

INNOVATIVE OPTIONS FOR BUILDING AND REFURBISHING COUNCIL HOMES

**Report by Duncan Bowie, University of Westminster for London Assembly
Housing and Regeneration Committee**

1 INTRODUCTION

The purpose of this report is to review the options available to boroughs to develop and refurbish council homes in the new funding environment created by the introduction of the new self-financing regime for Housing Revenue Accounts. The report also recognises the current context on the extent to which direct funding is available from central government and from the Mayor of London. This is an initial overview of the position in London based on an analysis of pre-existing policy and research reports, responses to a request for information sent to all London housing authorities, an analysis of relevant borough policy and project documentation and discussions with a number of key researchers and borough officers. Nineteen boroughs responded to the questionnaire.

2 CONTEXT

Direct development of new social housing has been limited both in London and the rest of England over the last 20 years. Official data shows a decline in Local Authority completions in England from 14,700 in 1989 to 1,090 in 1994 and only 50 in 1999. The figure increased to 360 in 2009 and then to 2,230 in 2011. In 2010, the Government stopped funding any new development by local authorities and housing associations of social rented homes, replacing the programme by a new affordable rent programme funding rented homes at up to 80% of market rent.

There remains however an unmet need for social rented housing. The latest estimate of London's housing requirements is in the Mayor's 2008 Strategic Housing Market Assessment which gave a requirement for 145,600 new social rented homes over the ten year period 2007- 2017, compared with 36,500 new intermediate homes and 143,600 new market homes. The total estimated requirement was 325,800 homes or 32,580 a year. In the light of the 2011 census data and subsequent household projections, it is arguable that London's requirement is now between 50,000 and 55,000 a year. The Mayor has not yet published an updated estimate of London's housing requirements, or specified the proportion which should be social rented

homes as contrasted with intermediate or market homes.¹

CLG data on London housing starts and completions by borough in 2011/12 and the first three quarters of 2012/13 are given in Annex 1.

3 AVAILABLE CAPITAL RESOURCES

This section of the reports seeks to summarise the capital resources available to London boroughs for housing investment, including the provision of new council homes for rent.

3.1 The HCA /Mayoral Investment Programme

The current 2011-15 HCA budget, the London component of which was transferred to the Mayor of London in May 2012, is focused primarily on the provision of new homes under the ‘affordable rent’ model with homes being provided on rents of up to 80% market rent, rather than at the pre-existing framework of target rents applying to social rented homes funded under previous HCA programmes. The original HCA allocations were for 16,300 affordable rented units and 5,726 shared ownership units, giving a total of 21, 856 units, with a total grant allocation of £627m.

The total Mayoral housing investment programme for 2011-15 is around £2 billion. This includes Decent Homes funding and a number of special initiatives, such as the Self-build revolving fund. Some 8,114 affordable homes in London were completed in 2012/3, as compared with 16,176 the previous year.

Some 10,092 homes were started in 2012/3. This included 1324 social rent homes funded from the Mayor’s Affordable Housing Programme, together with 298 social rented units funded from the National Affordable Housing Programme inherited from the Homes and Communities Agency, making a total of 1672 social rent homes, compared with 4936 affordable rented homes, 3484 affordable home ownership homes and 437 open market homes. Summary data on HCA/ GLA funded starts and completions since 2009/10 is given in Annex 2, together with data by borough.

Local authorities were and remain eligible to apply for direct HCA/ Mayoral grant. Schemes developed directly by boroughs were funded under the HCA September 2010 programme totalling £54m to provide **667** new homes (of which £46m for 552 homes was under the Local Authority New Build (LANB) programme).

The 2011-2015 Affordable Homes Programme established by the HCA, a programme which in April 2012 was transferred to the Mayor, also includes some direct funding for London boroughs. The boroughs receiving allocations are Barking and Dagenham, Camden, Ealing, Hackney, Hillingdon, Newham and Wandsworth. These allocations will fund **1689** new homes, comprising 591 social rented homes, 1033 affordable rented homes, and 75 affordable home ownership homes. There are also small programmes for funding bringing back empty properties into use (£144,000 for

¹ In this context it should be noted that the ‘affordable rent’ product now funded by the Mayor is not equivalent to social rented housing but a form of intermediate housing provision. .

11 homes in 2011/12 and £4,023,000 for 297 homes in 2012-15) and for homelessness initiatives (£4,470,000 for 124 homes).

The new programme funded under the Mayor's Housing Covenant, also provides funding for some boroughs totalling £4,955,000 for **238** homes. These relate to the new 'flexible housing' product.² The boroughs receiving allocations are Camden, Ealing, Enfield, Harrow, Newham and Wandsworth.

Full details of borough allocations under all these programmes are given in Annex 3.

3.2 The New Homes Bonus

The New Homes Bonus provides significant resources for local authorities, being paid in relation to homes built with a higher rate of payment for completed affordable homes. Boroughs are able to use the New Homes Bonus to fund new homes, but the majority of boroughs are prioritising protection of existing services, given that as from 2012/3, funding for NHB has been top-sliced from the government's 'formula' grant – the main revenue grant to local government. Nevertheless for boroughs with significant recent development programmes, the NHB has been a significant resource – for example over the last three years, Tower Hamlets has received over £30m, Islington £20m and Southwark and Hackney receiving £16m each. Full borough figures for allocations since 2011/12 are given in Annex 4.

3.3 S106 Contributions

In recent years, s106 contributions (planning obligations) have provided significant receipts for local authorities. Data for London published by CLG for 2010/11 (the latest data available) gives a figure of £97.8m payments received. Given that at the beginning of the 2010/11 financial year, £153.2m receipts were held in borough accounts, and that only £33.1m receipts were spent in 2010/11, this means that at the beginning of 2011/12, London boroughs and the City Corporation had some £218m in their accounts. It is likely that for some boroughs, s106 receipts may have fallen since the recession. However individual boroughs are still negotiating significant receipts from specific prime developments. For example Southwark negotiated a £29m contribution from the 1 Blackfriars Road development towards its Affordable Housing Fund.

In the past s106 contributions have often been used to top up HCA grant on specific schemes. While in 2010/11, s106 contributed funding to some 6502 additional affordable homes in London, of which 104 were council rented, 3595 housing association social rented, 692 intermediate rented and 2045 shared ownership,

² The 'Flexible product' includes three programmes:

* Rent to save: For households on low to moderate incomes without sufficient deposit to access a shared ownership mortgage.

* Shared ownership: For households on low to moderate incomes sufficient to support the purchase of 25-75% of the value of the property and a deposit of around 10% of the share.

* Equity loan :For households on moderate incomes sufficient to raise a mortgage for 75% of the value of the property and a deposit of 5% of the property value.

only 128 (or 2%) of these were funded entirely from s106, the rest also involving contributions from HCA and/or local authority capital programmes. With Mayoral funds no longer funding social rent in the future (except in exceptional cases), it is unlikely that significant social rented homes will be funded through s106 agreements in the future, especially in the light of the Mayor's proposal to drop the separate social rented target from the London Plan.

3.4 Local Authority Land Holdings

Some London boroughs have significant surplus land and property holdings. No data is available on the aggregate value of such assets. Local authorities have in recent years generally sold assets at full market value to maximise receipts to fund capital expenditure. Local authorities do however have the option of using such sites for direct development or for making land available on a free or discounted basis to housing associations or other developers to provide housing. Where such a subsidised disposal is agreed, the local authority can ensure through a disposal covenant the provision of appropriate affordable homes, available to local authority nominees, either homeless households, or households from the council's waiting list. Where the disposal is to a private developer or other profit-making organisation, a borough could consider whether or not to retain a share in the equity of the disposed land or property and/or for a clawback arrangement by which a proportion of returns or value appreciation above an agreed threshold is payable to the local authority.

3.5 The Community Infrastructure Levy

The Government announced in December that Community Infrastructure Levy receipts could not be used to directly fund the provision of housing, including affordable housing. This has raised concerns that with more boroughs adopting CIL, there will be fewer resources available from s106 agreements to support the provision of affordable housing.

3.6 Decent Homes Allocations

Decent Homes Funding allocations in 2012-13 (covering the three year period 2012/3 to 2014/5) totalled £821m. Allocations were limited to boroughs which had not reached their Decent Homes targets:

Table 1: Decent Homes Allocations 2012/3 to 2014/5

Lambeth	£101m
Lewisham	£95m
Tower Hamlets	£95m
Southwark	£77m
Haringey	£70m
Havering	£63m
Sutton	£62m
Hackney	£62m
Enfield	£59m
Camden	£55m
Barking and Dagenham	£42m

Redbridge	£19m
Newham	£12m
Kingston	£12m

Source: DCLG Statement 19th September 2012

3.7 HRA Self-Financing and LAs' Borrowing Capacity

The GLA housing team submitted a report to the Homes for London Board on 12 February on *Housing Revenue Account Self-financing*, setting out their estimate of London boroughs' borrowing capacity following the HRA self-financing settlement. London has a total HRA debt of £6.4 billion and a borrowing cap of £7.8 billion, leaving an aggregate borrowing headroom of £1.4 billion. This borrowing capacity is however unevenly distributed. Borrowing headroom figures are given in Annex 5 of this report. London boroughs collectively, and the Mayor, have argued for centrally imposed borrowing caps to be removed to allow boroughs to make their own decisions as to the level of borrowing they can undertake. Boroughs with significant decent homes backlogs are likely to choose to use borrowing capacity primarily for stock reinvestment rather than for new homes.

The GLA report analysed borrowing headroom and Decent Homes backlog and generated 4 categories of boroughs:

- a) Boroughs with significant borrowing capacity but a large Decent Homes backlog: Lambeth, Southwark, Tower Hamlets, Hackney, Camden, Newham and Haringey
- b) Boroughs with modest headroom but significant Decent Homes backlogs: Enfield, Lewisham, Havering and Barking and Dagenham
- c) Boroughs with little headroom but a modest Decent Homes backlog: Redbridge, Waltham Forest, Kingston, Sutton, Greenwich, Harrow
- d) Boroughs with significant headroom but no or minimal Decent Homes backlogs: Wandsworth, Westminster, Kensington and Chelsea, Barnet, Brent, City of London, Croydon, Ealing, Hammersmith and Fulham, Hillingdon, Hounslow, Islington.

Local authorities and the Mayor are arguing that the cap on borrowing should be removed and local authorities should be free of borrowing controls so long as that their borrowing is 'prudential' and can be funded by income from the investment. An ability to borrow hangs on projection of the borrowing profile and the timescale for repayment of debt. The valuation model used in the HRA settlements is based on national debt being wiped out after 29 years, with aggregate Housing Revenue Accounts generating a surplus of up to £80 billion by year 30. However the profile gives a much flatter picture for the aggregate of London HRAs, with a surplus only projected at year 28.

Modelling undertaken by Peter Redman of Housing Futures however assumes a higher level of Major Repairs Allowance than the CLG model (at 1.2% pa of rebuilding cost rather than 0.8%), which would lead to a very different debt profile for London with a debt of about £5 billion still outstanding at year 30 rather than a surplus. Redman also points out that some £120m of borrowing headroom (ie 10% of the total) is already committed to the HCA LA New Build programme referred to above.

The HRA settlement made assumptions as to future Right to Buy (RTB) sales. The increase in the maximum RTB discount in London to £100,000 in April 2013, together with the proposal, not yet implemented, to reduce the eligibility period from 5 years to 3 years, will lead to a significant increase in RTB sales in unit terms, but not necessarily to an increase in LA and Treasury RTB receipts. The restriction on LAs using receipts to fund no more than 30% of RTB unit replacement costs remains, the presumption being that replacement units will be at Affordable Rent at up to 80% market rent, rather than at social rent. It should also be noted that only receipts in excess of those assumed in the HRA settlement calculation can be used to fund replacement.

Redman's conclusion on the impact of HRA self-financing is that in theory the £1.4 billion headroom could support 7,000 dwellings at social rents if all capacity over the foreseeable future (not per annum) was used to support new provision. His view however is that in practice given most boroughs' commitments to their existing stock, including under-funded Decent Homes programmes, when combined with the impact of increased RTB sales and requirement to replace demolished units, will limit their capacity to fund significant additional new build provision.

While the removal of the borrowing cap will increase the borrowing capacity of some boroughs, borrowing would still need to be prudential and fundable, and consequently would be quite limited for many boroughs. The argument put forward by some that removal of the borrowing cap would generate a significant programme of new council homes may be overstated.

4 FUNDING AND DEVELOPMENT OPTIONS BEING CONSIDERED BY LONDON BOROUGHs

4.1 Sources of Funding

Many of the boroughs responding to the survey are looking to take advantage of the HRA self-financing reforms and of other funding streams such as the New Homes Bonus to directly develop new homes, both social rented homes and 'affordable rented' homes. In the short term, the number of new homes to be completed will be relatively modest. This section of the report sets out how boroughs are planning to fund new homes.

4.2 Development Options

To inform this report, London boroughs were invited to set out new initiatives for provision of new social rented and 'affordable' rented homes within a number of categories:

- i) Direct development by borough of social rented housing on land in your ownership
- ii) Direct development by borough of social rented housing on land you intend to acquire

iii) Direct development by borough of mixed tenure schemes which include social rented homes

iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels

v) Provision of land and/ or grant by borough to housing associations/ registered providers/Arms Length Management Organisation (ALMO), Tenant Management Organisation (TMO) or Community Land Trust (CLT) to undertake development which includes social rented homes

vi) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level

vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes

viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level.

4.3 New Building or Stock Refurbishment/ Replacement? – A key decision for a local authority

Boroughs with underfunded Decent Homes programmes need to consider whether to give priority to stock refurbishment or replacement. Boroughs with significant estate regeneration programmes which are underfunded may consider completing these schemes and replacing unfit homes to be a greater priority than providing additional new affordable housing supply. Hackney has a £30m Decent Homes programme unfunded; Hammersmith and Fulham needs £30m a year for 5 years. Lambeth is using £11m New Homes Bonus to boost its Decent Homes programme.

4.4 Direct Development of Affordable Housing Including Social Housing

A number of boroughs have programmes for directly delivering social housing on their own land, using a range of sources of funding.

Councils with significant programmes of direct development include the following:

* **Barking and Dagenham** is delivering 870 homes on council land - 488 of which will be social rent with the remaining 382 being affordable rent at between 65% and 80% market rents. 477 of these homes are being developed and owned by a Special Purpose Vehicle (SPV) – Barking and Dagenham Reside – which is wholly owned by the Council. The remainder will be owned by the Council within the HRA. 138 homes council homes are to be developed on a site being acquired by the council.

* **Camden** has a planned programme of 2750 homes for 2013-21 part-funded by capital receipts from land and property disposals. This includes 900 social rented units, 200 shared ownership units and 1650 market sale homes.

* **Ealing** has a programme of developing social rented homes on council owned land; 11 homes in 2010/11; 69 in 2011/12. A further 135 homes were started in 2012/13 due to complete in 2013-5. These are funded from the HCA/ Mayoral programme and are affordable rents - with larger rented properties at target rent and smaller properties at an average of 55% market rent, with secure tenancies. The programme includes some shared ownership and equity share homes.

* **Islington** is supporting a programme of 500 social rented homes on land in its ownership. £1m is being provided as grant funded from the council's New Homes Bonus. Acquisition of land for development has been considered but is not currently being pursued due to the cost of acquiring suitable land.

* **Lewisham** plans to provide 250 new council homes over the next five years, with a longer term plan to fund 600 subject to funding being provided by the Mayor.

* **Newham** is developing 29 three bedroom social rented homes by March 2015 funded by GLA, 17 1 bedroom and 58 3 bedroom affordable rented homes by March 2015 funded by GLA, with rents at 50% market rent for the three bedroom units, and at 80% market rent for the one bedroom units. The council is also directly developing 40 two bedroom and 20 three bedroom shared equity homes by March 2016 funded under Mayor's Housing Covenant.

* **Southwark** has established an affordable housing fund. The aim is to provide 1,000 new council homes by 2020. These will be developed on land owned by the council with funding coming mainly from planning contributions on private developments. Further details of this initiative are given in section 5 below. Southwark also has a small programme of hidden homes through conversions of non-residential property on council estates – 10 completed to date, with a further 7 homes in progress.

* **Tower Hamlets** aims to provide some 300-500 homes as infill developments on estates with a third being affordable homes to be funded by two-thirds market development.

