

Agenda



Delegated Decisions - Leader

Date: Monday, 14 December 2020

To: Councillor J Mudd

Item		Wards Affected
1	<u>Social Housing Grant Programme 2020/21</u> (Pages 3 - 8)	All Wards
2	<u>Part 2 Exempt or Confidential Items</u> Part 2: Not for publication as consideration of the report involves the likely disclosure of exempt information as defined in schedule 12 A of the Local Government Act 1972 (as amended) and the exemption outweighs the public interest in disclosure.	
3	<u>Social Housing Grant Programme 2020/21</u> (Pages 9 - 14)	All Wards

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Date of Issue: 4 December 2020 Date Not Specified

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Report

The Leader of the Council

Part 1

Date: 15 December 2020

Subject Social Housing Grant Programme 2020/21

Purpose To inform the Leader of the planned development programme that has recently been approved by the Welsh Government.

Author Housing Manager Strategy

Ward All

Summary The planned development programme, as agreed with RSL partners, has recently been approved by the Welsh Government. This report is to make the Leader aware of the schemes included, the amount of SHG funding received and the potential impact for Newport.

Proposal To endorse the planned development programme as agreed by Welsh Government.

Action by Head of Regeneration, Investment and Housing

Timetable Immediate

This report was prepared after consultation with:

- Linc Cymru
- Melin Homes
- Newport City Homes
- Pobl Group
- Head of Law and Regulation - Monitoring Officer
- Head of Finance - Chief Finance Officer
- Head of People and Business Change
- Director, Place

Signed

Background

The Welsh Government distributed Social Housing Grant to local authorities on a formula basis. For the financial year 2020/21 Newport has been awarded £4,867,000 with indicative awards of £3,749,000 for 2021/22 and £2,662,000 for 2022/23. In addition to this £1,646,000 of Recycled Capital Grant has been utilised in 2020/21 making a total of £6,513,000 which will be used to fund new housing developments in Newport in 2020/21.

The schemes included in the PDP for 2020/21 are as follows:

- **Tredegar Court, Melin Homes, Pillgwenlly** – an ongoing scheme to replace bedsits in a sheltered housing scheme with one and two bedroom flats and as well as improvements to external communal space.
- **Treberth, Pobl Group, Ringland** – a jointly funded project with ICF to construct 45 flats for older people and an associated community facility.
- **Coverack Road, Newport City Homes, Victoria** – a mixed tenure development utilising vacant land alongside the riverfront which will include neutral tenure, low cost home ownership and private rent units of accommodation.
- **123 – 129 Commercial Street, Pobl Group, Stow Hill** – balance outstanding of a recently complete scheme providing high quality city centre apartments for people aged 55 or over.
- **Mountbatten, Newport City Homes, Ringland** – demolition of existing maisonettes and replacement with flats and family homes. This scheme forms part of the wide regeneration of the Ringland estate.
- **Hillside, Pobl Group, Gaer** – the demolition and replacement of a disused resource centre with family housing.
- **Deer Park Lane, Pobl Group, Graig** – balance of completed scheme providing affordable housing on a new build development in area with some of the highest property prices in Newport.
- **Glen Llyn Phase 2b, Pobl Group, Lantern** – balance outstanding for a recently completed scheme providing 22 affordable homes on the Glan Llyn development.
- **Llanwern Village Phase 1, Pobl Group, Llanwern** – balance outstanding of a scheme recently completed providing a mix of flats and family homes on a new build development.
- **Riverside House, Newport City Homes, Stow Hill** – redevelopment of the market combining residential and business space in a live/work hub.
- **Emlyn Street, Pobl Group, Stow Hill** – redevelopment of a derelict building and adjacent unused land that form part of the Lower Dock Street conservation area to create 17 apartments, 5 of which will be wheelchair accessible.
- **Bath Street and Trostrey, Pobl Group, St. Julians** – Replacement of a vacant laundry with 2, 3 and 4 bed family homes.
- **Glan Llyn Phase 2c Contract 1, Pobl Group, Llanwern** – continued provision of affordable homes on the Glan Llyn development.

The benefits to Newport are that we will be able to take steps to meet identified housing need. The 2020/21 planned development programme is funding 295 units of affordable housing, all of which will be allocated through the common housing register.

The schemes at Tredegar Court, Treberth and Commercial Street provide high quality accommodation people aged 55 or over. Previous experience has shown the benefits of providing this type of accommodation not just for the residents that move into it but also in terms of making accommodation available for re-let that would not normally have come up. An analysis of allocation at the recent over 55's development Hen Egwyls found that in addition to 14 households that moved into the scheme 13 households were rehoused as result of accommodation becoming available. This included several households who the local authority had accepted a homelessness duty to and were living in temporary accommodation.

Developments at Coverack Road, Mountbatten, Riverside House and Emlyn Street all include flats. These are vital in meeting identified housing need, ensuring the local authority can discharge its

homelessness duty and allowing people to move on from temporary accommodation. Prior to the outbreak of COVID-19 single people formed the majority of presentations for homelessness assistance in Newport. During lockdown the local authority and its partners identified and assisted more vulnerable households, the majority of which were single people, who will also be in need of affordable accommodation to move onto in the future.

