

Affordable Housing Strategy Mid Year Update – November 2010

1 Performance

Main achievements since April 2010

- Successful bids in the AGMA Local Investment Plan, totalling £979,000 grant and 16 homes for schemes at
 - Bryn Road South, Ashton, WALH – development of 2 four bedroom houses, Start on site anticipated Dec '10, completion by summer '11
 - Helen Street, Golborne, WALH – development of 2 four bedroom houses, SOS anticipated Dec 10, completion by summer '11
 - Eliot Gardens, Worsely Mesnes, Adactus – extension of existing extra care scheme providing 10 additional units. SOS anticipated Dec '10, completion by December '11.

- Start on site at The Orchards LA new build scheme on 4th October '10, expected completion by October '11 (35 homes)
- Handover of first 6 properties at Durham Street, Whelley in September 10 (Adactus) further handovers due up until February '11.
- Completion of first LA New build homes at Etherstone Street on 20th October '10.
- Implementation of new Local Lettings Policy on Durham Street and Etherstone Street schemes. The objectives of the policy to create mixed communities have been achieved with the proportions of lettings to targeted groups being met or exceeded.
- Further 27 completed sales under the Homebuy Direct scheme
- Marketing of 4 discounted sale properties at Belong Atherton older persons accommodation begun in October 2010, completion expected March 2011.
- Further 9 private rented sector properties in management or leasing agreements via Wigan Housing Solutions.
- 18 landlords now accredited under Wigan Council Accredited Landlord Scheme.
- Completion of the affordable housing viability study, commissioned from the DVS. Findings have been used to inform the draft housing core policy.
- Consultation period launched on latest LDF proposals, 19th October to 30th November, including housing core policy.
- Development of AGMA Local Investment Plan 2 underway, covering period April 2011 to March 2015
- Work underway on a new Housing Delivery Plan to replace the affordable housing strategy from April 2011

2 Key Performance Indicators Q1 and Q2 2010/11

2.1 Housing Strategy Vision 2026 Performance Indicators

Theme 1		Quantity				
Updated 20.10.10 Indicator		2008/09	2009/10	2010/11		
		Outturn	Outturn	target	Q1	Q2
NI154 SHI1	Number of net homes provided	780	433	600	124	75
NI155 SHI2	Number of affordable homes delivered (gross)	38	42	157	11	37
LAA Local	Number of additional affordable lettings	264	311	530	327	368
SHI6	Percentage of private sector homes empty for more than 6 months	2.56%	2.44%	2.40%	2.40%	2.35%
LAA Local	Number of empty homes returned to use or demolished with LA advice or action	64*	1525	6120		
RSS	percentage of homes built on previously developed land	87.3%	91.5%	80%		

2.2 Breakdown of delivery of affordable homes Q1 and Q2 2010/11

Updated 11.11.10 Indicators	2009/10	2010/11		
	outturn	target	Q1	Q2
Additional units built or acquired				
LA (inc ALMO)	0	66	0	0
RSL Rented	27	61	0	18
RSL Intermediate rent	0	0	0	0
RSL S/O shared equity	15	26	11	19
Non LA/RSL social rent	0	0	0	0
Non LA/RSL intermediate rent	0	0	0	0
Non LA/RSL S/O shared equity	0	4	0	0
Total	42	157	11	37
Number of additional lettings	311	530	5	4

3 Actions and Challenges for 2010/11

- Ensure that the development of new affordable housing policies within LDF enable us to respond to variations in the local market, secure appropriate amounts of affordable housing dependent on viability and location and better meet local needs for affordable housing.
- Ensure that LA and WALH developments are delivered on time and budget.
- Continue our involvement in the development of the Greater Manchester Local Investment Plan 2 for 2011 with the other AGMA authorities and HCA.
- Participate in the Wigan Total Capital Asset Pilot project at Bickershaw South
- To develop the new Housing Delivery Plan setting out how we will encourage housing development to support growth and develop new models of housing delivery.
- To evaluate the impact of central government policy and financial announcements on the delivery of homes in the borough and adjust our local policies to take account of this.

4 Changes to strategy and policy context

- 4.1 Public funding for affordable housing provision has been cut by approximately 50% in the recent Comprehensive Spending Review. The Government has also announced that it will no longer be funding social rented tenure homes and that future investment will be on an Affordable Rent model based on 80% of market rent rates. A paper on this is expected early in 2011. Providers will need to appraise how this new model will work financially and also assess the impact on the

ability to meet housing needs.

- 4.2 Central government has also announced other housing related funding models such as Tax increment Funding and Regional Growth Funds. New funding opportunities are focused on wider regeneration and growth. Other proposals to boost housing supply include the New Homes Bonus.
- 4.3 The Localism Bill is to be introduced soon, this is likely to have an impact on local planning policy and housing developments, for example the Community Right to Build.
- 4.4 Our membership of AGMA will become increasingly important as funding opportunities, such as Evergreen, are directed at a Greater Manchester level with the new Local Enterprise Partnership setting the economic direction for the sub-region.