* **Westminster** is delivering some 1,100 new homes through four estate regeneration schemes between 2015/6 and 2019/20. This is dependent on resident support for schemes (in one scheme tenants have already voted to support the plan) and subject to planning consent. The programme comprises 400 social rented homes, 100 intermediate homes and 600 private homes. The social rented homes will be at target rents and retained within the HRA. The Council intends to develop a scheme on land acquired from the health authority to develop specialist housing for people with learning disabilities at affordable rents and some intermediate provision.

Boroughs with more limited programmes include the following:

* **Croydon** has a programme of 41 affordable rented homes at rents of 60-65% market rents to be completed by September 2014, with a plan for 25 further homes a year for 5 years.

* **Enfield** is developing six council owned sites which will include provision of 30 social rented homes. The Council is also proposing new social rented homes within estate regeneration schemes at Alma estate, New Avenue estate and Academy Street. Proposals for further renewal schemes at Highmead and Ladderswood allow for council ownership of stock in the future.

* **Havering** is developing 9 bungalows within the grounds of existing sheltered schemes and is considering potentially 20 more homes on similar sites. Rent policy has not yet been determined, but if affordable rents, 80% market rent will be applied.

* **Hounslow** is directly developing 29 homes on HRA sites. This will include 18 social rented homes, with the project to start on site in late 2013. The council is seeking to identify further sites to achieve 750 new homes, using HRA resources. This will include council sites and additional sites to be acquired by the council. Development of new homes within the HRA is an investment priority within the council's Business Plan. The tenure mix and rent levels of homes within this programme have still to be determined. The Council also has an estate regeneration programme delivering 90 social rented homes on HRA sites – these new homes will be owned by the council and let on council tenancies.

* **Kensington and Chelsea** is developing a small scheme of 12 new social rented homes and is considering further direct development.

* **Richmond** has a programme to develop 37 homes directly.

* **Waltham Forest** is developing 22 council homes under the former HCA Local Authority New Build programme.

Some other responding boroughs were reviewing options:

* **Brent** is reviewing its capacity to undertake direct development.

* **Redbridge** is not currently undertaking direct development but is reviewing options.

* **Sutton** is considering direct development in the context of developing an overall policy approach.

4.5 Development in Partnership with Housing Associations and Other Organisations.

Most boroughs have development partnerships with housing associations and private developers. These partnerships often relate to major estate regeneration projects. Examples given by borough respondents to the questionnaire include the following:

Barnet is undertaking regeneration schemes at West Hendon (Barratts and Metropolitan Housing Trust), Grahame Park (Genesis), Stonegrove (Barratts and Family Mosaic) and Dollis Valley (London and Quadrant and Countryside). Some of these involved the establishment of a Special Purpose Vehicle.

Brent is acting as master developer for the South Kilburn regeneration project which will deliver about 2,500 homes by 2025, of which 50% will be at target rents. They are also working with Notting Hill Housing Trust on the regeneration of Barham Park. Some 35% of the 335 homes will be at target rents.

Camden is using its affordable housing fund (off-site s106 contributions) to provide social rented homes through Origin Housing and the ASRA Housing Group.

Islington has a programme of disposing land to ten partner housing associations. New Homes Bonus has been used to fund Islington and Shoreditch HA and Family Mosaic HA to develop social rented homes. Top up funding has also been provided to an HCA funded ISHA scheme to reduce rents from affordable rent levels to social rent levels.

Kensington and Chelsea is considering funding housing associations to provide new social rented homes with s106 commuted sums.

Kingston is working with housing associations on developing two council owned sites.

Redbridge has transferred an estate of 72 units with a value of £8m at nil value to Swan housing association. The estate will be demolished with the HA providing a new development comprising 149 new units, including 38 social rented homes for existing tenants, 12 homes for existing leaseholders, 35 rented homes for new tenants, 14 shared ownership homes and 50 new market homes. The council is considering the possibility of transferring a package of small sites to HAs at nil value to provide mixed tenure developments. This may include social rented homes for under-occupying existing older tenants.

Southwark

The council is providing grant to Family Mosaic HA to develop 14 homes at Ivydale Road on a site sold by the council. This is funded from s106 commuted sums and will provide 7 social rented units, 2 shared ownership units and 5 market units. Southwark is also supporting a bid by its largest TMO, the Leathermarket Joint Management Board for GLA Community Right to Build funding.

Sutton

The Council has three separate regeneration/ redevelopment schemes with Affinity Sutton, Housing 21 and Veridian.

Westminster

The council continues to fund a range of providers to build affordable homes funded by its affordable housing fund, generated by s106 commuted payments. Currently £22.3m is committed (in addition to £81.3m provided to support 1,300 new homes since 1998). This includes a programme of 36 new homes being developed by Walerton and Elgin Community Homes (WECH) with £3m funding from the

Affordable Homes Fund, of which 26 homes will be at social rent levels and 10 at intermediate rent levels. The council is also considering transferring land to a non-registered affordable housing provider to undertake development.

4.6 Development through Wholly-Owned Company

Three boroughs have already established wholly-owned companies to undertake development. At least two others are considering similar mechanisms.

Barking and Dagenham 477 of the homes funded by the Council are being developed and owned by a Special Purpose Vehicle (SPV) – Barking and Dagenham Reside – which is wholly owned by the Council.

Greenwich has established Meridian Home Start as a wholly-owned company to develop sub market rented homes. Rents are at 70-80% of market rents. The target group is households on incomes between £21,316 and £42,631 a year. As well as ability to pay rents, applicants are assessed on housing need criteria.

Westminster Westminster Community Homes, a charitable subsidiary of the council established in 2009, develops homes on vacant HRA sites. WCH currently owns 290 properties. WCH was granted £9.44m in June 2012 from the affordable housing fund to provide a mix of social rented and intermediate homes through new build or acquisition.

Harrow is investigating the possibility of establishing a wholly-owned local housing company or some form of joint venture vehicle to develop, own and manage new housing outside the HRA. This may involve use of General Fund borrowing capacity from the Public Works Loan Board at favourable rates, with the cost of borrowing plus a margin being covered by net rental stream. Any such properties would be exempt from RTB. The council is investigating alternative options with an intention of forming a view over the next few months.

Newham is considering developing a new private rented vehicle to develop 500 affordable rented homes by March 2019, with all units let at 80% market rent. This would be part-funded by prudential funding from the GRF. This would involve development on council owned sites. The council is currently reviewing alternative development options, including the potential to acquire additional land for the programme.

4.7 Development through a Joint Venture Company

Croydon has established a joint venture urban regeneration vehicle with John Laing: CCURV. The Council may dispose of further land to the company on the basis that new mixed tenure developments will include affordable rented homes.

4.8 Other initiatives

Stock Transfer

Given the lack of borrowing capacity to fund stock upgrading and new development,

Lewisham is considering the option of transferring its housing stock to a tenant-managed company.

5 FOUR CASE STUDIES

5.1 Islington. Directly funded LA social rent programme.

Islington carried out a review of its social housing strategy in 2011/12. The council has made it clear that its priority for new development is for social rented homes, as it considers that so called 'affordable rent' at 65%-80% of market rent is not affordable by the majority of local households in housing need. It has a borrowing capacity within cap of £67m, and given only 259 homes were categorised as non-decent at 2011, it can use much of its borrowing capacity to fund new development.

The borough also has access to significant resources from the New Homes Bonus - £18m in the three years to 2013/14 with £12m assumed for 2014/5. The Council has a number of sites in its ownership on which it can undertake development directly. Fourteen sites have been identified for development in 4 phases. The programme includes larger family sized homes. It is however anticipated that this programme will be limited to about 500 homes, though the council hopes to expand this. As most of the sites are within or next to existing council estates, priority will be given to local tenants who have applied for a transfer.

5.2 Southwark. New development programme funded by planning obligations on private sites.

While Southwark has significant borrowing capacity within the cap of £126m, as the largest public sector landlord in London with 38,000 homes it has very significant cost in terms of maintaining its existing stock. In fact it has a number of badly-designed system build blocks which are beyond repair. As at 2011, some 12,000 homes were categorised as not meeting the Decent Homes standard. The council is facing potential loss of stock through Right to Buy but also has to meet the cost of buying back sold properties within regeneration schemes. Regeneration schemes also generate a requirement to decant tenants into secure accommodation at target rents. The recently published report of its independent housing commission put forward three options for a long term investment strategy – maintaining the current stock level; reducing it to around 30,000 homes, or a third more radical option of reducing it to 20,000 homes – with the latter option generating a larger financial surplus for reinvestment. This last option has been rejected by the council leadership.

While Southwark council have stated that they intend to use their borrowing capacity for improvement to their existing stock, they have nevertheless announced an ambition to build 1,000 new rented homes by 2020. This is to be funded through an affordable housing fund supported by planning contributions from new private sector developments in the north of the borough, many on prestigious sites next to the river. Anticipated resources include contributions from the following schemes: Kings Reach £22.4m; Potters Field £10.5m; Union Street £1.6m, Neo Bankside £10m and 1 Blackfriars £29m. The intention is that the new homes will be developed as a mix of social rent and shared ownership homes. The Council has identified a number of sites on which development could take place, including surplus council offices, garage

sites and other vacant sites within estates, with an initial programme of 86 homes, of which 173 would be for social rent, 44 for social homebuy and 69 for private sale. It is estimated that the full 1,000 homes programme would cost between £131m and £153m. This would need a significant increase in the affordable housing fund beyond current resources. The AHF fund could be supplemented by £12m Right to Buy receipts generated over the next two years. The council has undertaken an assessment of development capacity on some 50 HRA sites.

While the council is prepared to use a proportion of its New Homes Bonus to support new provision, this resource is very limited.

5.3 Greenwich. The potential for using a directly owned company.

Greenwich has no borrowing capacity within the cap. It has however estimated that an inflation linked increase in the cap of 2.5% pa would over ten years provide a £90m borrowing capacity. The council wants to keep ownership of its stock and has in fact been carrying out direct building without resort to grant from the HCA or the Mayor. The council set up a wholly-owned company Meridian to develop intermediate rented homes.

The council wants to develop a mix of social rent and affordable rented homes both within new developments (such as the Greenwich square former hospital site) and within estate regeneration schemes. This is proving to be problematic where schemes are referable to the Mayor, given the mayoral focus on maximising unit output through 'affordable rented' homes which require lower levels of public subsidy. The council is also seeking to persuade the Mayor that including some rented housing at below 65% of market rent is necessary both to achieve a genuinely mixed development and to contribute to meeting a range of housing needs.

One option the council is considering is extending the role of Meridian to include the provision of social rented homes as outside the HRA, these would be exempt from Right to Buy. The council is also investigating whether it could acquire housing land and then transfer to Meridian. Under current arrangements the council would not be able to pass on RTB receipts to an independent company.

5.4 Barking and Dagenham. Establishment of a Special Purpose Vehicle (SPV).

The Council's borrowing capacity within the cap is limited at £7m. The Council however has nearly 8,000 outstanding non-decent homes, so its ability to borrow to fund new homes is limited. Barking and Dagenham has however decided to use its headroom to support new homes. The Council is not using its New Homes Bonus to fund new housing investment.

The Council established a Special Purpose Vehicle in partnership with Laing O'Rourke. This is now wholly-owned by the Council. Barking and Dagenham would transfer land to the SPV. The SPV raises private finance to fund development of new homes, which would be owned by the SPV on the basis of a 60 year lease. The homes will be managed by the Council on a contractual basis. The rent income is retained by the Council with a return being paid to the funder. The current funding is from Long Harbour. On the termination of the lease the ownership of the properties would

transfer to the Council.

The SPV is currently developing 2 schemes comprising 477 affordable homes. The SPV would develop homes on the basis of a mix of 20% social rent, 5% at 65% of the local housing allowance limit and 75% at 80% of the local housing allowance cap. The latter would be targeted at employed households for whom rent was no greater than 35% of net income.

The Council is also directly developing 350 homes funded by the GLA Affordable Housing Programme.

6 ISSUES FOR FURTHER CONSIDERATION

6.1. The Focus on Deliverability and the Need for an Overall Regional Strategy

The commissioned survey indicates that each local authority is reviewing its own position and considering its options. The fact that boroughs are operating within very different contexts in terms of level of debt, borrowing headroom, asset base, outstanding non-decent property, estate regeneration requirements, availability of New Homes Bonus, accumulation of and potential receipt of planning contributions, to mention just a few components, means that it is very difficult to develop a London-wide approach to the challenge of ensuring the delivery of new affordable homes while ensuring the upgrading of existing stock. While the Mayor has both a funding and a land ownership role, he has no control over borough stock, borough borrowing capacity or use of borough resources, including New Homes Bonus payable by CLG or funds obtained from developers through planning obligations (other than the fact that the mayoral CIL for Crossrail acts as a top-slice on resources which would otherwise be available to boroughs). Both Mayor and London Councils have therefore focused on lobbying for CLG to remove restrictions on boroughs' ability to borrow in terms of removing the HRA borrowing cap, rather than seeking to agree a regional approach to the issue. An initial proposal for boroughs to pool their borrowing headroom made little progress, given each borough will seek to balance its own priorities. However the way in which the Mayor uses the funding available to him, within parameters set by central government, and the way he operates his planning policies, again within parameters set by central government, does impact on the options available to individual boroughs.

6.2. Borough Starting Positions are Very Different

The fact that boroughs are working from very different base positions, as well as having different policies and objectives, makes it difficult to argue that one borough's initiative is necessarily transferable to other boroughs or even to a specific borough. Boroughs with borrowing capacity may choose not to use this capacity in order to limit their debt liabilities – given debt repayment has to be funded out of income and that the potential to raise additional income may be limited. Boroughs who may wish to use their borrowing capacity within the cap, may choose to use that capacity to reinvest in existing stock while others may choose to focus on new build. Given that Decent Homes targets still exist, and that a number of boroughs are underfunded in relation to their Decent Homes programmes, the focus on stock improvement may be a necessity rather than an explicit choice. The fact that existing tenants have votes

while prospective tenants of new homes may not, may also be a consideration for council members.

6.3. Adapting to the New Policy Environment

It should be noted that HRA self-financing only came into effect in April 2012, so boroughs are at a relatively early stage in the process of assessing the options available to them. Responsibility for managing the Housing Revenue Account presents challenges and not insignificant risks for both officers and councillors. Local authority housing finance has generally been a specialism of a relatively small number and linking the finances of stock management to the finances of new development has brought together two disciplines which in the past have been largely unrelated. Most boroughs have not undertaken significant direct development for 20-30 years, so the new arrangements have involved a significant change of culture and approach for most members and most officers. In this context it is not surprising that boroughs are being fairly cautious. The real level of capacity to borrow involves making assumptions about a wide range of factors – such as future repair and replacement costs, future rent levels and availability of benefit (whether directly or indirectly to pay rents), the future level of Right to Buy disposals – complicated by recent decisions about enhanced discounts with the likelihood of changes in eligibility on the way. Moreover there is uncertainty as to whether or not any Government or mayoral subsidy will be available in the longer term, ie post 2015, and what any funding might be useable for. There is confusion over planning policy and practice, in relation to whether or not either local plans or negotiations in relation to planning agreements, or renegotiation of previous agreements, can allow for homes below 65% of market rents. There is also relatively limited information as to how central and mayoral housing investment is being used. The Mayor has now published data on starts and completions by tenure and borough, but data on bedroom size and rent levels is not readily available. If a borough does not have comprehensive information on how national and regional housing and related investment resources are being used in its area, it is difficult for it to make informed decisions about use of its own resources.

6.4. The Constraints on Developing New Homes for Social Rent

There is therefore a real dilemma for boroughs who consider that the most appropriate use of resources is to provide housing at low rents for local households on low incomes. Given nationally allocated resources are now only useable for forms of submarket housing at rents significantly above social rents, should the Council use its resources on supplementing this programme in terms of combining its resources with the Mayor's or should it focus on providing homes for households lower down the income scale – with lower rents and potentially a higher level of security than the private rented sector. Boroughs are clearly making different choices – some willingly and some reluctantly. Borough returns to the questionnaire show that some councils are keen to use resources, whether from their new borrowing capacity or from planning obligations or Right to Buy receipts, or from land disposal receipts or from the New Homes Bonus for social rented homes. Others prioritise resources for affordable rented homes or for shared ownership. Some boroughs are going for a mix of all three tenures – others for social rent and shared ownership only, on the grounds that affordable rent is not affordable for most households in their area. In some cases this choice appears to be more related to external policy and funding pressures rather

than to an objective assessment of relative housing need and cost effectiveness of outputs. This is also demonstrated by the fact that those councils which had small directly developed 'hidden homes' programmes, for example Wandsworth, are shifting these programmes from social rent to affordable rent.