Several schemes are also providing family housing. As with accommodation for over 55s this can have the benefit of creating a chain of allocations when one household is rehoused, leading to several households being suitably housed. The proviso of family housing also helps prevent and alleviate overcrowding which is widely expected to have a detrimental impact of on health and on the education achievement of children. Some of developments are providing affordable family housing in areas of Newport where property prices are at their highest. For example the current average weekly private rent for a 3 bedroom property in the Graig and Llanwern wards is £183, whilst local housing allowance for a 3 bedroom property in Newport is £127 a week.

In terms of timescales as indicated above some of these schemes have already completed. Of the schemes currently on site estimated completion dates range between April 2021 and April 2022.

Financial Summary

The financial resources required to manage the Social Housing Grant Programme are already included within the department's set budget for the financial year. Social Housing Grant is administered by the local authority but paid directly to our RSL partners by the Welsh Government. The provision of affordable housing that meets identified needs generates direct savings for the local authority in terms of expenditure on temporary accommodation. It also produces long term savings that are not as easy to quantify such as by improving the health and wellbeing of residents of Newport.

	Year 1 (Current) £	Year 2 £	Year 3 £	Ongoing £	Notes including budgets heads affected
Costs (Income)					
Net Costs (Savings)					
Net Impact on Budget					

Risks

Risk	Impact of Risk if it occurs* (H/M/L)	Probability of risk occurring (H/M/L)	What is the Council doing or what has it done to avoid the risk or reduce its effect	Who is responsible for dealing with the risk?
A second lockdown prevents planned developments from progressing.	L	M	Developments are programmed over several years so payments for part completed sites could be brought forward to take up any underspend. There is a robust list of reserve schemes in place that could be brought forward at short notice. The Housing Strategy and Delivery Team have monitoring processes in place for the development programme.	Housing Manager Strategy

* Taking account of proposed mitigation measures

Links to Council Policies and Priorities

The planned development programme supports all four of the strategic aims set out in the council's response to COVID-19 as detailed below:

- Strategic Aim 1 Supporting Education and Employment – the development of new housing will create jobs and opportunities in Newport.
- Strategic Aim 2 Supporting Environment and Economy – the construction of new houses will be a benefit to Newport's economy.
- Strategic Aim 3 Supporting Health and Wellbeing of Citizens – good quality, affordable housing is essential to good health and wellbeing.
- Strategic Aim 4 Supporting Citizens Post COVID-19 – a continuing supply of affordable housing that meets identified need will help ensure that residents of Newport are able to access and sustain appreciate housing that meets their needs.

Options Available and considered

- To endorse the planned development programme as it currently stands.
- To request changes are made to the programme.

Preferred Option and Why

To endorse the planned development programme as it currently stands. The programme has been agreed with RSL partners and approved by the Welsh Government. Any changes would have to be renegotiated with partners and approved by the Welsh Government which would lead to a delay in drawing down funding.

Comments of Chief Financial Officer

There will be no adverse financial impact in endorsing the programme, it has been agreed with Welsh Government and is fully funded through the Social Housing Grant.

Comments of Monitoring Officer

There are no legal implications. The proposed allocation of Social Housing Grant is in accordance with the Council's strategic housing powers and is consistent with Corporate Plan and well-being objectives. The planned development programme will ensure that the capital funding provided by Welsh Government is utilised for the provision of affordable housing schemes that meet local housing need and priorities as identified by the Council. The housing development programme has already been agreed with RSL partners and Welsh Government.

Comments of Head of People and Business Change

From an HR perspective there are no staffing implications to this report.

The Social Housing Grant programme actively supports the aims of the Wellbeing of Future Generations (Wales) Act 2015. The report writer has fully considered the sustainable development principle when developing this report.

As required, the report writer has completed a Fairness and Equalities Impact Assessment.

Comments of Cabinet Member

The Leader has been briefed on this report.

Scrutiny Committees

N/A

Equalities Impact Assessment

A full fairness and equalities impact assessment has been produced for this proposed development programme. The SHG programme is expected to have a positive impact in both respects. In order to be included in the SHG programme a development must show how it is meeting the housing need as identified in the LHMA. This comprehensive assessment of housing need is produced with due regard to the Equalities Act 2010.

Children and Families (Wales) Measure

The proposed development programme includes several schemes where family accommodation will be provided. This will help ensure that children and families in Newport live in good quality accommodation that supports their emotional and physical wellbeing.

Wellbeing of Future Generations (Wales) Act 2015

The SHG programme actively supports the aims of the Wellbeing of Future Generations (Wales) Act. It is a **long term** housing development that aims to **prevent** people from becoming homeless or living in unsuitable accommodation. It is well **integrated** with the wider objectives of the local authority, based as it is on the LHMA which in turn feeds into the Local Assessment of Wellbeing. It is produced in **collaboration** with our RSL partners and is fully supported by the Welsh Government. **Involvement** of our RSL partners is key to developing deliverable schemes that meet identified need. Residents of Newport are also able to have their say on the development of new schemes.

Crime and Disorder Act 1998

The planned development programme seeks to be provide accommodation in areas where it will be sustainable in the long term. Consideration is given to the surrounding areas and properties and the impact any new development will have on them. Welsh Government standards for new housing developments include provision about safety and crime presentation.

Consultation

The development programme is prepared through extensive consultation with our RSL partners. The programmes as it currently stands has also been approved by the Welsh Government.

Background Papers

None

Dated: 1 December 2020

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By virtue of paragraph(s) 12 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

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