

Report to:	Integrated Housing Board, 9th October 2007
Title:	The National Affordable Housing Programme (NAHP) in Haringey
Purpose of report:	To inform members of the Integrated Housing Board on progress of the 2006-8 NAHP and to highlight the forthcoming bid round for the 2008-11 NAHP.
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1. National Affordable Housing Programme (NAHP)

- 1.1 The NAHP is the main programme that the government uses for the funding of new housing provision in the country. Funding is allocated to Registered Social Landlords [RSLs] (commonly known as housing associations) and is administered by the Housing Corporation, a non governmental organisation.

2 Preferred RSL Partners

- 2.1 At the start of the financial year the Council commenced its partnership with a number of preferred RSL partners. Following a selection process six RSLs were selected by the Council to be its main partners in development and to set standards for all RSLs in the borough. The six partners are Circle Anglia, Metropolitan, Servite, Family Mosaic, Presentation and London and Quadrant.
- 2.2 Being a preferred partner means the Council will support them over and over non preferred partners in the bid for funding and for priority over development sites.

- 2.3 Council officers are monitoring the overall performance of preferred partners throughout the year and will review this at the first anniversary of the agreement. Although the agreement runs for three years poor performance could mean preferred partner status being lost.

3 National Affordable Housing Programme 2006-8

- 3.1 For the last two year programme period of 2006-8 RSLs in Haringey were allocated a total of £88,506,080 (the highest in north London sub region) of which approximately £84m was earmarked for permanent new housing. However due to some errors in allocation, duplicate allocations being made (i.e. RSLs receiving an allocation for the same site) and the loss of the Spurs site as a viable in period development the programme has reduced to £70,576,220. It should be noted that RSLs contribute match funding from loans or their own reserves.
- 3.2 The programme is monitored by both council officers and officers from the Housing Corporation to ensure that schemes run and spend to programme. Regular meetings are held between RSLs and the Housing Corporation, RSLs and the Council and the Housing Corporation and the Council respectively. Through constant monitoring any delays or abortive schemes can be taken account of or substitutes identified.
- 3.3 In Haringey expenditure (this is the amount that RSLs 'draw down' from the Housing Corporation either when they start a scheme or finish one) exceeded the target for affordable rent but fell short for intermediate schemes in 2006-7, as set out below.

Table 1.1 Expenditure

RENT Target (£)	RENT Actual (£)	% of Target	LCHO Target (£)	LCHO Actual (£)	% of Target
20,659,311	21,668,362	104.88	18,603,879	13,215,793	71.04

- 3.4 The balance in the programme is in favour of intermediate housing over affordable rent. This mainly came about due to previous planning guidelines that sought a greater percentage of intermediate housing from affordable housing in the east of the borough and the reverse in the west. However as the majority of available sites were in the east of the borough this ended up skewing the programme

towards the provision of intermediate housing. This split between east and west in planning terms has now being removed.

- 3.5 The completion of homes is also monitored against targets, although completions do not relate to the allocations due to the nature of construction. Here the target for affordable rent was more or less met but feel short for intermediate schemes. This can be seen in the table below.

Table 1.2 Completions

RENT (Target)	RENT (Actual)	% of Target	LCHO (Target)	LCHO (Actual)	% of Target
97	96	98.97	280	168	60.00

LCHO: Low cost Home Ownership.

- 3.6 The challenge remains to spend the rest of the allocation for 2006-8 and to deliver the expected 377 properties. Overall the allocation for 2006-8 should deliver 1,006 over the next couple of years.

4 2008-11 NAHP

- 4.1 The Housing Corporation has issued its prospectus for 2008-11 and bids meetings are currently taking place between RSLs and the Council. The Housing Corporation has made the criteria for sustainable homes higher than before; it will reduce scheme waivers on non-standard properties; there is stricter qualifying criteria to becoming a Housing Corporation Preferred Partner (all of Haringey's partners currently are) and Secure by Design is to be incorporated into basic standards.
- 4.2 The Council is keen to support a programme that provides a higher percentage of larger family properties than is usually provided and will for the first time be prioritising bids from its preferred partners. Discussions have been held with Supporting People colleagues to identify housing needs of clients that need supported housing and these are being relayed RSLs.
- 4.3 Initial indications about the allocations for next April are likely to be known early in the New Year. It is hoped that once again Haringey will receive the highest allocation in the north London sub region.