6.5 Developing Outside the HRA

It is not surprising that some Boroughs are considering the options of developing new homes outside the Housing Revenue Account. At least one borough, Lewisham, is considering transferring its own stock to a company – in their case one which would be tenant-controlled, as the only way of enabling borrowing to finance stock improvement, not permissible within the borrowing rules due to the borrowing cap – which in Lewisham limits borrowing capacity to £43.7m, while the council has nearly 8,000 homes below the Decent Homes standard requiring investment. Other boroughs already have wholly-owned companies operational: Westminster and Greenwich for example. Westminster's wholly-owned charity, Westminster Community Homes, has in the past developed social rented homes as well as intermediate housing on HRA owned infill sites, using s106 commuted sums. Greenwich is considering extending the role of its company, originally established to develop intermediate rented homes. Newham is considering establishing a company to develop a significant programme of rented homes at 80% of market rents, while Harrow is considering the option of establishing a wholly-owned company to develop social rented homes, which if developed by an independent company, would be exempt from the Right to Buy. An alternative option might be the creation of a Joint Venture Company to undertake a range of affordable housing options. The Croydon regeneration vehicle (CCURV) currently undertakes development of market housing and intermediate housing on sites formerly owned by the council, but could in theory be used to develop some social rented homes should that be a priority for the local authority.

A key issue in relation to seeking to develop through a wholly-owned subsidiary is the arrangements for transferring land and/or grant to such an organisation. Currently HRA land and non HRA land can be transferred to such a company but RTB receipts cannot be. S106 commuted payments can be passed to a company as could New Homes Bonus receipts, but tenanted HRA properties and vacant properties cannot be transferred without Secretary of State consent, and in the case of tenanted properties, without resident consent. Some clarification may be needed on the ability of a council to acquire land and then transfer to a company.

6.6 Low Cost Home Ownership Initiatives

A number of boroughs are undertaking direct development of shared ownership homes. In some cases this will relate to an identified need – re-providing for leaseholders within regeneration programmes, or creating opportunities for existing tenants to downsize and release family units. There must be a question as to the affordability of such units and whether this is the most effective use of council grant and/or land subsidy, but there are clearly circumstances in which such provision is both appropriate and more cost effective and affordable to the occupant than providing affordable rented homes at 80% of market rent.

6.7. Using the New Homes Bonus

Few London boroughs are using New Homes Bonus to fund the development of new affordable homes. Of the 19 boroughs responding to the questionnaire, only 4 – Croydon, Hounslow, Islington and Southwark, confirm that they are using New Homes Bonus in this way. The New Homes Bonus is in effect a top-slice from the main central government grant to local government, known as ‘formula grant’. Given the significant reductions in the level of grant, it is perhaps not surprising that Councils are using the New Homes Bonus to fund services which would otherwise be cut. So although NHB is in effect a reward for the Council enabling the development of new homes in previous years, funds are generally being used to protect pre-existing services rather than funding new homes or being focused on developing additional services to meet the needs of new communities.

6.8 Planning Obligations and the Community Infrastructure Levy

Planning obligation payments for private developers remain a significant source of funding in some boroughs. In London, new affordable housing has often been dependent on s106 contributions, though in practice this has been used to supplement Housing Corporation/ HCA grant, with relatively few schemes funded solely by planning obligation contributions. With the reductions in the Affordable Homes Programme both in terms of total programme and the per unit grant available to fund new homes, boroughs are increasingly looking to s106 to fill the gap. As boroughs move away from insisting every development is a mix of tenures and instead permit 100% market developments on the basis of contributions to fund affordable housing off site, there is a potential to generate significant funds from developments on prime sites, as demonstrated for example by Southwark. Such opportunities however tend to be focused in central London, with the largest contributions being generated by riverside locations. However the continuing supply of significant off site contributions relies on a firm application of affordable housing planning policy requirements and the continued application of development viability testing. It also relies on the suppression of both land acquisition costs and land speculation based on ‘hope value’³ assumptions. Recent policy changes on affordable housing definitions and new legislation and guidance on appeal procedures and viability appraisal significantly weaken the ability of boroughs to raise significant planning contributions for the provision of both social rented and intermediate provision.

The introduction of the Community Infrastructure Levy, so far introduced by the Mayor and the boroughs of Redbridge, Wandsworth and Croydon, with further boroughs planning to introduce CIL in the next 6-12 months, does not assist in the provision of more affordable homes. CIL cannot be used to fund affordable housing and the introduction of CIL will in most cases reduce the funding available from s106 to support affordable housing. CIL may support the provision of infrastructure which will support new development, but will neither increase the output of affordable homes nor make homes under development more affordable.

6.9 The Position of Boroughs Who Have Already Transferred Stock

³ ‘Hope value’ refers to the assumed increase in land value arising from a site not previously being designated for residential use that arises either from such a designation or from a residential development being given consent. Developers will often acquire sites at a cost significantly higher than existing use value based on a ‘hope’ that the value of the site will increase significantly.

It should not be forgotten that four London boroughs – Bexley, Bromley, Merton and Richmond, have already transferred their housing stock and no longer operate a Housing Revenue Account. They therefore are not directly affected by the HRA self-financing settlement. The transferring boroughs still however retain their statutory strategic housing and homelessness responsibilities. It remains possible for these boroughs to continue to use other resources, for example New Homes Bonus or s106 contributions, or borrowing against the General Fund to support the development of new affordable homes. In this context it should be noted that Richmond is directly developing 37 new social rented homes.

6.10 Short-Term and Long-Term Strategy

Boroughs need to have both short-term and long-term strategies. The difficulty is that if there is no certainty as to future Government policy, there is a risk of making decisions in the short term which limit your longer term options. For example while an Arms Length Management Organisation can be dissolved and the management of stock brought back in house, the transfer of ownership of stock to a third party is irreversible, unless legally-enforceable return transfer mechanisms are built in to the original transfer agreement. The rules under which private financing agencies including pension funds operate are also significant. The removal of the borrowing cap is a critical issue, though it is perhaps optimistic to anticipate a positive response from the Treasury in the near future. An annual uplifting of the cap would still be welcomed as providing some further borrowing capacity and this would impact on local authority modelling of different options. However changes in maintenance costs or in the arrangements for Right to Buy discounts would also have an impact. So while HRA self-financing introduces limited additional freedoms to boroughs, it also transfers the risk as boroughs have no effective control over and limited influence on the external factors such policy, legislation and funding, which impact on the modelling of options or on wider economic factors such as the state of the economy, interest rates, costs, land and property values. Further certainty as to future Government policy and the medium term economic context would be welcomed by boroughs as setting a clearer framework for their decision making and would limit their risk.

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ANNEX 1 LONDON STARTS AND COMPLETIONS

(Data from CLG live house-building tables)

2011/12

	STARTS				COMPLETIONS			
	P	HA	LA	TOT	P	HA	LA	TOT
Barking and Dagenham	240	170	60	470	190	150	0	340
Barnet	..	220	0	..	1,120	870	0	1,990
Bexley	270	70	0	340	140	180	0	310
Brent	..	..	..	..	..	..	..	..
Bromley	..	..	..	570	..	..	..	740
Camden	230	90	0	320	70	70	0	140
City of London	10	0	0	10	0	0	0	0
Croydon	330	80	0	420	220	280	0	500
Ealing	370	230	150	760	300	320	80	700
Enfield	180	110	0	290	70	600	0	670
Greenwich	680	50	0	720	920	50	0	970
Hackney	870	540	0	1,400	440	310	40	790
Hammersmith and Fulham	90	30	0	130	100	20	0	120
Haringey	360	70	0	430	310	150	0	460
Harrow	120	140	0	260	50	20	0	70
Havering	340	340	0	680	180	330	0	510
Hillingdon	430	180	20	620	430	300	20	760
Hounslow	180	30	0	200	300	550	20	870
Islington	290	110	0	400	160	90	0	260
Kensington and Chelsea	530	140	0	670	50	10	0	50
Kingston upon Thames	120	10	0	130	190	10	0	190
Lambeth	160	170	0	330	230	170	0	390
Lewisham	410	390	0	800	520	830	0	1,350
Merton	170	160	0	330	210	370	0	580
Newham	..	..	..	..	..	..	..	..
Redbridge	410	0	0	410	100	50	0	150
Richmond upon Thames	..	..	..	160	..	..	..	220
Southwark	..	..	..	..	..	..	..	..
Sutton	..	..	0	..	..	..	0	..
Tower Hamlets	1,590	500	140	2,230	1,620	1,120	80	2,820
Waltham Forest	230	520	20	770	80	370	10	450
Wandsworth	620	10	0	630	820	80	0	900
Westminster	130	90	0	220	250	40	0	280

Data incomplete so no regional total given.

April to June 2012

Barking and Dagenham	80	20	0	100	60	30	0	90
Barnet	50	60	0	110	270	110	0	370
Bexley	80	0	0	80	170	20	0	200
Brent	20	0	0	20	60	100	150	320
Bromley	130	30	0	170	190	10	0	210

Camden	80	0	10	90	20	0	0	20
City of London	0	0	0	0	0	0	0	0
Croydon	180	40	0	220	60	50	0	120
Ealing	20	0	0	30	150	110	10	270
Enfield	30	60	0	90	10	10	0	20
Greenwich	40	10	0	40	160	20	0	180
Hackney	350	30	0	380	180	120	0	290
Hammersmith and Fulham	10	0	0	10	0	0	0	0
Haringey	20	10	0	30	30	0	0	30
Harrow	70	0	0	70	60	0	0	60
Havering	90	30	0	120	80	10	0	90
Hillingdon	110	0	0	110	160	130	0	290
Hounslow	30	150	0	180	140	30	0	170
Islington	80	0	0	90	20	10	0	30
Kensington and Chelsea	60	0	0	60	80	0	0	80
Kingston upon Thames	10	0	0	10	10	20	0	40
Lambeth	120	40	0	160	40	0	0	40
Lewisham	110	0	0	110	20	60	0	80
Merton	350	90	0	440	140	130	0	260
Newham	100	0	0	110	50	10	0	60
Redbridge	30	0	0	30	10	0	0	10
Richmond upon Thames	20	20	0	50	80	0	0	80
Southwark	360	80	0	440	120	120	0	240
Sutton	100	10	0	110	30	50	0	90
Tower Hamlets	320	160	0	480	330	270	70	680
Waltham Forest	20	30	0	60	20	60	0	70
Wandsworth	170	70	0	240	90	100	0	190
Westminster	0	40	0	40	0	70	0	70
LONDON	3,400	290	120	3,810	3,930	610	80	4,610

Some data estimated

July to September 2012

Barking and Dagenham	30	10	0	40	80	60	0	140
Barnet	30	10	0	40	450	220	0	670
Bexley	50	20	0	70	50	170	0	220
Brent	30	30	0	60	70	20	0	90
Bromley	50	30	0	70	110	80	0	190
Camden	80	40	0	120	0	0	0	10
City of London	0	0	0	0	10	0	0	10
Croydon	50	40	0	90	90	10	0	100
Ealing	20	0	0	20	120	60	230	410
Enfield	180	0	0	180	10	120	0	130
Greenwich	140	50	0	180	80	0	0	80
Hackney	200	110	0	310	120	30	0	150
Hammersmith and Fulham	80	0	0	80	10	0	0	10
Haringey	20	10	0	30	120	0	0	120
Harrow	0	0	0	0	60	0	0	60
Havering	50	70	0	120	30	50	0	80
Hillingdon	80	20	0	90	100	30	10	130

Hounslow	30	140	0	160	30	20	0	40
Islington	200	0	0	200	70	120	0	190
Kensington and Chelsea	80	0	0	80	0	0	0	0
Kingston upon Thames	110	0	0	110	10	0	0	10
Lambeth	100	220	0	320	20	140	0	160
Lewisham	40	110	0	150	40	190	0	230
Merton	40	10	0	40	10	0	0	20
Newham	90	90	0	170	10	30	0	40
Redbridge	150	0	0	150	60	0	0	60
Richmond upon Thames	60	10	0	60	130	10	0	140
Southwark	30	60	0	80	40	10	0	50
Sutton	60	50	10	120	10	0	0	10
Tower Hamlets	350	30	0	380	460	50	0	510
Waltham Forest	0	80	0	80	40	60	0	100
Wandsworth	50	20	0	70	80	0	0	80
Westminster	50	0	0	50	0	70	0	70
LONDON	2530	1210	10	3740	2510	1520	240	4270

Some data estimated

October to December 2012

Barking and Dagenham	30	40	0	80	80	80	0	160
Barnet	130	150	0	290	270	30	0	300
Bexley	10	0	0	10	140	0	0	140
Brent	20	0	0	20	20	200	0	220
Bromley	120	0	0	120	120	30	0	150
Camden	30	0	0	30	50	190	0	240
City of London	200	20	0	220	0	0	0	0
Croydon	40	40	0	80	130	50	0	180
Ealing	60	100	190	350	100	20	0	110
Enfield	20	100	0	120	20	40	0	50
Greenwich	30	0	0	30	40	0	0	40
Hackney	30	90	0	110	250	110	0	360
Hammersmith and Fulham	410	0	0	410	10	0	0	10
Haringey	10	0	0	10	80	180	0	260
Harrow	40	0	0	50	120	70	0	190
Havering	150	0	0	150	40	20	0	60
Hillingdon	70	20	0	90	100	0	0	100
Hounslow	120	110	0	230	40	30	0	70
Islington	10	0	0	10	90	160	0	250
Kensington and Chelsea	40	0	0	40	50	0	0	50
Kingston upon Thames	10	0	0	10	80	10	0	90
Lambeth	110	150	0	260	50	30	0	80
Lewisham	40	0	0	40	250	60	0	310
Merton	30	20	0	50	80	100	0	190
Newham	90	0	0	90	130	0	0	130
Redbridge	100	0	0	100	360	0	0	360
Richmond upon Thames	40	0	0	40	70	0	0	70
Southwark	70	150	20	240	30	50	0	90
Sutton	0	10	10	20	70	80	0	150

Tower Hamlets	50	0	0	50	30	10	0	40
Waltham Forest	60	20	0	80	40	80	0	120
Wandsworth	100	0	0	100	680	70	0	740
Westminster	0	0	0	0	20	30	0	50
LONDON	2,270	1040	210	3520	3460	1710	10	550

Some data estimated

ANNEX 2

GLA FUNDED STARTS AND COMPLETIONS BY BOROUGH 2009/10 to 2012/13

Location Local Authority	Starts on Site						
	Affordable Rent	Social Rent	Intermediate Affordable Housing		Total Affordable ⁴	Open Market ⁶	Total
			Intermediate Rent	Affordable Home Ownership			
April 2012 - March 2013							
Barking and Dagenham ¹²	333	126	-	30	489	83	572
Barnet	129	-	-	71	200	-	200
Bexley ¹²	125	16	-	155	296	-	296
Brent	429	60	-	643	1,132	-	1,132
Bromley ¹²	56	-	-	46	102	-	102
Camden	56	30	-	59	145	-	145
City of London	-	-	-	-	-	-	-
Croydon	306	-	-	129	435	-	435
Ealing ¹²	231	45	-	23	299	-	299
Enfield	98	20	-	22	140	-	140
Greenwich ¹²	237	285	-	291	813	201	1,014
Hackney	141	163	-	130	434	-	434
Hammersmith and Fulham	36	34	-	-	70	-	70
Haringey	168	-	-	164	332	140	472
Harrow ¹²	102	-	-	78	180	-	180
Havering ¹²	250	2	-	135	387		387

						-	
Hillingdon ¹²	63	-	-	28	91	-	91
Hounslow	173	5	-	115	293	-	293
Islington	-	44	-	31	75	-	75
Kensington and Chelsea ¹²	-	45	-	39	84	-	84
Kingston upon Thames	46	-	-	24	70	-	70
Lambeth	111	227	-	279	617	-	617
Lewisham ¹²	289	-	-	89	378	-	378
Merton	16	18	-	-	34	-	34
Newham ¹²	91	54	-	86	231	-	231
Redbridge	20	12	-	12	44	-	44
Richmond upon Thames	34	-	-	10	44	-	44
Southwark	223	140	-	204	567	-	567
Sutton ¹²	141	34	-	27	202	-	202
Tower Hamlets	600	312	-	327	1,239	-	1,239
Waltham Forest	260	-	-	107	367	-	367
Wandsworth	100	-	-	106	206	-	206
Westminster	72	-	-	24	96	13	109
Total (April 2012 - Mar 2013)	4,936	1,672	-	3,484	10,092	437	10,529

