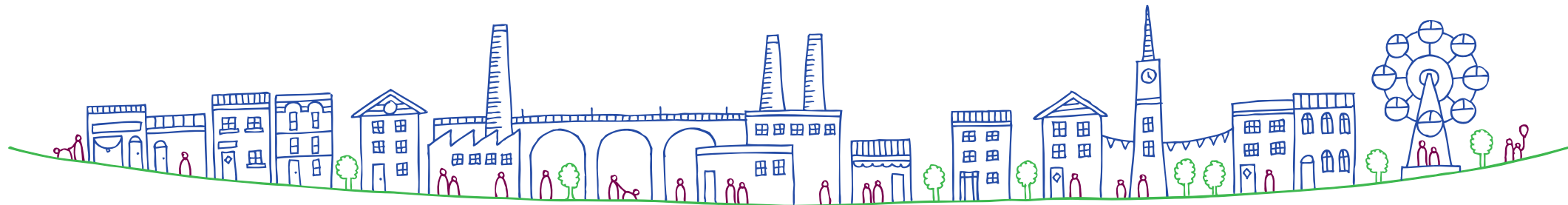


# Housing Sector Update

Mosscafe St Vincent's

11 December 2018



## for discussion....

- Horizon scanning and national context
- Ribble Valley - issues locally
- How RPs are responding
- Homes England funding update

# Mosscare St Vincent's



creating an environment to flourish

# new homes across Ribble Valley



Remodelling at Plessington Court,  
Strawberry Fields, Gisburn,  
Elker Meadows, Billington

# horizon scanning/context

- Brexit, Brexit and more Brexit
- .....Political instability
- Green Paper - MSV/partner response
- North focus on regeneration as well as new
- LA settlements and austerity
- Future of rents
- Homes Bill
- Social care green paper delay
- JRF report – poverty and housing
- Supported housing quality oversight



# horizon scanning/context

- Housing shortage – supply & demand
- Affordability
- Delivering new homes
- Home ownership
- Local authority funding cuts and commissioning
- Universal Credit and Welfare Reform



# Ribble Valley - Local Issues

- Affordability
  - Ave house price 6.5 times average income
  - Families and individuals on waiting list for good quality rented housing
  - Loss of social rented homes through Right to Buy
- Health & Housing
  - Ageing population - Over 65's set to grow by 37% by 2030
  - Poor housing costs NHS £1.3bn
- Local Authority Funding cuts - Lancashire in particular
  - Home Improvement Agency under threat due to funding issues
  - Blackburn Foyer

# how are RP's responding

- Collaborative and Partnership working
- Increasing Supply
  - Releasing equity for the right home at the right price - opportunities for retirement market of all tenures
  - Dealing with under-occupancy by incentivising and providing choice
  - Age-friendly neighbourhoods and flexibly and adaptable housing to meet changing needs over time, eg HAPPI schemes
  - Single Household offer - young and old persons
  - Future of S106s
- Offer a range of tenures
- Recognising home ownership not for everyone



# Homes England – funding for RPs

## Homes England engagement & funding climate

- No shortage of grant overall for new build but grant rates need to be right
- Home ownership focus – focus of the SOAHP 16-21 programme
- New and emerging funding regime for RPs
  - Wave funding
  - Existing Partnerships
  - CME bids
  - Social Rent
- New Homes England Strategic Plan – key aims include
  - Supporting the affordable housing market
  - Unblocking and enabling land
  - MMC
  - Delivering home ownership products

