		Dec-14
	Knightstone	Lyde Road** (Cunningham Rd)	1	8	0	9	9	£180,000	£30,000	£0	£0	✓	Oct-14
Chard	Knightstone	Furnham Road	0	31	10	41	41	£950,000	£0	£0	£950,000		Dec-14
	Raglan	Great Western Road, Phase 2	0	10	0	10	10	£236,579	£0	£0	£236,579		Jun-14
	Raglan	Rosebank, Millfield Road	0	10	0	10	10	£325,786	£88,000	£0	£237,786		Mar-15
	Yarlington	Mitchell Gardens***	14	0	3	17	17	£0	£0	£0	£0	✓	Feb-15
Crewkerne	Yarlington	Purchase & Repair	0	1	1	2	2	£169,000	£89,000	£0	£80,000		Mar-15
	Yarlington	Hardy Court	0	2	0	2	2	£80,090	£0	£0	£80,090		Mar-15
Ilminster	Aster	Canal Way	11	4	8	23	23	£0	£0	£0	£0	✓	Jan-15
Langport (& Huish)	Hastoe	Fern Green, Langport (Huish Episcopi)	0	14	4	18	18	£380,972	£0	£0	£380,972	✓	Nov-14
South Petherton	Aster	St Michael's Gardens	7	4	6	17	17	£0	£0	£0	£0	✓	Nov-14
Somerton	Knightstone	St Cleers Orchard, Somerton	0	0	1	1	1	£85,000	£85,000	£0	£0		May-14

	HA	Scheme Name	Social Rent	Affordable Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SDC land allocation value	Level of grant from HCA	Planning Obligation	Anticipated completion
Rural (population below 3,000)	Yarlington	Minchington Close, Norton- Sub-Hamdon (CLT)	0	8	2	10	10	£420,000	£0	£0	£420,000		Sep-14
	Yarlington	Westfield, Curry Rivel	0	0	4	4	4	£40,000	£0	£0	£40,000		Dec-14
	Yarlington	Wheathill Way, Milborne Port	5	0	2	7	7	£0	£0	£0	£0	✓	Mar-15
	Raglan	Sparkford Road, Sparkford	0	7	6	13	13	£179,623	£0	£0	£179,623		Oct-14
	Raglan	Font Villas, West Coker	6	0	0	6	6	£99,200	£0	£100,000	£99,200		Oct-14
	Hastoe	West Camel Road, Queen Camel (CLT)	0	16	4	20	20	£868,000	£0	£0	£868,000		Dec-14
		Totals	76	116	80	270	270	£4,280,850	£558,600	£170,000	£3,572,250	141	

* extensions to create five bedroom properties, but no net gain in overall numbers

** Lyde Road - £150,000 of RCGF

*** Four further properties completed 2013/14

Appendix C: Proposed Combined HCA & SSDC Programme 2015/16 +

	HA	Scheme Name	Social Rent	Affordable Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SSDC land allocation value	Level of grant from HCA	Planning Obligation	Anticipated completion
Yeovil	Raglan	Dampier Place	0	22	11	33	33	£648,417	£0	£0	£648,417		Nov-16
	Chapter 1	Christopher House*	0	9	0	0	9	£270,000	£0	£0	£270,000		2015
	BCHA	80, South Street	0	4	0	4	4	£100,000	£100,000	£0	£0		2015
	Raglan	Goldcroft	0	19	0	19	19	£470,402	£0	£0	£470,402		May-16
Chard	Knightstone	Furnham Road, Phase II	0	9	0	9	9	£302,334	£0	£34,000	£268,334		Dec-15
	Yarlington	YHG Land (Millfield)	0	4	2	6	6	£166,000	£0	£0	£166,000		2016
Rural	Hastoe	Shave Lane, Horton	0	6	0	6	6	£177,996	£48,000	£0	£129,996		2016
	Hastoe	Ash	0	6	0	6	6	£190,500	£0	£0	£190,500		2016
	Yarlington	Shepton Beauchamp	0	7	0	7	7	£245,000	£0	£0	£245,000		2016
		Totals	0	86	13	90	99	£2,570,649	£148,000	£34,000	£2,388,649		

*New self contained units created by refurbishment of an existing property, therefore no net gain.