April 2011 - Mar 2012

Barking and Dagenham	434	84	-	-	518	-	518
Barnet	1	-	-	-	1	-	1
Bexley	147	32	-	68	247	-	247
Brent	35	231	-	15	281	-	281
Bromley	112	1	-	47	160	-	160
Camden	13	23	-	-	36	-	36
City of London	-	-	-	-	-	-	-
Croydon	37	-	-	24	61	-	61
Ealing	11	58	-	58	127	-	127
Enfield	81	-	-	58	139	-	139
Greenwich	36	203	-	141	380		582

						202	
Hackney	28	5	-	46	79	-	79
Hammersmith and Fulham	-	-	-	128	128	-	128
Haringey	39	-	-	63	102	-	102
Harrow	-	-	-	44	44	-	44
Havering	228	-	-	114	342	-	342
Hillingdon	8	-	-	5	13	-	13
Hounslow	23	33	-	58	114	-	114
Islington	-	22	-	-	22	-	22
Kensington and Chelsea	-	-	-	-	-	-	-
Kingston upon Thames	61	-	-	23	84	-	84
Lambeth	13	127	-	58	198	-	198
Lewisham	122	7	-	84	213	-	213
Merton	8	-	-	9	17	72	89
Newham	-	-	-	-	-	-	-
Redbridge	14	2	-	-	16	-	16
Richmond upon Thames	7	-	-	-	7	-	7
Southwark	93	66	-	212	371	-	371
Sutton	1	-	-	-	1	-	1
Tower Hamlets	76	79	14	31	200	94	294
Waltham Forest	113	10	-	110	233	-	233
Wandsworth	9	-	-	148	157	-	157
Westminster	-	-	-	-	-	-	-
Total (April 2011 - Mar 2012)	1,750	983	14	1,544	4,291	368	4,659
<i>April 2010 - Mar 2011</i>							
Barking and Dagenham	-	234	119	9	362	190	552
Barnet	-	289	-	69	358	334	692
Bexley	-	172	-	47	219	0	219
Brent	-	509	26	145	680	0	680
Bromley	-	400	-	35	435	0	435
Camden	-	398	10	55	463	0	463
City of London	-	-	-	-	-	0	-
Croydon	-	473	-	79	552	27	579
Ealing	-	453	13	199	665	49	714
Enfield	-	479	60	15	554	0	554

Greenwich	-	342	-	115	457	464	921
Hackney	-	585	21	345	951	57	1,008
Hammersmith and Fulham	-	20	58	30	108	26	134
Haringey	-	178	149	132	459	0	459
Harrow	-	136	-	195	331	0	331
Havering	-	505	-	122	627	0	627
Hillingdon	-	263	-	220	483	104	587
Hounslow	-	299	-	123	422	0	422
Islington	-	389	107	288	784	0	784
Kensington and Chelsea	-	32	-	-	32	0	32
Kingston upon Thames	-	45	-	8	53	62	115
Lambeth	-	497	43	183	723	15	738
Lewisham	-	677	9	306	992	130	1,122
Merton	-	205	39	156	400	175	575
Newham	-	648	51	260	959	117	1,076
Redbridge	-	136	-	65	201	0	201
Richmond upon Thames	-	166	-	45	211	0	211
Southwark	-	662	43	195	900	0	900
Sutton	-	175	9	80	264	0	264
Tower Hamlets	-	880	-	271	1,151	276	1,427
Waltham Forest	-	563	17	163	743	0	743
Wandsworth	-	262	-	209	471	0	471
Westminster	-	257	35	26	318	0	318

Total (April 2010 - Mar 2011)	-	11,329	809	4,190	16,328	2,026	18,354
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April 2009 - Mar 2010

Barking and Dagenham	-	157	78	82	317	23	340
Barnet	-	572	-	123	695	36	731
Bexley	-	226	6	113	345	-	345
Brent	-	352	56	120	528	60	588
Bromley	-	254	84	53	391	-	391
Camden	-	343	-	34	377	-	377
City of London	-	-	-	-	-	-	-
Croydon	-	381	28	91	500	-	500
Ealing	-	288	68	40	396	-	396
Enfield	-	337	88	130	555	-	555
Greenwich	-	349	101	45	495	464	959
Hackney	-	813	163	229	1,205	17	1,222
Hammersmith and Fulham	-	24	19	87	130	-	130
Haringey	-	216	23	41	280	-	280
Harrow	-	305	-	65	370	-	370

Havering	-	221	-	54	275	-	275
Hillingdon	-	265	-	128	393	27	420
Hounslow	-	47	-	23	70	-	70
Islington	-	244	-	204	448	-	448
Kensington and Chelsea	-	236	-	0	236	-	236
Kingston upon Thames	-	30	-	6	36	-	36
Lambeth	-	299	50	15	364	41	405
Lewisham	-	532	199	215	946	-	946
Merton	-	123	-	11	134	-	134
Newham	-	828	474	337	1,639	27	1,666
Redbridge	-	71	-	33	104	17	121
Richmond upon Thames	-	54	-	32	86	-	86
Southwark	-	649	162	168	979	-	979
Sutton	-	230	-	56	286	-	286
Tower Hamlets	-	1736	194	430	2,360	124	2,484
Waltham Forest	-	315	93	34	442	-	442
Wandsworth	-	9	49	94	152	-	152
Westminster	-	127	-	30	157	-	157
Total (April 2009 - Mar 2010)	-	10,633	1,935	3,123	15,691	836	16,527

Location Local Authority	Completions						
			Intermediate Affordable Housing		Total Affordable ⁴	Open Market ^{6,11}	Total
	Affordable Rent	Social Rent	Intermediate Rent	Affordable Home Ownership			
<i>April 2012 - March 2013</i>							
Barking and Dagenham ¹²	-	52	33	9	94	36	130
Barnet	10	225	-	118	353	151	504
Bexley ¹²	1	11	-	155	167	-	167
Brent	12	304	-	122	438	-	438
Bromley ¹²	64	157	-	104	325	-	325
Camden	-	342	-	97	439	-	439
City of London	-	-	-	-	-	-	-
Croydon	10	149	-	98	257	-	257
Ealing ¹²	-	127	-	61	188	49	237
Enfield	3	59	55	11	128	-	128
Greenwich ¹²	6	162	-	105	273	162	435
Hackney	5	463	39	81	588	106	694
Hammersmith and Fulham	-	9	20	-	29	-	29
Haringey	-	188	126	64	378	140	518
Harrow ¹²	28	128	-	141	297	-	297
Havering ¹²	31	354	-	56	441	-	441
Hillingdon ¹²	8	61	-	125	194	-	194
Hounslow	4	44	-	18	66	-	66
Islington	-	199	18	75	292	-	292
Kensington and Chelsea ¹²	-	69	-	-	69	-	69
Kingston upon Thames	-	5	-	4	9	-	9
Lambeth	7	175	-	131	313	-	313
Lewisham ¹²	1	348	-	319	668	-	668
Merton	8	61	-	125	194	157	351
Newham ¹²	5	138	16	107	266	254	520
Redbridge	15	53	-	67	135	-	135
Richmond upon Thames	14	8	-	-	22	-	22
Southwark			19				

	9	337		81	446	-	446
Sutton ¹²		- 65	-	52	117	-	117
Tower Hamlets	31	238	-	166	435	45	480
Waltham Forest	5	145	17	132	299	-	299
Wandsworth		- 56	-	71	127	-	127
Westminster		- 53	-	14	67	-	67
Total (April 2012 - Mar 2013)	277	4,785	343	2,709	8,114	1,100	9,214

April 2011 - Mar 2012

Barking and Dagenham		- 250	27	90	367	80	447
Barnet		- 479	-	166	645	2,150	2,795
Bexley		- 215	-	135	350	-	350
Brent		- 523	37	127	687	-	687
Bromley	24	230	-	94	348	-	348
Camden		- 198	-	28	226	-	226
City of London		- -	-	-	-	-	-
Croydon	12	489	-	62	563	-	563
Ealing	7	432	68	151	658	-	658
Enfield	3	528	93	238	862	-	862
Greenwich	9	237	70	166	482	538	1,020
Hackney		- 610	55	348	1,013	93	1,106
Hammersmith and Fulham		- 24	45	12	81	-	81
Haringey	2	195	12	257	466	-	466
Harrow		- 213	-	188	401	-	401
Havering	56	287	-	112	455	-	455
Hillingdon		- 355	-	281	636	75	711
Hounslow		- 165	35	126	316	-	316
Islington		- 442	39	251	732	31	763
Kensington and Chelsea		- 57	-	-	57	-	57
Kingston upon Thames		- 67	-	25	92	67	159
Lambeth		- 507	-	151	658	41	699

Lewisham	10	569	100	191	870	42	912
Merton	-	233	39	165	437	-	437
Newham	-	502	47	235	784	89	873
Redbridge	7	17	-	1	25	-	25
Richmond upon Thames	-	149	-	77	236	-	236
Southwark	-	576	19	133	728	-	728
Sutton	1	186	9	52	248	-	248
Tower Hamlets	-	1,434	65	299	1,798	542	2,340
Waltham Forest	-	416	27	92	535	-	535
Wandsworth	-	221	-	90	311	-	311
Westminster	-	74	-	32	106	-	106
Total (April 2011 - Mar 2012)	131	10,880	787	4,375	16,173	3,748	19,921

April 2010 - Mar 2011

Barking and Dagenham	-	112	98	52	262	23	285
Barnet	-	295	-	38	333	33	366
Bexley	-	261	6	43	310	-	310
Brent	-	225	153	117	495	60	555
Bromley	-	375	54	66	495	-	495
Camden	-	176	12	39	227	-	227
City of London	-	-	-	-	-	-	-
Croydon	-	551	22	153	726	-	726
Ealing	-	135	47	43	225	-	225
Enfield	-	366	12	138	516	-	516
Greenwich	-	814	246	280	1,340	75	1,415
Hackney	-	367	2	141	510	-	510
Hammersmith and Fulham	-	11	19	14	44	-	44
Haringey	-	217	15	27	259	-	259
Harrow	-	234	-	51	285	-	285
Havering	-	120	-	51	171	-	171
Hillingdon	-	256	-	117	373	83	456

Hounslow	-	395	33	187	615	103	718
Islington	-	88	-	-	88	-	88
Kensington and Chelsea	-	16	-	13	29	-	29
Kingston upon Thames	-	70	-	10	80	-	80
Lambeth	-	576	22	260	858	-	858
Lewisham	-	368	59	69	496	88	584
Merton	-	38	-	68	106	-	106
Newham	-	313	50	197	560	-	560
Redbridge	-	171	5	39	215	15	230
Richmond upon Thames	-	44	-	-	44	-	44
Southwark	-	379	114	277	770	123	893
Sutton	-	152	-	77	229	-	229
Tower Hamlets	-	761	164	236	1,161	413	1,574
Waltham Forest	-	284	92	34	410	-	410
Wandsworth	-	22	-	164	186	-	186
Westminster	-	365	29	57	451	-	451
Total (April 2010 - Mar 2011)	-	8,557	1,254	3,058	12,869	1,016	13,885

April 2009 - Mar 2010

Barking and Dagenham	-	60	24	97	181	-	181
Barnet	-	83	-	71	154	-	154
Bexley	-	152	24	95	271	-	271
Brent	-	374	25	155	554	-	554
Bromley	-	134	34	104	272	-	272
Camden	-	119	27	74	220	-	220
City of London	-	-	-	1	1	-	1
Croydon	-	475	68	437	980	58	1,038
Ealing	-	252	16	123	391	-	391
Enfield	-	115	-	74	189	-	189
Greenwich	-	240	33	110	383	-	383
Hackney	-	611	126	259	996	43	1,039

Hammersmith and Fulham	-	164	40	338	542	-	542
Haringey	-	156	21	120	297	-	297
Harrow	-	151	-	95	246	31	277
Havering	-	2	-	95	97	-	97
Hillingdon	-	248	-	133	381	7	388
Hounslow	-	193	5	218	416	83	499
Islington	-	206	-	110	316	-	316
Kensington and Chelsea	-	10	-	22	32	-	32
Kingston upon Thames	-	27	-	37	64	-	64
Lambeth	-	408	-	250	658	-	658
Lewisham	-	174	12	150	336	-	336
Merton	-	40	-	50	90	-	90
Newham	-	264	57	375	696	-	696
Redbridge	-	163	20	91	274	20	294
Richmond upon Thames	-	34	-	24	58	-	58
Southwark	-	399	76	160	635	-	635
Sutton	-	45	-	71	116	-	116
Tower Hamlets	-	1229	67	579	1,875	-	1,875
Waltham Forest	-	150	-	95	245	-	245
Wandsworth	-	21	49	169	239	-	239
Westminster	-	293	19	51	363	-	363
Total (April 2009 - Mar 2010)	-	6,992	743	4,833	12,568	242	12,810

ANNEX 3

HCA/ MAYORAL CAPITAL ALLOCATIONS TO LONDON BOROUGHS Boroughs

LA new build

Local Authority	Units outturn LANB	unit outturn other LA new build delivery	LANB funding	expenditure outturn other LA new build delivery
LB of Barking and Dagenham	34		£3,217,623	
LB of Croydon	70		£6,300,954	
LB of Ealing	70	10	£5,525,861	£895,380
LB of Greenwich	61		£5,714,278	
LB of Hackney	134		£11,204,082	
LB of Hillingdon	98		£7,970,728	
LB of Islington	51		£3,685,841	
LB of Southwark	19		£1,156,347	
LB of Tower Hamlets	15		£1,476,050	
LB of Wandsworth		38		£3,629,000
LB of Newham		6		£960,000
LB of Waltham Forest		22		£1,880,755
LB of Camden		30		£2,400,000
LB of Hounslow		19		£1,900,000

Affordable Homes Programme

Local Authority	Current approved AHP budget				
	Units	AR	AHO	SR	Funding
LB of Hackney	131	0	38	93	£4,257,414
LB of Barking and Dagenham	762	438	0	324	£18,299,906
LB of Ealing	126	126	0	0	£3,694,824
LB of Wandsworth	26	26	0	0	£825,000
LB of Camden	149	34	37	78	£3,826,704
LB of Hillingdon	225	225	0	0	£3,375,000
LB of Newham	220	124	0	96	£6,600,000

Empty Homes

EH 2011/12

Local Authority	Outturn Units	Outturn Funding
LB Hillingdon	-	-

LB Hounslow	4	£60,000
LB Ealing	7	£84,000

EH 2012/15

Local Authority	Allocation units	Allocation funding
London Borough of Brent	36	£630,000
East London Housing Partnership c/o LB Barking & Dagenham	261	£3,393,000

Homelessness Change Programme

Local Authority	Allocation units	Allocation funding
LB of Merton	11	200,000
LB of Camden	113	4,270,000

Mayor's Housing Covenant

Local Authority	Proposed homes	Proposed allocation
LB pf Newham	60	£1,100,000
LB of Enfield	43	£1,075,000
LB of Wandsworth	35	£875,000
LB of Harrow	10	£250,000
LB of Camden	61	£1,220,000
LB of Ealing	29	£435,000

ANNEX 4 NEW HOMES BONUS ALLOCATIONS

	2011/12	2012/13	2013/4
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Barking and Dagenham	£719,290	£1,486,885	£ 2,464,936
Barnet	£1,517,737	£3,130,519	£ 6,181,453
Bexley	£359,005	£697,379	£ 1,986,473
Brent	£1,065,343	£2,793,678	£ 5,288,882
Bromley	£993,382	£2,025,353	£ 3,572,623
Camden	£1,767,042	£2,896,594	£ 4,215,778
City of London	£242,908	£267,697	£ 403,343
Croydon	£2,201,847	£4,224,578	£ 5,439,665
Ealing	£1,120,353	£2,705,927	£ 5,144,009
Enfield	£527,714	£1,357,837	£ 2,995,019
Greenwich	£923,819	£3,150,842	£ 5,183,869
Hackney	£2,331,376	£4,405,153	£ 8,891,679
Hammersmith and Fulham	£909,107	£1,822,042	£ 2,962,769
Haringey	£955,962	£1,730,025	£ 3,094,771
Harrow	£678,832	£1,720,787	£ 2,731,175
Havering	£396,745	£836,738	£ 1,797,349
Hillingdon	£1,848,758	£2,969,108	£ 5,323,300
Hounslow	£1,362,781	£3,514,750	£ 4,706,097
Islington	£3,706,471	£5,680,167	£ 9,201,616
Kensington and Chelsea	£673,395	£884,762	£ 1,095,395
Kingston Upon Thames	£516,680	£1,396,314	£ 2,183,310
Lambeth	£1,972,531	£4,447,133	£ 6,342,484
Lewisham	£705,698	£1,663,886	£ 3,813,791
Merton	£551,861	£1,135,668	£ 2,457,747
Newham	£1,580,423	£3,181,242	£ 5,059,558
Redbridge	£1,285,543	£1,860,715	£ 2,790,814
Richmond upon Thames	£642,532	£1,117,238	£ 2,041,853
Southwark	£2,590,116	£5,181,792	£ 8,061,156
Sutton	£310,232	£1,450,878	£ 1,806,606
Tower Hamlets	£4,287,276	£10,109,809	£ 16,070,851
Waltham Forest	£643,012	£1,435,177	£ 2,498,363
Wandsworth	£1,081,014	£2,810,636	£ 5,203,594
Westminster	£1,638,472	£5,107,169	£ 6,350,402
TOTAL	£42,107,260	£87,468,453	£138,477,943

