

# Economy & Infrastructure Scrutiny Panel

## Housing

7 November 2017

# Housing in Kirklees – Context

- Undersupply of new homes – identified need for 1,730 pa of which 1,049 need to be affordable for 18 years (SHMA 2016)
- Affordability is an issue – average house price in Kirklees 5.2 times the average local household income of £24,939 (SHMA 2016)
- 18,738 existing Kirklees households in housing need which represents 10.6% of all households (SHMA 2016 – 2015 Household Survey)
- Homelessness is increasing in 2016/17 KC accepted a duty to 462 priority need households = up 14% on 2015/16.
- 9,500 on Housing Register - 2,500 KC homes available to let pa
- Growing and ageing population – increased need for specialist accommodation and support (2030 = 98,200 over 65's up 34%)
- Private sector housing – 17% of stock privately rented over 6,600 having conditions hazardous to Health and safety.

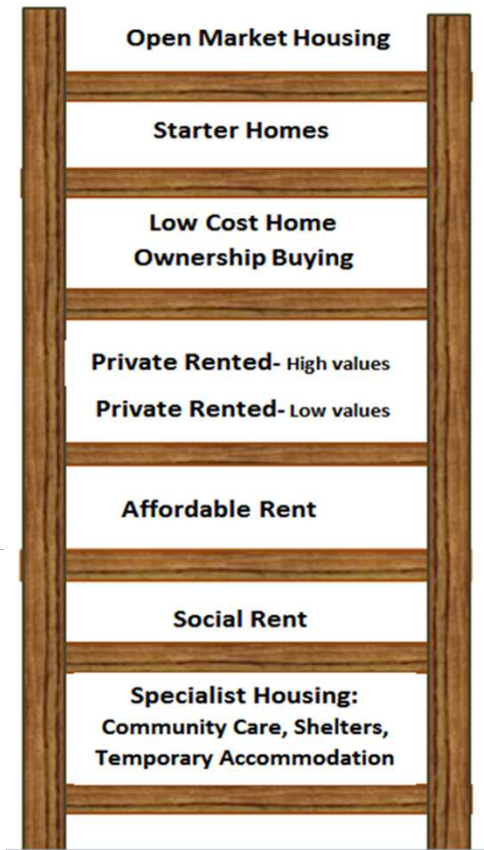
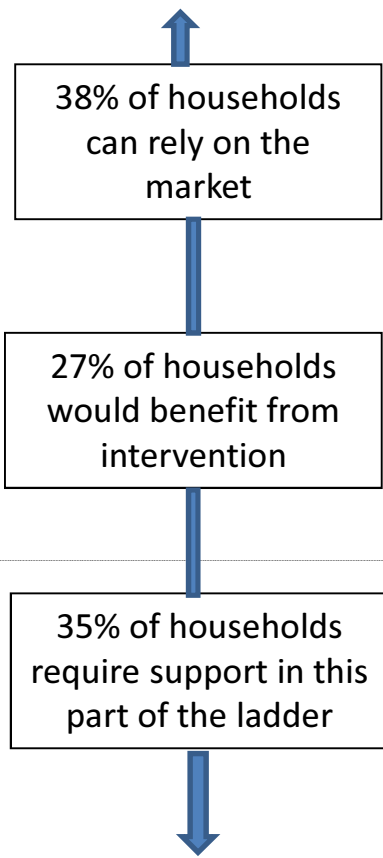
# Housing Growth in Kirklees

## Population Growth

- New households expected to form annually over next 5 years = 3,073
- Population will grow by 45,000 from 2014 to 2031 that's 10.4% - However
- Those aged 65+ will increase by 39.9% that's 72k to 100k by 2031
- Annual need for new homes = **1,730**

## Affordability

- £24,939 = median annual gross household income in 2015
- Lower quartile house price in 2014 = £93k
- Median house price £140k which rose 264% in 15 years to 2015
- In Kirklees only 50.3% can afford lower quartile price
- Annual shortfall in affordable homes = **1,049**



**Starter Homes:** 20% discount from open market value; can be up to £250,000 outside London for first time buyers aged under 40

Homes let on **Social Rent** and **Affordable Rent** tenures are diminishing and supply is not keeping pace with identified needs

