

REGIONAL HOUSING BODY

INFORMATION NOTE

APRIL 2008



The Regional Housing Body has two main functions:

- to plan, implement and monitor the Regional Housing Strategy
- to advise Ministers on the allocation of funding in the “Regional Housing Pot”

The South West Regional Assembly became the Regional Housing Body in September 2006. The Assembly is advised in its role by the Regional Housing Group (RHG). This comprises seven Assembly Members and one representative from each of the seven external housing partners: Government Office for the South West, South West Regional Development Agency, Housing Corporation, National Housing Federation, English Partnerships, South West Local Government Association, Home Builders Federation. RHG is supported by an officer Working Group, and consults with a Regional Housing Forum which is a large group of stakeholders

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REGIONAL HOUSING STRATEGY 2005-2016

The South West Regional Housing Strategy has three strategic aims:

- **Improving the balance of housing markets**
- **Achieving good quality homes**
- **Supporting sustainable communities**

REGIONAL HOUSING POT 2008-11

The South West region has received a provisional allocation of £826m for capital investment in housing for 2008-11. This represents the greatest funding increase of all the regions in the country. It includes an extra £23m that was awarded following lobbying by the South West Regional Assembly based on evidence from Local Authorities. As part of this uplift, Government has prescribed that a greater proportion of the funds should be devoted to affordable housing provision.

	08-09 £m	%	09-10* £m	%	10-11* £m	%	08-11 total £m	%
Affordable Housing	212.7	86	244.7	86	253.7	86	711	86
Local Authority Decent Homes	9.3	4	9.3	3	9.3	3	28	3
Private Sector Renewal	19.0	8	27.0	9	27.0	9	73	9
Gypsies & Travellers	5.0	2	4.5	2	4.5	2	14	2
TOTAL	246.0	100	285.5	100	294.5	100	826	100

*provisional figures for 09-10 and 10-11

■ AFFORDABLE HOUSING PROGRAMME (AHP)

The following regional targets have been agreed for the 2008-11 AHP:

- 18,600 new affordable home completions
- 60-70% of the AHP directed to the 21 Strategically Significant Cities and Towns (SSCTs) in the Draft Regional Spatial Strategy (RSS)
- spatial distribution of AHP between three sub-regions:

	allocations	completions
North	42%	44%
South East	18%	17%
Peninsula	40%	39%

- rural target to be confirmed
- approximately 25% of the social rent homes and 20% of Newbuild HomeBuy completions to have three bedrooms or more
- a minimum of 10% of new social rent homes to be earmarked for people receiving specialist support services for which specific revenues have been identified/planned or specialist provision for older people
- repair or remodelling of existing supported and older people's housing as a priority for investment in existing Registered Social Landlord (RSL) stock
- provision of move-on accommodation as part of new developments and the allocation of existing provision to be promoted with bidders and strategic partners, and potentially made a condition of funding on appropriate developments
- completions target of 70% social rent/30% HomeBuy
- completions target of 85% Newbuild HomeBuy/15% Open Market HomeBuy
- intermediate rent programme, capped at 100 homes per year
- Newbuild HomeBuy income targets:
 - 60% of households to have incomes <£25k
 - 40% >£25k, with
 - tolerance of +/- 5%
- Open Market HomeBuy maximum average income targets:
 - £32k North
 - £36k South East
 - £32.5k Peninsula
- Keyworker policy in line with national government guidance

■ LOCAL AUTHORITY DECENT HOMES

Borrowing approval to help nine stock holding Local Authorities work towards the Government's

target for the Decent Homes Standard (as agreed through the options appraisal process).

■ PRIVATE SECTOR RENEWAL GRANT

- grant approach maintained for three years, but with a lesser sum than previous rounds
- 2008/09 allocated by formula
- 2009/10 onwards allocated at least in part by bidding

■ GYPSY AND TRAVELLER SITE GRANT

Funding to provide and refurbish sites and pitches, allocated through a bidding process. Accommodation assessments undertaken by Local Authorities inform Regional Spatial Strategy

targets for the South West. Local Authorities then find sites in their local planning documents based on the pitch allocations.