ANNEX 5 BOROUGH BORROWING HEADROOM POST HRA SETTLEMENT

Borough	Borrowing headroom	Existing borrowing per unit	Headroom as % of existing debt	Outstanding non-decent homes as at 2011
Lambeth	£147.9m	£10,194	57%	13,785
Southwark	£125.9m	£11,456	28%	11,961
Tower Hamlets	£114.7m	£5,570	164%	6,556
Hackney	£101.4m	£2,979	151%	6,590
Camden	£86.7m	£18,400	20%	8,247
Newham	£81.9m	£9,112	49%	3,294
Wandsworth	£70.4m	£27,511	15%	0
Islington	£67.3m	£16,670	16%	259
Brent	£58.9m	£15,406	42%	49
Haringey	£54.7m	£16,767	20%	3,327
Ealing	£50.3m	£11,455	34%	0
Hillingdon	£43.9m	£25,187	17%	37
Lewisham	£43.7m	£5,399	52%	7,932
Barnet	£38.7m	£18,356	19%	1
Enfield	£38.4m	£13,978	24%	6,528
Hammersmith and Fulham	£37.1m	£16,672	17%	163
Westminster	£36.2m	£23,693	13%	0
Redbridge	£33.9m	£14,099	52%	1,541
Waltham Forest	£30.0m	£15,598	18%	1,713
Hounslow	£29.7m	£17,456	13%	0
Havering	£28.6m	£18,055	16%	6,259
Croydon	£23.2m	£22,156	7%	0
Kingston	£19.4m	£28,820	15%	1,775
Sutton	£14.8m	£24,823	9%	2,255
Kensington and Chelsea	£11.4m	£30,362	5%	221
Barking and Dagenham	£6.7m	£14,162	2%	7992
City of London	£2.9m	£11,684	13%	0
Greenwich	0	£14,273	0	1,774
Harrow	0	£30,091	0	1,046
TOTAL	£1,399m	£15,260	22%	93,305

The settlement does not effect those boroughs who have transferred their HRA stock: Bexley, Bromley, Merton and Richmond

ANNEX 9 BOROUGHs RESPONDING TO COMMITTEE ENQUIRY AND RESEARCH QUESTIONNAIRE

Boroughs responding to original enquiry by Housing and Regeneration Committee

Brent
Camden
Croydon
Hackney
Hammersmith and Fulham
Haringey
Harrow
Kensington and Chelsea
Lambeth
Lewisham
Newham
Richmond
Tower Hamlets
Waltham Forest
Wandsworth
Westminster

16/33

Boroughs responding to research questionnaire

Barking and Dagenham
Barnet
Brent
Camden
Ealing
Enfield
Harrow
Havering
Hounslow
Islington
Kensington and Chelsea
Kingston
Merton
Newham
Redbridge
Southwark
Sutton
Waltham Forest
Wandsworth
Westminster

20/33

ANNEX 9 BOROUGHs RESPONDING TO COMMITTEE ENQUIRY AND RESEARCH QUESTIONNAIRE

Boroughs responding to original enquiry by Housing and Regeneration Committee

Brent
Camden
Croydon
Hackney
Hammersmith and Fulham
Harrow
Kensington and Chelsea
Lambeth
Lewisham
Newham
Richmond
Tower Hamlets
Waltham Forest
Wandsworth

14/33

Boroughs responding to research questionnaire

Barking and Dagenham
Barnet
Brent
Camden
Ealing
Enfield
Harrow
Havering
Hounslow
Islington
Kensington and Chelsea
Kingston
Merton
Newham
Redbridge
Southwark
Sutton
Waltham Forest
Wandsworth
Westminster

20/33

BOROUGH RESPONSES TO RESEARCH QUESTIONNAIRE

BARKING AND DAGENHAM

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	LBBB is in contract with GLA under AHP to deliver 762 affordable homes by April 2015. However, we are on target to deliver over 870 on Council owned land – of these 488 will be at SR with remainder between 65% and 80% of local market rents. 477 of the affordable homes are being developed and owned by an SPV wholly owned by the Council (Barking & Dagenham Reside) and the remainder through the HRA
ii) Direct development by borough of social rented housing on land you intend to acquire	138 Council homes on a site being acquired
iii) Direct development by borough of mixed tenure schemes which include social rented homes :	
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	Nil
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	Selection process currently running in relation to the regeneration of Gascoigne estate (Barking town centre) with housing associations
vi) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake	Nil

development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes (Please specify organisation or organisations involved)	(see (v))
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	See (i) (ie the SPV)

Any information on initiatives to provide social housing or ‘affordable rented’ homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA YES (no changes)
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. NO*
- ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing NO*
- iii) Renovation/ refurbishment by the LA or ALMO using private sector financing NO*
- iv) Renovation/ refurbishment involving transfer of ownership to a third party NO*.

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

Part 2. Available Resources (Figures in £m)

A. Estimated borrowing capacity following HRA self financing settlement: £7m

B. Assumed New Homes Bonus allocation for 2014/5:

C. Estimated receipts from s106 agreements : 2011/12:
2012/13:
2013/14:

(Latest DCLG published figures are for 2010/11)

D. Estimated useable receipts from Right to Buy 2011/12: £1.5m
2012/13: £2m
2013/14:

E. Estimated receipts from other land or property disposals: 2011/12: Nil
2012/13: Nil
2013/14: Nil

Part 3. Priorities for use of capital resources:

A. Does the Borough intent to use a proportion of its available borrowing capacity to support the provision of new homes ? YES . If YES, can you estimate the likely proportion ? All

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes ? NO*
If YES, can you estimate the likely proportion : %

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. SOCIAL *

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of

a) Social rented homes YES/NO* N/A

b) 'Affordable rented' homes YES/NO *

c) Shared ownership homes YES/NO*

BARNET

Innovative Options for Building and Refurbishing Council Homes

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	The Council is looking to undertake direct development on HRA land in its ownership. Our intention has been identified in the Council Budget for 2013/14 and beyond but formal approval of a business case and costs will be required by a future Cabinet Resources Committee later on this year. Although the homes will be owned by the Council, Barnet Homes (ALMO) will develop these on the Council's behalf. Potential to deliver 300 homes over the next 10 years. In addition, the Council is looking to build homes for supported housing subject to a business case being approved by Committee.
ii) Direct development by borough of social rented housing on land you intend to acquire	No proposals
iii) Direct development by borough of mixed tenure schemes which include social rented homes :	No proposals - but a possibility of this being considered in the future
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	No proposals - but a possibility of this being considered in the future

v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	See (i) and (vi)
vi)Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	Funding of £ for Catalyst Housing to build 13 affordable rented homes which is in addition to the S106 requirements for affordable housing on a site acquired on the open market. This is to be funded through S106 commuted sums for affordable housing. Other similar opportunities will be considered.
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes (Please specify organisation or organisations involved)	The regeneration of the Council's priority housing estates involves transfer of land, demolition of existing homes and the creation of mixed tenure developments which includes social rented homes. The development partners include RPs and private developers. West Hendon (Barratts and MHT) Grahame Park (Genesis) Stonegrove (Barratts and Family Mosaic) Dollis Valley (L&Q and Countryside) Some of these involved the establishment of a SPV
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	No proposals

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Any information on initiatives to provide social housing or 'affordable rented' homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

(i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA YES

ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. YES

iii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing. YES

iv) Renovation/ refurbishment by the LA or ALMO using private sector financing NO

v) Renovation/ refurbishment involving transfer of ownership to a third party NO.

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

The schemes do not involve changes in ownership, management, tenure or service charges

Part 2. Available Resources (Figures in £m)

A. Estimated borrowing capacity following HRA self financing settlement:
£3.87m

B. Assumed New Homes Bonus allocation for 2014/5:
£7.7m

C. Estimated receipts from s106 agreements : 2011/12: £4.67m
2012/13: £8.9m
2013/14: difficult to forecast at this

stage so assume as for 12/13
(Latest DCLG published figures are for 2010/11)

D. Estimated useable receipts from Right to Buy 2011/12: £0.045m
2012/13: £1.8m
2013/14: forecast as for 2012/3

E. Estimated receipts from other HRA land or property disposals:

2011/12: £0.610m

2012/13: £0.570m

2013/14: £1.088m

Part 3. Priorities for use of capital resources:

A. Does the Borough intend to use a proportion of its available borrowing capacity to support the provision of new homes ? YES. If YES, can you estimate the likely proportion ? *It is not possible at this stage to forecast this proportion as it is dependent on the size of the programme and the level of useable right to buy receipts.*

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes ?

The Council is considering this but further decisions are required.

If YES, can you estimate the likely proportion :

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. *This is subject to a business case being approved by Cabinet Resources Committee*

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of

a) Social rented homes NO

b) 'Affordable rented' homes NO

c) Shared ownership homes NO

BRENT

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	Not presently; currently under review as part of HRA Business Plan and Asset Management Strategy, and Single Regeneration Fund proposals
ii) Direct development by borough of social rented housing on land you intend to acquire	Not presently; currently under review as part of HRA Business Plan and Asset Management Strategy, and Single Regeneration Fund proposals

iii) Direct development by borough of mixed tenure schemes which include social rented homes :	Not presently; currently under review as part of HRA Business Plan and Asset Management Strategy, and Single Regeneration Fund proposals
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	Not presently; currently under review as part of HRA Business Plan and Asset Management Strategy, and Single Regeneration Fund proposals
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	<p>Council playing Master Developer role in South Kilburn Regeneration which is planned will deliver approximately 2,400 homes; 50% private and 50% at target rents over a 15 year period to 2025; no grant programmed moving forward and land receipts funding acquisitions and leasehold buyouts</p> <p>Barham Park regeneration with Notting Hill Housing which will deliver approximately 335 homes; 45% private, 35% target rent, 20% shared ownership over a 6 year period to 2016</p>
vi)Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	Not presently; currently under review as part of HRA Business Plan and Asset Management Strategy, and Single Regeneration Fund proposals
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake	Not presently; currently under review as part of HRA Business Plan and Asset Management Strategy, and Single Regeneration Fund proposals

development which includes social rented homes (Please specify organisation or organisations involved)	
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	Not presently; currently under review as part of HRA Business Plan and Asset Management Strategy, and Single Regeneration Fund proposals

Any information on initiatives to provide social housing or 'affordable rented' homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA YES/NO*
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. YES/NO*
- ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing YES/NO*
- iii) Renovation/ refurbishment by the LA or ALMO using private sector financing YES/NO*
- iv) Renovation/ refurbishment involving transfer of ownership to a third party YES/NO*.

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

Part 2. Available Resources (Figures in £m)

A. Estimated borrowing capacity following HRA self financing settlement: **c£60 million**

B. Assumed New Homes Bonus allocation for 2014/5: **Total assumed to increase to £9.5 million in 2016/7**

C. Estimated receipts from s106 agreements : **c£1.04 million today**

(Latest DCLG published figures are for 2010/11)

D. Estimated useable receipts from Right to Buy **c£0.5 million 2012/13**

E. Estimated receipts from other land or property disposals:

Part 3. Priorities for use of capital resources:

A. Does the Borough intent to use a proportion of its available borrowing capacity to support the provision of new homes ? **HRA currently under review**

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes ? **No**

If YES, can you estimate the likely proportion : %

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. **Agreement signed for use of excess RTB receipts for new affordable housing**

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of

a) Social rented homes YES/NO*

b) 'Affordable rented' homes YES/NO *

c) Shared ownership homes YES/NO*

* Delete as applicable

CAMDEN

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	Approx. 900 units (gross)
ii) Direct development by borough of social rented housing on land you intend to acquire	None
iii) Direct development by borough of mixed tenure schemes which include social rented homes :	Approx. 900 (gross) social rented units, 200 (gross) shared ownership units and 1650 (gross) of private units
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	
vi) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	

involved)	
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes (Please specify organisation or organisations involved)	Offsite Affordable Housing Fund contribution for provision of Social rented homes to: Origin Housing ASRA Housing Group
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	

Any information on initiatives to provide social housing or ‘affordable rented’ homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA **YES**
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. **NO**

- ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing **YES**
- iii) Renovation/ refurbishment by the LA or ALMO using private sector financing **NO, not at this point**
- iv) Renovation/ refurbishment involving transfer of ownership to a third party **NO.**

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

Part 2. Available Resources (Figures in £m)

- A. Estimated borrowing capacity following HRA self financing settlement: £86m
- B. Assumed New Homes Bonus allocation for 2014/5: £5.569m
- C. Estimated receipts from s106 agreements : 2011/12: £11.18m
2012/13: £9.56m (as at month 11)
2013/14: estimates not available
(Latest DCLG published figures are for 2010/11)
- D. Estimated useable receipts from Right to Buy 2011/12: £1.35m
2012/13: £2.23m
2013/14: Estimates not available. Camden is experiencing a surge in RTB applications, and it is therefore difficult to provide reliable estimates for receipts for the coming year.
- E. Estimated receipts from other land or property disposals: 2011/12: approx £13.4m
2012/13: approx 22.2m
2013/14: approx £47m

Part 3. Priorities for use of capital resources:

- A. Does the Borough intend to use a proportion of its available borrowing capacity to support the provision of new homes ? **YES** . If YES, can you estimate the likely proportion ? **59%**
- B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes ? YES/NO* **No plans at the moment**
If YES, can you estimate the likely proportion : %
- C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. **SOCIAL**

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of

a) Social rented homes **YES**

b) 'Affordable rented' homes **NO**

c) Shared ownership homes **YES**

* Delete as applicable

EALING

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	2010-11 we built 11 homes for social rent on our own land and refurbished one property we bought from education. 2011-12 we built 69 homes for social rent on our own land. 2012-13 we refurbished and extended one property we bought from Education. In 2012-13 we started to build 135 homes which are due to complete in 2013-15.
ii) Direct development by borough of social rented housing on land you intend to acquire	No plans as yet....
iii) Direct development by borough of mixed tenure schemes which include social rented homes :	Our current homes on site are a mix of rent levels and also include shared ownership and equity sale. We received grant funding and our rents had to be at affordable rent levels, but we have ensured that larger properties are all at target rent levels and that smaller units average at around 55% of market rents.
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	No see iii) although tagged affordable rent we have kept larger properties at social rent levels. Our tenants also hold life-time tenancies.
v) Provision of land and/ or grant by borough to housing	

associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	None
vi)Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	None
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes (Please specify organisation or organisations involved)	None
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	None

Any information on initiatives to provide social housing or 'affordable rented' homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA - **YES**
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. **NO- we have no ALMO**
- ii) Renovation/refurbishment by the **LA** or ALMO with additional public sector funding and/or borrowing **YES**
- iii) Renovation/ refurbishment by the **LA** or ALMO using private sector financing **NO**
- iv) Renovation/ refurbishment involving transfer of ownership to a third party **NO**

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

We are undertaking the major refurbishment of Copley Close, a large LA estate in Hanwell. This will involve part demolition and rebuild and part major refurbishment. This scheme will involve no changes in ownership or management, but will involve some changes to tenure. We intend to introduce some affordable rent homes and we will convert some social rents to this. We are also planning to build some homes for shared equity.

