

Affordable Housing Delivery Task and Finish Group

Meeting one – setting the scene and what
questions do members need answers to?

April 2022

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What is
affordable
housing?
National
Planning
Policy
Framework
definition:

Housing for sale or rent, for those
whose needs are not met by the
market; and which complies with one
or more of the following definitions:

- Affordable housing for rent
- Starter Homes
- Discounted market sales
housing
- Other affordable routes to
home ownership

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Housing for rent – definitions:

Social Rent: landlord is a Registered Provider and rents set in accordance with a formula set by the Regulator of Social Housing. Typically 50% of the market rent

Affordable Rent: landlord is a Registered Provider (normally), and rents + service charge do not exceed 80% of market rent.

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Tenure percentages across Chichester district

	Owner occupied	Private rented	Social	Total
Database	38,534	10,787	8,351	57,685
2011 Census	33,916	8,505	7,407	49,818

Tenure

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How many affordable homes have been delivered across West Sussex?

(source gov.uk includes affordable and low-cost home ownership)

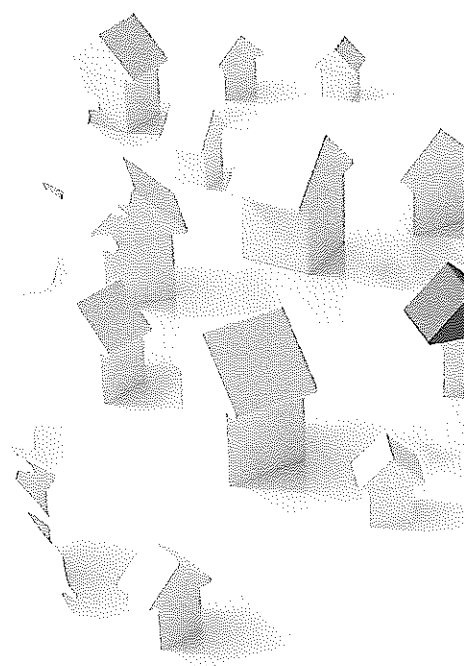
	2016-17	2017-18	2018-19	2019-20	2020-21	TOTAL
Adur	68	4	50	225	81	428
Arun	103	183	98	107	204	695
Chichester	135	154	137	179	156	761
Crawley	249	172	172	200	172	965
Horsham	120	378	553	274	233	1558
Mid Sussex	82	178	73	139	197	669
Worthing	61	63	75	276		475

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This year's delivery

- Registered Providers will provide 216 new affordable homes in 2022/23 (source CDC programme)
 - 121 for rent (social and affordable)
 - 95 for affordable home ownership
- Important to note that not every development can generate affordable housing - some are too small or in the wrong area and others can deliver much more



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Current demand on the Housing Register (April 2022 snapshot) compared with lettings completed through CBL process with Registered Providers in 21/22

	1 bed	2 bed	3 bed	4 bed +	Total
Band A - over riding priority	27	8	3	4	42
Band B - urgent need	100	36	10	7	153
Band C - overcrowding, homelessness and health	282	161	167	69	679
Total A-C	409	205	180	80	874
Registered Provider Lettings via CDC 21/22	149	206	92	22	469

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Who delivers affordable homes in the Chichester district?

Registered Provider Partners – the large ones in the district include Hyde, Abri, Clarion, Vivid, Aster

Almshouses and charities (who can also be registered providers) – for example St Mary’s and Greyfriars

Community Land Trusts – in Westbourne and Midhurst

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How is affordable housing delivered?

- Through a combination of:
 - Planning agreements (s106)
 - Homes England grants (usually through strategic partners)
 - CDC grants (from commuted sums = £2m over last 5 yrs)
 - Loans and borrowing
 - Recycled Capital Grant Fund
 - Land ownership
 - Strategic delivery partners
- Staffing resources (specialist skills)
- All affordable housing needs subsidy!

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What makes delivery work well?

Having positive relationships with strategic partners

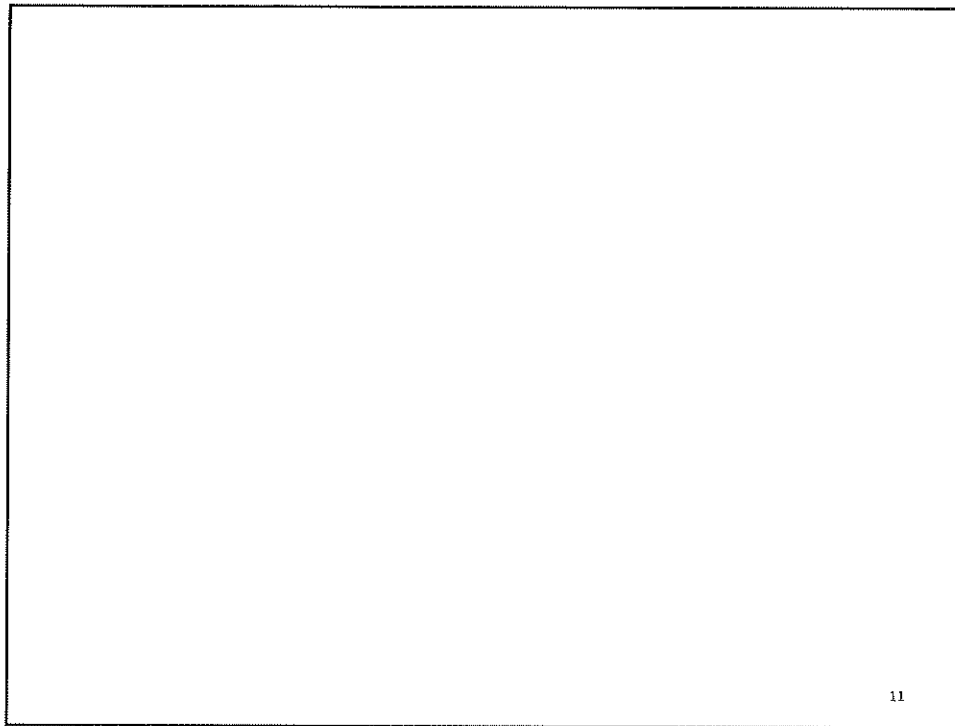
Smooth running of planning process to deliver 30% (on eligible sites)

Making Chichester an attractive place for our providers to invest their Homes England grant allocations and their borrowing power

Having a flexible approach to negotiations

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Questions
and
discussion

What, if any, concerns do members have about the delivery of affordable housing?

What challenges do members see for the delivery of affordable housing?

Other questions?

Next Step – visit to see affordable housing in the district

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