## Housing offer in Kirklees

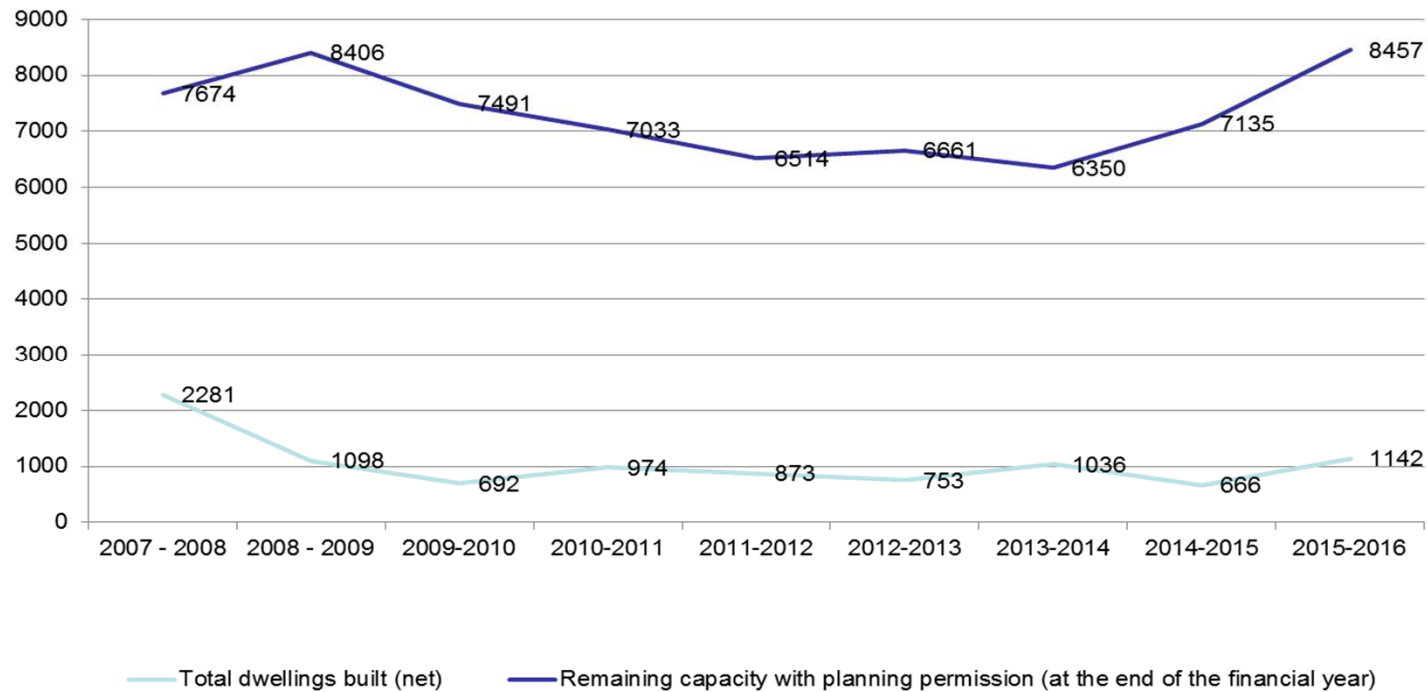


# Housing Growth

## What are we Trying to do?

- Preparing a Local Plan – to release more land
- Exploring options for different joint ventures and delivery companies
- Being flexible on affordable housing offers through the planning process
- Working with land owners and the Homes and Communities Agency (HCA) on a number of stalled sites
- Helping to release a range of small sites from the council's land portfolio
- Preparing large sites at Ashbrow and Soothill including some infrastructure work
- Promoting town centre living in Huddersfield and Dewsbury
- Preparing a brownfield register.

# Delivery v Permissions



# Housing Needs - 'Vulnerable People'

- Undersupply of suitable and specialist/supported homes
- Demand for social housing outstrips supply
- Around 9,500 on the KC Housing Register (around 80% not already KC tenants). Around 680 new applications each month
- KNH manage around 22,500 council homes and let 2,500 pa
- Pinnacle PSG manage 466 council homes, including our 3 Extra Care Schemes (140 flats)
- Registered Providers have around 6000 homes. There were 211 successful nominations made from the Housing Register 16/17
- Homelessness presentations and acceptances up
- Rough sleepers numbers on a typical night 4 to 5

# Homelessness in Kirklees

Year	Decisions Made	Accepted as homeless	Temp Accom. (At 31 <sup>st</sup> March)
2013-14	469	300	66
2014-15	413	296	84
2015-16	621	401	69
2016-17	598	462	110

Source: CLG Homelessness Statistics



# Legislation

- Welfare Reform & Welfare Reform and Work Act 2016
  - Range of welfare and housing benefit changes aimed at making work pay
  - Those on benefits / low incomes struggling to find & keep affordable homes
- Housing and Planning Act 2016
  - To introduce mandatory fixed term secure tenancies
  - To restrict succession rights to spouse / civil partner
- Homelessness Reduction Act 2017 (implementation April 2018)
  - 2 new duties to prevent and relieve homelessness and intervene earlier
  - Duty to help secure accommodation not provide it
  - Main homelessness duty to provide accommodation for those in priority need groups remains
  - Govt awarded New Burdens money to support implementation and new detailed data returns to DCLG
  - Consultation on Code of Guidance ends 11.12.17

# Housing Allocations Policy

- Current policy complies with legislation and statutory Code of Guidance on the Allocation of Accommodation
- Prioritises applicants based on housing need and gives reasonable preference as required to certain priority groups
- Policy also assists in making best use of council housing stock
- A banding system is used to compare the housing needs of people – (Bands A to E with A being those in most need)
- Demand outstrips supply and properties are let to those bidding for the property with the highest priority (via Choose'n'Move)
- Policy review – need now to reflect new legislation and Kirklees priorities and shared outcomes – Complete before 31.3.18