Part 2. Available Resources (Figures in £m)

A. Estimated borrowing capacity following HRA self financing settlement: **50.5m**

B. Assumed New Homes Bonus allocation for 2014/5: **5.1m – nb- it is forecast this will all go to our education dept.**

C. Estimated receipts from s106 agreements : 2011/12: **2.18m**
2012/13: **2.2m**
2013/14: **3.5m**

(Latest DCLG published figures are for 2010/11)

D. Estimated useable receipts from Right to Buy 2011/12: **Nil**
2012/13: **1.8m**

2013/14: **3.0m**

E. Estimated receipts from other land or property disposals:

2011/12: **None forecast as yet**

2012/13: **None forecast as yet**

2013/14: **None forecast as yet**

Part 3. Priorities for use of capital resources:

A. Does the Borough intend to use a proportion of its available borrowing capacity to support the provision of new homes ? **YES**. If YES, can you estimate the likely proportion? **All of it.**

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes? **NO- it is being taken up by the Education dept.**

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. **See comment above- We will be using RTB receipts to provide new homes, we keep family sized homes at social rent levels, smaller properties average at around 55% of market rents.**

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of

a) Social rented homes **Not at present**

b) 'Affordable rented' homes **Not at present**

c) Shared ownership homes **Not at present**

ENFIELD

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	<p>Currently we are undertaking development on 6 council owned sites for new housing which will include the council's first 30 social rented homes.</p> <p>Additionally we are proposing new social rented homes on Alma Estate Renewal and New Avenue Estate Renewal.</p> <p>Schemes will include mixed tenure including social rented, shared ownership/shared equity and private homes.</p>
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ii) Direct development by borough of social rented housing on land you intend to acquire.	Not presently undertaking any schemes but will consider opportunities in the future.
iii) Direct development by borough of mixed tenure schemes which include social rented homes.	All schemes developed by the Council in the future will be mixed tenure. The Council will be offering intermediate products as well as social rented homes.
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels.	We are currently developing our rents policy, so a decision as to whether to pursue this option has not been taken by the Council yet.
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	Currently developing Highmead and Ladderswood Estate renewal schemes on this basis, but 30 Year Business Plan is based on Council ownership in the future.
vi)Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	Our priority for our Affordable Housing programme will be to support Supported Housing Developments for vulnerable people living in the borough – provision may be through a variety of intermediate products including “affordable” rent.
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes	Same as v)? If this question is supposed to read “developers other than” HAs, etc, then the answer is not at present.

social rented homes (Please specify organisation or organisations involved)	
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	Not at present

Any information on initiatives to provide social housing or 'affordable rented' homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

The Council is looking at the financing options available to it to allow the provision of more affordable homes in the Borough but has not yet reached a decision as to which option(s) it may wish to pursue.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA. YES
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. YES
- ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing YES iii) Renovation/ refurbishment by the LA or ALMO using private sector financing NO*
- iv) Renovation/ refurbishment involving transfer of ownership to a third party NO*.

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

i) No Change

ii) No Change

iii) Decent Homes funding will support works in the first two years of the Business Plan.

Part 2. Available Resources (Figures in £m)

A. Estimated borrowing capacity following HRA self financing settlement: £38.4m

B. Assumed New Homes Bonus allocation for 2014/5: Not factored into the HRA Business Plan at present

C. Estimated receipts from s106 agreements : 2011/12: £133k
2012/13: £473k
2013/14: Not known

(Latest DCLG published figures are for 2010/11)

D. Estimated useable receipts from Right to Buy 2011/12: Not applicable
2012/13: £461k
2013/14: £988k

E. Estimated receipts from other land or property disposals: 2011/12: Not applicable
2012/13: £6.6m
2013/14: £2.5m

(Please note that all of the answers in this section and the section below cover **HRA** finances/resources only)

Part 3. Priorities for use of capital resources:

A. Does the Borough intend to use a proportion of its available borrowing capacity to support the provision of new homes? YES. If YES, can you estimate the likely proportion 100%

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes? Not factored into the current HRA Business Plan model, but this needs further consideration.

If YES, can you estimate the likely proportion : %

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. SOCIAL/ AFFORDABLE * To be confirmed

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of
a) Social rented homes YES
b) 'Affordable rented' homes YES

c) Shared ownership homes YES

HARROW

Part 1 Forms of new initiatives.

Response from LB Harrow: Contact Alison Pegg, Housing Partnerships and Strategy Manager Alison.pegg@harrow.gov.uk

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	None currently planned (but see comments in answer to question iv below about our approach to Affordable Rents.) Options are being modelled on the basis of Affordable Rents initially to demonstrate the maximum quantum of affordable housing that could be delivered.
ii) Direct development by borough of social rented housing on land you intend to acquire	None currently planned
iii) Direct development by borough of mixed tenure schemes which include social rented homes :	None currently planned, although we may consider this in respect of future developments
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	<p>Details yet to be finalised. We are currently investigating options for new build within Harrow which would shared ownership and affordable rented homes and may include market rented homes.</p> <p>Our focus is likely to be on affordable rented homes, given the levels of support assumed to be available. As part of our Tenancy Strategy (approved December 2012) we have issued guidance on the level of Affordable Rents that we consider to be affordable within the Harrow context. The guidance states that the following ranges may be affordable in Harrow:</p> <p>1 beds – up to 80% of market rent 2 beds – up to 70% of market rent 3 beds – up to 60% of market rent 4 beds – up to 40% of market rent with a guideline maximum of £200 per week (representing 40% of the universal credit cap of £500 per week).</p>

	<p>Rents should also be stepped so that the situation does not arise where for example 2 bed properties are more expensive than 3 bed properties.</p> <p>We are considering bidding for a number of the streams of funding contained within the Mayor's Housing Covenant, and have already secured funding for 10 shared-ownership houses from a previous bid.</p>
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	None currently planned
vi)Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	<p>This may form part of our future development plans, though we hope to undertake the majority of our development ourselves where possible. We are considering partnerships with RP's and/or developers in respect of development, but would hope to ultimately own and manage the developed properties.</p> <p>No partners have yet been identified, although we anticipate possibly building on existing partnerships.</p> <p>Rented homes at below market level would be subject to the rent levels referred to in section iv) above.</p>
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes (Please specify organisation or organisations involved)	None currently planned
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level.	This may form part of our future development plans, though we hope to undertake the majority of our development ourselves where possible. We are considering partnerships/Joint Ventures with RP's and/or developers in respect of development, but would hope to ultimately own and manage the developed properties.

(Please specify organisation or organisations involved)	
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Any information on initiatives to provide social housing or 'affordable rented' homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA **NO***
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. **NO***
- ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing **YES* We have refurbished and extended some existing Council homes using a combination of HRA capital and GLA grant funding.**
- iii) Renovation/ refurbishment by the LA or ALMO using private sector financing **NO***
- iv) Renovation/ refurbishment involving transfer of ownership to a third party **NO***.

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

Part 2. Available Resources (Figures in £m)

A. Estimated borrowing capacity following HRA self financing settlement: **Nil**

B. Assumed New Homes Bonus allocation for 2014/5: **£3.5m**

C. Estimated receipts from s106 agreements: 2011/12: **See comment below**
2012/13: **Ditto**
2013/14: **Ditto**

(Latest DCLG published figures are for 2010/11) **We have £4.7M in our Affordable Housing Fund from S106 contributions in lieu of affordable housing that have been received over a number of years (including before 2011/12 but our agreements stipulate no time limits in which they should be spent).**

D. Estimated useable receipts from Right to Buy replacement receipts)	2011/12: Nil 2012/13: £1.215m (incl 1:4:1 2013/14: £1.993m (incl 1:4:1
replacement receipts)	
E. Estimated receipts from other land or property disposals: 2011/12: See comment below	2012/13: Ditto 2013/14: Ditto

We hold £1.2M from land/property disposals. We are in the process of developing an Asset Management Strategy that is likely to result in a more active disposal process but it is not possible to estimate at this time what we might received in future receipts.

Part 3. Priorities for use of capital resources:

A. Does the Borough intend to use a proportion of its available borrowing capacity to support the provision of new homes ? **Not applicable, see comment below*** . If YES, can you estimate the likely proportion ?

We do not have any HRA borrowing capacity, but are considering use of available GF borrowing capacity to support new housing initiatives, which could include the development of new affordable housing outside of the HRA but within the Council's control. If we did have HRA borrowing capacity we would intend to use a significant proportion to support the provision of new homes as this is a key strategic priority due to the level of housing need in the borough and the fact that we have one of the smallest social housing stocks in London.

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes ? **NO*. Not directly.**
If YES, can you estimate the likely proportion : %

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. **AFFORDABLE but note comments in section 1A, iv above ***

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of

- a) Social rented homes **NO Although options are still being modelled***
- b) 'Affordable rented' homes **YES Possibly although note that options are still being modelled ***
- c) Shared ownership homes **YES Possibly although note that options are still being modelled ***

HAVERING

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	Yes – currently pursuing a very small pilot programme of 9 no 2 bed bungalows within the grounds of existing sheltered schemes and a further programme of potentially 20 units to follow on similar sites – however no firm decision has yet been taken on whether these will be at social or affordable rents
ii) Direct development by borough of social rented housing on land you intend to acquire	Yes – but only by way of land assembly on land adjacent to Council owned land on the pilot programme
iii) Direct development by borough of mixed tenure schemes which include social rented homes :	Not at this stage
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	See i) above. Where development is for affordable rent it will be at 80% market rent
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	None at present.
vi)Provision of land and/ or	

grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	None at present
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes (Please specify organisation or organisations involved)	None at present
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	None at present.

Any information on initiatives to provide social housing or 'affordable rented' homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA ~~YES/NO~~* No change to management tenure rents or service charges are being proposed
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. ~~YES/NO~~*
- ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing ~~YES/NO~~*
- iii) Renovation/ refurbishment by the LA or ALMO using private sector financing ~~YES/NO~~*
- iv) Renovation/ refurbishment involving transfer of ownership to a third party ~~YES/NO~~*

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

Part 2. Available Resources (Figures in £m)

A. Estimated borrowing capacity following HRA self financing settlement: £20m

B. Assumed New Homes Bonus allocation for 2014/5:

C. Estimated receipts from s106 agreements : 2011/12: £936,820
2012/13: £0
2013/14: £0

(Latest DCLG published figures are for 2010/11)

D. Estimated useable receipts from Right to Buy 2011/12: £0
2012/13: £1,334,247
2013/14: 1,304,000

E. Estimated receipts from other land or property disposals:

No land receipts are predicated to fund housing development

2011/12:
2012/13:
2013/14:

Part 3. Priorities for use of capital resources:

A. Does the Borough intent to use a proportion of its available borrowing capacity to

support the provision of new homes ? ~~YES/NO~~* . If YES, can you estimate the likely proportion ? Proportion Still under discussion

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes ? ~~YES/NO~~*

If YES, can you estimate the likely proportion : %

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. ~~SOCIAL/ AFFORDABLE~~ * Both

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of

a) Social rented homes ~~YES/NO~~*

b) 'Affordable rented' homes ~~YES/NO~~ *

c) Shared ownership homes ~~YES/NO~~*

HOUNSLOW

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	<ul style="list-style-type: none"> • The Council's current Estate Regeneration programme will deliver 90 social rented homes over two schemes on HRA owned sites. The first units started on site in November 2012 and it is anticipated that all units will be complete by mid - 2015. All units will be owned by the Council and let on Council tenancies. • The Council currently has approval to develop affordable housing on identified land in its HRA account. The development will be led by the council itself with all land assets retained. The initial tranche will deliver 29 new homes of which 18 units will be social rented homes. Subject to planning we expect this project to start on site in late 2013. • The Council is exploring the potential for direct development of affordable homes (of which a proportion would be social rented) on Council-owned land through an additional regeneration scheme which will deliver approximately 200 units in total (currently in negotiation).
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	<ul style="list-style-type: none"> The Council's HRA Business Plan identifies potential for the delivery of up to 750 new homes using HRA resources, although the tenure mix and rent levels of these units has not yet been identified. These would be delivered on land currently in the Council's ownership and on sites that the Council will seek to acquire (see response to ii). Development of new homes in the HRA is an investment priority for the Business Plan.
ii) Direct development by borough of social rented housing on land you intend to acquire.	<ul style="list-style-type: none"> Through the planning S106 route, the Council has negotiated to acquire a site for the delivery of approximately 80 affordable homes at "Brentford Lock West", of which a proportion (likely to be approximately 30%) will be provided for social rent. These homes may be developed by the Council directly with the land being retained, or the land may be sold on to a Registered Provider for delivery of the affordable homes. The Council is considering acquiring land to deliver social rented homes in order to facilitate mixed tenure communities on other key development projects (e.g. Brentford High Street and Brentford Football Club).
iii) Direct development by borough of mixed tenure schemes which include social rented homes :	<ul style="list-style-type: none"> In addition to the 90 social rented homes identified in (i) the Council's estate regeneration programme will deliver 29 shared ownership homes on Council-owned land and 104 homes for private sale (to be provided by development partners). The Council's currently approved HRA development programme previously mentioned at (i) will also deliver 11 shared ownership homes.
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	<ul style="list-style-type: none"> No direct proposals at present although this option may be considered in order to generate wider cross subsidy and viability on future council led development programme using council owned assets
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development	<ul style="list-style-type: none"> The Council has approval to dispose of 14 identified Housing Revenue sites to Registered Providers. It is expected that this will deliver up to 130 new homes

which includes social rented homes (Please specify organisation or organisations involved)	<p>including homes for Social Rent (subject to viability). Key partnering organisations to be confirmed.</p> <ul style="list-style-type: none"> • There is potential for further site disposals of Council-owned sites to partner organisations in future, should the Council not decide to develop new homes on these sites directly.
vi)Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	<ul style="list-style-type: none"> • The Council has resolved to make disposals of three sites to Registered Providers (two sites to TVHA and one to Octavia) which will provide a total of 85 Affordable Rented units. • Potential for further future disposals to Registered Providers subject to Member approval.
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes (Please specify organisation or organisations involved)	<ul style="list-style-type: none"> • The Council has approval to dispose of 14 identified Housing Revenue sites to Registered Providers. It is expected that this will deliver up to 130 new homes including homes for Social Rent (subject to viability). Key partnering organisations to be confirmed. • There is potential for further site disposals of Council-owned sites to partner organisations in future, should the Council not decide to develop new homes on these sites directly. • The Council has agreed a strategic approach to prioritise social rent delivery on its HRA owned assets. Delivery of Affordable Rented units will generally be considered acceptable where the Council disposes of General Fund assets, subject to the proposed rents being approved by the Council as affordable to borough residents.
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	<ul style="list-style-type: none"> • There are no current or proposed schemes at present although this initiative may be considered to enable future affordable housing projects and where the homes to be provided will assist in meeting the borough's identified housing needs.

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Any information on initiatives to provide social housing or ‘affordable rented’ homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA. **YES**
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. **YES**
- ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing. **YES**
- iii) Renovation/ refurbishment by the LA or ALMO using private sector financing. **NO**
- iv) Renovation/ refurbishment involving transfer of ownership to a third party. **NO**

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges
 No changes in ownership or management. HRA homes to be retained in Council ownership and managed by the ALMO for the duration of the existing management agreement.

Part 2. Available Resources.

A. Estimated borrowing capacity following HRA self financing settlement: *HRA borrowing cap at £263.8m, HRA borrowing headroom is approximately £29m.*

B. Assumed New Homes Bonus allocation for 2014/5: *Approximately £5m.*

C. Estimated receipts from s106 agreements: 2011/12: £325,693*
 2012/13: £434,246*
 2013/14: £349,578*

**these figures assume AH S106*

contributions only.

(Latest DCLG published figures are for 2010/11)

E. Estimated receipts from other land or property disposals: 2011/12: _____
2012/13: _____
2013/14: _____

i) Direct development by borough of social rented	We have an active programme of housing development on our own land.
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housing on land in your ownership	
ii) Direct development by borough of social rented housing on land you intend to acquire	We have considered purchasing land for development but this has not happened so far due to the cost and availability of suitable land.
iii) Direct development by borough of mixed tenure schemes which include social rented homes :	Yes we are doing this.
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	Not under consideration.
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	We have a programme of land disposals through our framework agreement with 10 housing associations. We have grant funded ISHA & Family Mosaic through new homes bonus for the development of social rented housing.
vi) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	Not under-consideration although we have jointly funded an HCA AR scheme to bring the rent levels to social rent. (ISHA).
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes (Please specify organisation	See V) above

or organisations involved)	
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	Not under consideration.

Any information on initiatives to provide social housing or ‘affordable rented’ homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA YES
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. NO
- ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing NO
- iii) Renovation/ refurbishment by the LA or ALMO using private sector financing NO
- iv) Renovation/ refurbishment involving transfer of ownership to a third party NO.

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

Under i) above the schemes do not involve any changes in ownership, tenure, rents or service charges.

Part 2. Available Resources (Figures in £m)

A. Estimated borrowing capacity following HRA self financing settlement:

£67m at 1st April 2012.

B. Assumed New Homes Bonus allocation for 2014/5:

Tranche 4 figures for 2014-15 will not be calculated nor released by DCLG until February 2014.

Council's medium term financial strategy assumes £2m allocation for that year i.e. £12m from tranche 4.

C. Estimated receipts from s106 agreements : 2011/12:

2012/13:

2013/14:

(Latest DCLG published figures are for 2010/11)

D. Estimated useable receipts from Right to Buy

2011/12:

2012/13: £1.7m

2013/14:

E. Estimated receipts from other land or property disposals: 2011/12:

2012/13:

2013/14:

Part 3. Priorities for use of capital resources:

A. Does the Borough intent to use a proportion of its available borrowing capacity to support the provision of new homes ? YES. If YES, can you estimate the likely proportion ?

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes? YES

If YES, can you estimate the likely proportion : %

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. SOCIAL

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of

a) Social rented homes YES

- b) 'Affordable rented' homes NO
c) Shared ownership homes YES

KENSINGTON AND CHELSEA

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	Yes, we have a small scheme on site to create 12 new homes, and we are considering further direct development, but have nothing definite at the moment.
ii) Direct development by borough of social rented housing on land you intend to acquire	No
iii) Direct development by borough of mixed tenure schemes which include social rented homes :	We are considering direct development, but have nothing definite at the moment.
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	We are considering direct development, but have nothing definite at the moment.
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	<p>Yes, we have one scheme on site at the moment with Peabody Housing.</p> <p>We are also considering working with RPs to provide new homes through S106 commuted sums.</p>
vi) Provision of land and/ or grant by borough to housing	None at the moment.

associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes (Please specify organisation or organisations involved)	As above.
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	No

Any information on initiatives to provide social housing or ‘affordable rented’ homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA NO*
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. YES
- ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing YES
- iii) Renovation/ refurbishment by the LA or ALMO using private sector financing NO*
- iv) Renovation/ refurbishment involving transfer of ownership to a third party NO*.

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

Part 2. Available Resources (Figures in £m)

A. Estimated borrowing capacity following HRA self financing settlement:
£11m

B. Assumed New Homes Bonus allocation for 2014/5: £1.3 million

C. Estimated receipts from s106 agreements : 2011/12: Not known
2012/13: £2million
2013/14: £2million

(Latest DCLG published figures are for 2010/11)

D. Estimated useable receipts from Right to Buy 2011/12: £240k
2012/13: £400k (not final yet)
2013/14 £500k (forecast)

E. Estimated receipts from other land or property disposals: 2011/12: £2 million
2012/13: £2 million
2013/14: £3 million

Part 3. Priorities for use of capital resources:

A. Does the Borough intent to use a proportion of its available borrowing capacity to support the provision of new homes ? YES/NO* . If YES, can you estimate the likely proportion ? Not sure at the moment, under consideration.

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes ? YES/NO*

If YES, can you estimate the likely proportion : %

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. SOCIAL/ AFFORDABLE *

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of

a) Social rented homes YES

b) 'Affordable rented' homes NO *

c) Shared ownership homes NO*

KINGSTON

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	Currently - Extension of hostel accommodation
ii) Direct development by borough of social rented housing on land you intend to acquire	Not currently being undertaken
iii) Direct development by borough of mixed tenure schemes which include social rented homes :	Not currently being undertaken
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	Not currently being undertaken
v) Provision of land and/ or grant by borough to housing associations/ registered	Not currently being undertaken

providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	
vi)Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	Currently on a couple of sites with its' partner RP's; Thames Valley Housing and Paragon Community Housing Group
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes (Please specify organisation or organisations involved)	Not currently being undertaken
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	Not currently being undertaken

Any information on initiatives to provide social housing or 'affordable rented' homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA YES (Better Homes)
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. NO
- ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing NO
- iii) Renovation/ refurbishment by the LA or ALMO using private sector financing NO
- iv) Renovation/ refurbishment involving transfer of ownership to a third party NO.

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

Part 2. Available Resources (Figures in £m)

A. Estimated borrowing capacity following HRA self financing settlement:

Approx £19m

B. Assumed New Homes Bonus allocation for 2014/15: £2,565,000

C. Estimated receipts from s106 agreements: 2011/12: £0
2012/13: £236,066
2013/14: £0

(Latest DCLG published figures are for 2010/11)

Please note that the general approach RBK takes is to discourage financial contributions and get the developers to provide the actual units.

D. Estimated useable receipts from Right to Buy 2011/12: £121,600
2012/13: £1,085,500
2013/14: £2,000,000

E. Estimated receipts from other land or property disposals: 2011/12: £835,000
2012/13: £1,318,800

2013/14: £2,131,200

Part 3. Priorities for use of capital resources:

A. Does the Borough intent to use a proportion of its available borrowing capacity to support the provision of new homes ? YES/NO* . If YES, can you estimate the likely proportion ? To be determined

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes ? NO
If YES, can you estimate the likely proportion: %

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. AFFORDABLE

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of
a) Social rented homes YES/NO*
b) 'Affordable rented' homes YES/NO *
c) Shared ownership homes YES/NO*
To be determined

MERTON

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	None	
ii) Direct development by borough of social rented housing on land you intend to acquire	None	
iii) Direct development by borough of mixed tenure schemes which include social rented homes :	None	
iv) Direct development by		

borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	None
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	None at this stage
vi)Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	In discussions with registered providers
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which	None

includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	
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Any information on initiatives to provide social housing or ‘affordable rented’ homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA - NO*
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. /NO*
- ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing NO*
- iii) Renovation/ refurbishment by the LA or ALMO using private sector financing NO*
- iv) Renovation/ refurbishment involving transfer of ownership to a third party NO*.

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

Part 2. Available Resources (Figures in £m)

A. Estimated borrowing capacity following HRA self financing settlement: Merton is a LSVT authority that transferred its stock to Merton Priory Homes in March 2010.

B. Assumed New Homes Bonus allocation for 2014/5: £0

C. Estimated receipts from s106 agreements : 2011/12:
2012/13: £294k
2013/14:

(Latest DCLG published figures are for 2010/11)

E. Estimated receipts from other land or property disposals: 2011/12:
2012/13:
2013/14:

A. Does the Borough intent to use a proportion of its available borrowing capacity to support the provision of new homes ? NO* . If YES, can you estimate the likely proportion ?

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. SOCIAL/ AFFORDABLE *

NEWHAM

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	29 x 3 bed houses by 31 March 15 – part of GLA AHP Programme
ii) Direct development by borough of social rented housing on land you intend to acquire	None

iii) Direct development by borough of mixed tenure schemes which include social rented homes :	None
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	17 x 1 bed & 58 x 3 bed by 31 March 15 – part of GLA AHP Programme 40 x 2 bed & 20 x 3 bed by March 16 – shared equity – part of Mayor’s Covenant allocation 500 homes – Newham Private Rent Vehicle [all let at affordable rents] by March 19.
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	None
vi)Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	None
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes	None

social rented homes (Please specify organisation or organisations involved)	
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	None

Any information on initiatives to provide social housing or 'affordable rented' homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA YES – see below
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. NO*
- ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing YES – 30 unit prog funded through the GLA AHP for extensions & deconversions
- iii) Renovation/ refurbishment by the LA or ALMO using private sector financing NO*
- iv) Renovation/ refurbishment involving transfer of ownership to a third party NO*.

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

Part 2. Available Resources (Figures in £m)

A. Estimated borrowing capacity following HRA self financing settlement: £25m

B. Assumed New Homes Bonus allocation for 2014/5: £5.059m

C. Estimated receipts from s106 agreements : 2011/12: - £100k
2012/13: - £1.6m
2013/14: - £1.5m

(Latest DCLG published figures are for 2010/11)

D. Estimated useable receipts from Right to Buy 2011/12: Nil
2012/13: £2.358m
2013/14: £5.633m

E. Estimated receipts from other land or property disposals: 2011/12: - 0
2012/13: - £1.7m
2013/14: - £1m

Part 3. Priorities for use of capital resources:

A. Does the Borough intent to use a proportion of its available borrowing capacity to support the provision of new homes ? YES. If YES, can you estimate the likely proportion ? 100%

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes ? NO*
If YES, can you estimate the likely proportion : %

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. AFFORDABLE *

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of
a) Social rented homes NO*
b) 'Affordable rented' homes YES *
c) Shared equity homes YES *

REDBRIDGE

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	None currently but under review
ii) Direct development by borough of social rented housing on land you intend to acquire	None
iii) Direct development by borough of mixed tenure schemes which include social rented homes :	None
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	None
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	<p>SSVT – Transfer of Estate at nil value at Repton Court and Claire House, Ilford, Essex, IG5 ORP. The ownership of the estate was transferred to Swan Housing Association on the 5th April 2013. Existing 72 units to be demolished and replaced by 149 new units. Current market value of the site is c£8 million based on a valuation of £2 million per acre.</p> <p>Proposed new provision: New Homes for rent for existing tenants= 38 New Homes for existing resident leaseholders = 12 New Homes for rent for new tenants = 35 New Homes for Shared Ownership =14 New Homes for Sale = 50</p> <p>First Phase of Development due to start September 2013.</p>

vi)Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	<p>We are currently doing a feasibility on provision of a package of small HRA sites to RPs – land at nil value to provide a mix of affordable/for sale properties. It may include some social rented to incentivise under occupying older tenants to move in order to free up family housing.</p> <p>Not known at this stage</p>
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes (Please specify organisation or organisations involved)	See boxes (V) and (Vi) above.
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	None

Any information on initiatives to provide social housing or 'affordable rented' homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA. YES
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. NO
- ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing YES
- iii) Renovation/ refurbishment by the LA or ALMO using private sector financing. NO
- iv) Renovation/ refurbishment involving transfer of ownership to a third party. YES.

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

- i) we are carrying out Decent Homes works to our stock, which was previously managed by an ALMO, with funding obtained under the DH grant.
- iv) The SSVT transfer of Claire & Repton Court to Swan RSL

Part 2. Available Resources (Figures in £m)

A. Estimated borrowing capacity following HRA self financing settlement: £32.9m

B. Assumed New Homes Bonus allocation for 2014/5: £3.2m (estimate only)

C. Estimated receipts from s106 agreements : 2011/12:
2012/13:
2013/14:

(Latest DCLG published figures are for 2010/11)

D. Estimated useable receipts from Right to Buy 2011/12: £0.3m
2012/13: £1.1m
2013/14: £1.1m

E. Estimated receipts from other land or property disposals: 2011/12: <£10,000

2012/13: <£10,000
2013/14: <£10,000

Part 3. Priorities for use of capital resources:

A. Does the Borough intent to use a proportion of its available borrowing capacity to support the provision of new homes ? YES/NO* . MAY BE – CURENTLY REVIEWING THE HRA BUSINESS PLAN
If YES, can you estimate the likely proportion ?

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes ? NO* - THE COUNCIL MADE A DECISION TO USE NHB TO SUPPORT BUDGET OPRESSURES
If YES, can you estimate the likely proportion : %

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. SOCIAL/ AFFORDABLE * WE WOULD PREFER SOCIAL BUT IN ORDER TO ACHIEVE A ONE FOR ONE REPLACEMENT WE WILL PROBABLY HAVE TO PROCURE HOMES AT AFFORDABLE RENTS

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of
a) Social rented homes YES POSSIBLY
b) 'Affordable rented' homes YES PROBABLY
c) Shared ownership homes YES PROBABLY

SOUTHWARK

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	Just completed 16 new units in LA new build programme part funded by HCA. Currently progressing phase 1 of Southwark 1000 new homes programme, which will deliver up to 200 social rented units. Also small programme of hidden homes conversions. n completed to date; n in progress
ii) Direct development by borough of social rented housing on land you intend to acquire	No current proposals. Acquisition will be considered if complementary to agreed or emerging schemes, but is likely to be exceptional rather than routine.

iii) Direct development by borough of mixed tenure schemes which include social rented homes :	Yes. Southwark's core strategy requires 70:30 split of rent and intermediate in most schemes and a minimum of 35% private housing in the central wards of the borough.
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	No plans for rental homes in mixed tenure schemes to be anything but social rent, although will be formula rent.
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	<p>We are currently funding in lieu of grant for n social rent homes being delivered by Family Mosaic, through commuted sums, but the land has been sold not transferred at nil value.</p> <p>We may do more of this, but our current focus is on Southwark 1000.</p> <p>We are supporting a bid by our largest TMO – Leathermarket JMB – for GLA Community Right to Build funding. If this progresses, it would require consideration of the use of council land in kind.</p>
vi) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	<p>Ivydale?</p> <p>Generally not. Some Affordable Rent units will be developed on land we have sold.</p>
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes (Please specify organisation or organisations involved)	Yes as v)

viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	Not at present.

Any information on initiatives to provide social housing or ‘affordable rented’ homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA YES, no changes in *ownership, management, tenure, rents or service charges*
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. NO
- ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing NO
- iii) Renovation/ refurbishment by the LA or ALMO using private sector financing NO
- iv) Renovation/ refurbishment involving transfer of ownership to a third party NO

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

Part 2. Available Resources (Figures in £m) TO FOLLOW

A. Estimated borrowing capacity following HRA self financing settlement:

Headroom £126m but affordability of new borrowing not assessed.

B. Assumed New Homes Bonus allocation for 2014/5:

2011/12 -

2012/13 283k

2013/14 469k

2014/15 704k

(affordable bonus element provisionally allocated to Housing)

C. Estimated receipts from s106 agreements : 2011/12: £9.5m

2012/13: £25.2m

2013/14: £12m (est)

(Latest DCLG published figures are for 2010/11)

D. Estimated useable receipts from Right to Buy 2011/12: -

2012/13: 3.4m

2013/14: 7.0m

E. Estimated receipts from other land or property disposals: 2011/12: 25.6m (23.7m unused)

2012/13: 31m

2013/14: 18m

Part 3. Priorities for use of capital resources:

A. Does the Borough intend to use a proportion of its available borrowing capacity to support the provision of new homes ? NO

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes ? YES

If YES, can you estimate the likely proportion : No, used in general financing under range of activities

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. SOCIAL

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of

a) Social rented homes YES

b) 'Affordable rented' homes NO

c) Shared ownership homes YES

SUTTON

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	Being considered as part of developing an overall policy approach to LA funded new social housing
ii) Direct development by borough of social rented housing on land you intend to acquire	As above
iii) Direct development by borough of mixed tenure schemes which include social rented homes :	As above
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	As above
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	As above though we are currently running three separate regeneration / redevelopment schemes with respectively Affinity Sutton, Housing 21 and Viridian
vi)Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes	Being considered as part of developing an overall policy approach to LA funded new social housing

rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes (Please specify organisation or organisations involved)	Being considered as part of developing an overall policy approach to LA funded new social housing
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	Being considered as part of developing an overall policy approach to LA funded new social housing

Any information on initiatives to provide social housing or ‘affordable rented’ homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA YES/~~NO~~* (No changes of ownership/management)

ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. YES/~~NO~~* (No changes of ownership/management)

ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing ~~YES~~/NO*

iii) Renovation/ refurbishment by the LA or ALMO using private sector financing ~~YES~~/NO*

iv) Renovation/ refurbishment involving transfer of ownership to a third party YES/~~NO~~*. (Regeneration schemes involving transfer of ownership to above mentioned HAs and with some changes of tenure)

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

Part 2. Available Resources

A. Estimated borrowing capacity following HRA self financing settlement: £14.9m (arising from the settlement)

B. Assumed New Homes Bonus allocation for 2014/5: NK

C. Estimated receipts from s106 agreements : 2011/12: £362k
2012/13: NK
2013/14: NK

(Latest DCLG published figures are for 2010/11)

D. Estimated useable receipts from Right to Buy 2011/12: £109,168
2012/13: £3,441,622m
2013/14: £3.6m

E. Estimated receipts from other land or property disposals: 2011/12: £0
2012/13: £0
2013/14: £0

Part 3. Priorities for use of capital resources:

A. Does the Borough intent to use a proportion of its available borrowing capacity to support the provision of new homes ? YES/~~NO~~* . If YES, can you estimate the likely proportion ? No (decision still to be taken)

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes ? ~~YES~~/NO*
If YES, can you estimate the likely proportion : %

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. ~~SOCIAL~~/ AFFORDABLE *

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of

a) Social rented homes ~~YES~~/NO*

b) 'Affordable rented' homes ~~YES~~/NO *

c) Shared ownership homes ~~YES~~/NO*

WALTHAM FOREST

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	Nothing identified currently, however we are carrying out an HRA land capacity study this year and part of this work will look at options to build new houses within the HRA. We are also looking at estate regeneration delivery within the HRA. Lifting the borrowing cap would allow potential regeneration schemes to begin
ii) Direct development by borough of social rented housing on land you intend to acquire	See above
iii) Direct development by borough of mixed tenure schemes which include social rented homes :	See above
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	See above
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented	We are looking at the potential for estate regeneration delivery, which may include this type of initiative, but are at a very early stage of assessing viability and delivery models. No other organisations are involved at this stage.

homes (Please specify organisation or organisations involved)	
vi)Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	We are looking at the potential for estate regeneration delivery, which may include this type of initiative, but are at a very early stage of assessing viability and delivery models. No other organisations are involved at this stage. We have a programme of site disposals to RP Investment partners for the provision of affordable rent housing and we are also developing a scheme to utilise financial contributions from s106 payments and small sites contributions from developments along with RTB schemes which is likely to grant fund development in the borough.
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes (Please specify organisation or organisations involved)	We are looking at the potential for estate regeneration delivery, which may include this type of initiative, but are at a very early stage of assessing viability and delivery models. No other organisations are involved at this stage.
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	We are looking at the potential for estate regeneration delivery, which may include this type of initiative, but at a very early stage of assessing viability and delivery models. No other organisations are involved at this stage.

Any information on initiatives to provide social housing or ‘affordable rented’ homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

Again, we are looking at the potential for estate regeneration delivery, which may include this type of initiative, but are at a very early stage of assessing viability and delivery models. No other organisations are involved at this stage.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA **NO**
- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. **NO**
- iii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing **NO**
- iv) Renovation/ refurbishment by the LA or ALMO using private sector financing **NO**
- iv) Renovation/ refurbishment involving transfer of ownership to a third party **NO**.

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

Part 2. Available Resources (Figures in £m)

A. Estimated borrowing capacity following HRA self financing settlement:

Under HRA reform, Waltham Forest has a borrowing cap of £193,552,000
Existing borrowing at 1 April 2012 was £164,669,000 giving borrowing capacity of £28,883,000

B. Assumed New Homes Bonus allocation for 2014/5: **£3,398,000**
Estimate for 2013/14 is £2,498,000.

C. Estimated receipts from s106 agreements : 2011/12: **£2,450,012**
2012/13: **£999,809**
2013/14: **no estimate**

available

(Latest DCLG published figures are for 2010/11)

NOTE none of these s106 receipts are usable for housing. They are committed to other services. The Council includes housing in section 106 agreements usually by requiring a proportion of affordable housing and no financial value or transactions take place in relation to this aspect of the agreements.

D. Estimated useable receipts from Right to Buy 2011/12: **£149,445**
2012/13: **£387,931**
2013/14: **£400,000**

E. Estimated receipts from other land or property disposals: 2011/12: **£585,986**
2012/13: **£1,809,350**
2013/14: **£2,000,000**

Under the reinvigorated RTB scheme from 1 April 2012 the Council has agreed

with the Government to retain receipts, in addition to those above, of £1,246,678 in 2012/13 for investment in replacement social housing. A similar amount is estimated for 2013/14.

Part 3. Priorities for use of capital resources:

A. Does the Borough intent to use a proportion of its available borrowing capacity to support the provision of new homes ? **We are carrying out an HRA land capacity study this year and part of this work will look at options to build new houses within the HRA.**

If YES, can you estimate the likely proportion ? **No estimate available at present.**

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes ? **NO**

If YES, can you estimate the likely proportion : %

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. **SOCIAL**

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of

a) Social rented homes **YES**

b) 'Affordable rented' homes **YES**

c) Shared ownership homes **YES**

WANDSWORTH

Part 1 Forms of new initiatives

1A : New Building

i) Direct development by borough of social rented housing on land in your ownership	We have a programme to deliver 26 units of Affordable Rent Housing as part of our hidden homes programme utilising GLA affordable housing grant funding. Previously we have developed 238 units of largely social rent with 38 units being delivered recently utilising HCA/GLA grant funding from the 2008-11 programme. The hidden homes programme is innovative in this it utilises land which it would be normally difficult to develop and/or dispose of on the market – under crofts, additional stories on buildings, lateral extensions on to “locked in” sites.
ii) Direct development by borough of social rented	We do not intend to acquire land as such. We are assessing through a masterplanning exercise 2 potential

housing on land you intend to acquire	estate regeneration on the Alton and Winstanley/York Road estates which potentially involve acquisition of non council land interests. However it is early days. It is also notable that development in Wandsworth is very healthy with private sector sites being actively taken forward. There is also very little public land to utilise. Therefore the need for intervention is not there currently – demonstrating the fairly fragmented nature of housing markets and demand in London.
iii) Direct development by borough of mixed tenure schemes which include social rented homes :	See response to 1. The Council has not considered delivering shared ownership itself given that this form of development was considered to present risks for the Council relative to other investment options and it was not a product that the Council itself felt in a position to administer on any scale. The hidden homes that have been developed as shared ownership are now owned by a RP with the Council providing the management. This was found to be a good combination.
iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels	See 1. Our current programme works on the basis of developing utilising a blended rate of 65% of market rents to deliver affordable rent housing supported by average grant rates of £28K and relet income from around 50 existing council units. As with any self build this form of delivery is appraised against sale to a RP etc. and it is the most financially advantageous approach to delivery that is taken forward (e.g. to meet the objective to deliver affordable housing).
v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)	We are currently developing our approach to utilising section 106 affordable housing offsite payments and RTB one for one receipts. It is likely that we will offer grants for development and purchase of affordable rent housing. Soft market testing and discussions with the GLA have been initiated. The Council have and are marketing a number of sites for sale to provide affordable housing. 3 sites are currently being marketed for either provision of a rent – to save – to buy intermediate option and/or for affordable rent housing. Another site is in the pipeline and previous sites have been marketed on this basis to provide affordable housing. The Council could then be seen to be quite proactive in this area. However, any consideration of sale to a RP is financially appraised with a range of options considered – disposal on the market, self build and sale to a RP. A key factor in the appraisal is the benefit of the social housing letting to the Council relative to a number of costs – use of own stock, temporary accommodation costs etc. This allows the Council to demonstrate best consideration.
vi) Provision of land and/ or grant by borough to housing associations/ registered	See above. We are selling council sites for affordable housing development (heads of terms being agreed with Wandle to provide 4x4 bed houses, sale of site to Viridian

providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	to provide a 45 bed extra care sheltered scheme) and have a number now being marketed. The key factors in considering such sales is the benefit to the Council, ability to demonstrate best consideration and finding in turn the right delivery approach.
vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes (Please specify organisation or organisations involved)	See above the Council is now soft market testing and discussing with the GLA the best way to offer grant to support development of and purchase for affordable rent housing. This is not something the Council has done previously and the current investigation is to determine the potential benefit of such a programme and essentially where such a programme would “fit” with current GLA sponsored programmes.
viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)	The Council does have an active asset management strategy with sites being sold on the open market. Close working with the Borough Planner and Valuer ensures that the maximum reasonable level of affordable housing is delivered. Whilst it is not a common practice the BV has considered options to package sites to seek to maximise the quantum and type of affordable housing delivered. This may for instance address particular site constraints which might not allow for the delivery of affordable rent housing (e.g. given the need to provide the affordable in mixed cores) or say family housing. Whilst only done once so far the overall result was successful (see sale of two sites to London and Quadrant for provision of market, shared ownership and affordable rent housing).

Any information on initiatives to provide social housing or ‘affordable rented’ homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA YES/NO*

No – renovation and refurbishment only in respect to our own Council stock to continue meeting the decent homes standard and to undertake decent homes plus type works to improve estates, blocks and sheltered schemes.

ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO. YES/NO*

No – Wandsworth do not have an ALMO

ii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing YES/NO*

Yes – we do utilise extension and deconversion funding which we have found very useful. Whilst the numbers of conversions are relatively small the funding available from the GLA has been helpful in assisting with conversion costs. We also work with the SW London Partnership to utilise empty homes grant to bring private sector empties back into use for affordable housing purposes for fixed periods. This targeted funding money was sufficiently flexible as to allow the Council to attract landlords with the 2011-15 funding requirements being slightly more challenging to work with.

iii) Renovation/ refurbishment by the LA or ALMO using private sector financing YES/NO*

No

iv) Renovation/ refurbishment involving transfer of ownership to a third party YES/NO*.

No

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

Part 2. Available Resources (Figures in £m)

A. Estimated borrowing capacity following HRA self financing settlement:

£100m – this would only be utilised if estate regeneration plans were taken forward and funding was required to “kick start” such activities.

B. Assumed New Homes Bonus allocation for 2014/5: £6.40 million

C. Estimated receipts from s106 agreements : 2011/12: £1m (for affordable housing purposes)

2012/13: £3.3m (for affordable housing purposes)

2013/14: £3.5m (for affordable housing purposes)

Figures shown are cumulative.

(Latest DCLG published figures are for 2010/11)

D. Estimated useable receipts from Right to Buy 2011/12: £0.12 million
2012/13: £3.70 million*
2013/14: £1.30 million*

*includes 1-4-1 retained receipts from RTBs

E. Estimated receipts from other land or property disposals: 2011/12: £11.20 million
2012/13: £14.00 million
2013/14: £1.50 million

Part 3. Priorities for use of capital resources:

A. Does the Borough intent to use a proportion of its available borrowing capacity to support the provision of new homes ? YES/NO* . If YES, can you estimate the likely proportion ?

No – the funding if utilised would be to support estate regeneration. This may involve the provision of replacement homes however this has not been determined and would of course in all likelihood involve more complex financial arrangements than just Council financed provision.

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes ? YES/NO*

No

If YES, can you estimate the likely proportion : %

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'.

Yes – affordable rent housing

SOCIAL/ AFFORDABLE *

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of

a) Social rented homes YES/NO* - this may be an option but is dependent on financial appraisal

b) 'Affordable rented' homes YES/NO * - this may be an option but is dependent on financial appraisal

c) Shared ownership homes YES/NO* - No

WESTMINSTER

Part 1 Forms of new initiatives

1A : New Building

<p>i) Direct development by borough of social rented housing on land in your ownership</p>	<p>Westminster Council is currently delivering four large estate renewal schemes. The areas being regenerated are:</p> <ul style="list-style-type: none"> • Tollgate Gardens Estate • Church Street / Paddington Green • Westbourne Green • Ebury Bridge Estate <p>The first phase will deliver around 1100 new homes of which 400 social / 100 intermediate / 600 private homes. The social housing homes will be set at target rent.</p> <p>The schemes are yet to receive planning permission, and so far only Tollgate Gardens residents have voted in favour of regeneration. (Although not a requirement, Westminster has decided that schemes will go ahead following positive resident votes.)</p> <p>The homes in the first phase are expected to be delivered between 2015/16 and 2019/20. Some of the schemes will be delivered through our Developer Framework Panel, while some of the individual sites will be directly delivered via our ALMO. The affordable units will be retained within the HRA.</p> <p>The Council is also funding mainstream development through its ALMO, CityWest Homes. The Council has set a target for delivery within its management agreement with the ALMO.</p>
<p>ii) Direct development by borough of social rented housing on land you intend to acquire</p>	<p>Some of our renewal schemes involve acquisition by the Council of sites now in the ownership of Registered Providers on either freehold or long leasehold. As part of these renewal schemes, there will be a mix of social rent , intermediate and market housing.</p>
<p>iii) Direct development by borough of mixed tenure schemes which include social rented homes :</p>	<p>See above re estate renewal schemes.</p>
<p>iv) Direct development by borough of mixed tenure schemes which include homes at rents below 80% market rent but no homes at social rent levels</p>	<p>Westminster Council is planning to develop a scheme on the Harrow Road that involves acquisition of land currently owned by Health (formerly Westminster PCT), along with development of Council owned land. The scheme will provide a mix of specialist accommodation for people with learning disabilities (affordable rents) and intermediate housing.</p>

<p>v) Provision of land and/ or grant by borough to housing associations/ registered providers/ALMO/TMO/CLT to undertake development which includes social rented homes (Please specify organisation or organisations involved)</p>	<p>Through the affordable housing fund Westminster Council has funded private registered providers to deliver new affordable housing. Since 1998 £81.3m has been allocated to 15 providers in Westminster to deliver affordable housing. 1,300 new homes have so far been delivered. £22.3m additional funding is contractually committed for future affordable housing projects.</p> <p>Westminster Community Homes (WCH) is a charity and a subsidiary of the Council. WCH was set up in 2009 to develop affordable housing in Westminster. It is also a registered provider but solely controlled by the Council.</p> <p>WCH has developed homes on HRA land (infill sites) for social rent, and has been allocated £9.44m from the Affordable Housing Fund (section 106 commuted payments) in June 2012 to provide a mix of social and intermediate housing through new-build or acquisition. Their properties are set at target and intermediate rents. WCH owns over 290 properties all located in Westminster.</p> <p>Walterton and Elgin Community Homes, (WECH) is a registered provider in Westminster. It has received £3m funding from the Councils affordable housing fund to build 36 new homes. 26 of the homes will be set at affordable rent levels and 10 of the homes will be set at intermediate rent levels.</p>
<p>vi)Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes rented homes at below market level but not at social rent level. (Please specify organisation or organisations involved)</p>	<p>Please refer to point 4 above.</p>

<p>vii) Provision of land and/ or grant by borough to housing associations/ registered providers to undertake development which includes social rented homes</p> <p>(Please specify organisation or organisations involved)</p>	See point 5 above
<p>viii) Provision of land and/or financial support by borough to developers other than registered providers, to provide new homes which includes rented homes at below market level but not at social rent level.</p> <p>(Please specify organisation or organisations involved)</p>	Westminster is in discussions with a non-registered affordable housing provider to transfer land to it to undertake development.

Any information on initiatives to provide social housing or ‘affordable rented’ homes which do not fall into these categories (for example leaseback schemes) would be appreciated.

1B : Renovation /refurbishment

Are you carrying out any of the following initiatives ?

- i) Renovation/refurbishment funded from the HRA, with ownership retained by the LA

YES

- ii) Renovation/refurbishment funded from the HRA, but with works to be undertaken through an ALMO.

YES

Westminster has received funding from the GLA to carry out works on conversions, through its ALMO, CityWest Homes.

- iii) Renovation/refurbishment by the LA or ALMO with additional public sector funding and/or borrowing

YES

- iv) Renovation/ refurbishment by the LA or ALMO using private sector financing

NO

- v) Renovation/ refurbishment involving transfer of ownership to a third party

YES

Where you have answered yes, could you specify below whether these schemes involve any changes in ownership, management, tenure, rents or service charges

Part 2. Available Resources (Figures in £m)

- A. Estimated borrowing capacity following HRA self financing settlement:
£47m

- B. Assumed New Homes Bonus allocation for 2014/5: **None**

- C. Estimated receipts from s106 agreements : 2011/12: £6.3m
2012/13: £17.8m
2013/14: £8.3m

(Latest DCLG published figures are for 2010/11)

- D. Estimated useable receipts from Right to Buy 2011/12: **None**
2012/13: **None**
2013/14: **None**

- E. Estimated receipts from other land or property disposals: 2011/12: **£609,077**
2012/13: **£6.4m**
2013/14: **£14.2m**

Part 3. Priorities for use of capital resources:

- A. Does the Borough intend to use a proportion of its available borrowing capacity to

support the provision of new homes ? **YES**. If YES, can you estimate the likely proportion ? **100%**

B. Does the Borough intend to use a proportion of its New Homes Bonus to support the provision of new affordable homes ? **NO**

If YES, can you estimate the likely proportion : %

C. Is the Borough intending to use RTB receipts to provide new homes at social rents or at 'affordable rents'. **No**

D. Is the Borough intending to use receipts from other land and/or property disposals to fund development of

a) Social rented homes **YES**

b) 'Affordable rented' homes **YES**

c) Shared ownership homes **YES* shared equity scheme on renewal estates**