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Local Authority Housing Update

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Welsh Local Government Association

- The WLGA represents the 22 local authorities in Wales. The three fire and rescue authorities and the three national park authorities are associate members.



Big Issues & Policy Matters!!!

- Landlord role (in 11 LAs)
- Strategic Functions
- Public Protection
- Benefits, Grants, Loans, etc.
- Planning





Local Authority Housing

- Existing homes
- New homes – market and “affordable”
- Housing need, inc. Homelessness, adaptations, etc.



WHQS – 2020 target

As at 31st March 2016:-

- 79% of social housing dwellings were compliant
- 96% of RSL dwellings compliant
- 54% of LA dwellings compliant
- 40,000 + LA homes with works outstanding
- Anglesey, Denbighshire, Pembrokeshire, Carmarthenshire & Cardiff - completed

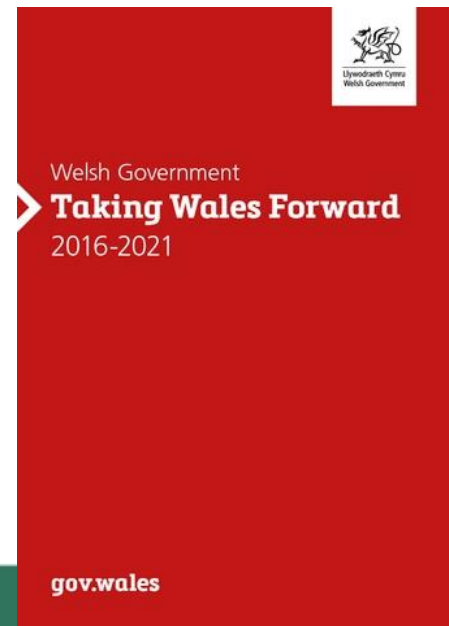
Right to Buy

- Suspended – Carmarthenshire, Anglesey, Swansea, Denbighshire, Flintshire
- Applying – Cardiff, Powys
- 2015-16 – total 638 sales (rtb/rta, etc.)
- Welsh Government legislation introduced to abolish

Taking Wales Forward 2016-2021

Welsh Government – Housing priorities

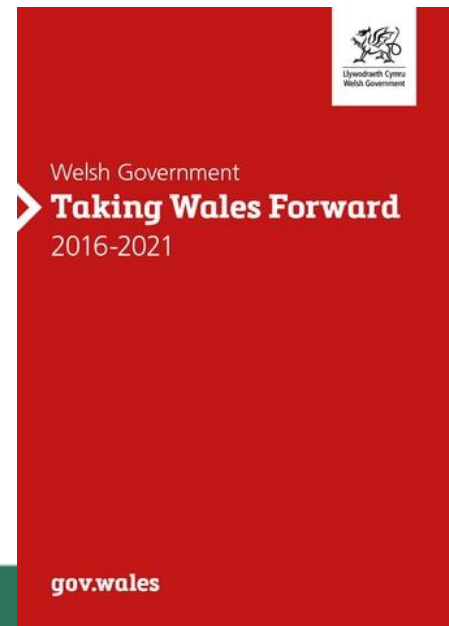
- Work in partnership to deliver an extra 20,000 affordable homes in the next term, including supporting construction of more than 6,000 homes through the Help to Buy scheme
- Introduce a new 'Rent to Own' housing model
- Explore options to end land banking



Taking Wales Forward 2016-2021

Welsh Government – Housing priorities

- Continue long term collaboration with house builders to deliver accelerated rates of house building
- Safeguard social housing in rural areas by ending the Right to Buy and continuing to support the work of Rural Housing Enablers





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Housing Pact



Llywodraeth Cymru
Welsh Government



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**Cartrefi
Cymunedol
Cymru**

**Community
Housing
Cymru**



Housing Pact – Key Outcomes

- Deliver 13,500 additional units of affordable housing in this Assembly term which contribute to the target of 20,000 affordable homes.
- To help tackle fuel poverty and reduce carbon emissions in homes.
- Work together to support the innovative development and delivery of new models of affordable housing that meet current demands and also the needs of the future.
- Create up to 12,500 training and employment opportunities, including jobs and apprenticeships and offer skills development and support to 25,000 tenants.



Housing Pact – Key Outcomes

- Continue to mitigate the impact of ongoing welfare reforms, and invest further to prepare tenants for Universal Credit.
- Effective co-operation with key partners to prevent homelessness, and reduced use of B&B accommodation for 16 and 17 year olds and care leavers.
- Work together to create safe and resilient communities and improve help for victims of anti social behaviour and domestic abuse.
- Contributing to the preventative health agenda through developing housing, support and social care solutions.



Housing Pact – Key Enablers

- Ensure that the sustainable rent policy is in place for the next 5 years to remove the potential uncertainty about developing new homes.
- Continued commitment to investing in affordable housing through sufficient Social Housing Grant capital funding, regeneration grant and support for innovative finance schemes such as Housing Finance Grant to enable the target to be achieved.
- Support housing development across all markets and geographies, including urban areas and through a continuation of funding for Rural Housing Enablers and support for Co-operative housing.
- Act swiftly and decisively to ensure the independence of the housing association sector is maintained.



Housing Pact – Key Enablers

- Engage with UK government on requesting the removal of the borrowing cap for Local Authorities.
- Maximise the HRA borrowing cap by ensuring flexibility in redistribution and lending arrangements between Local Housing Authorities.
- Prioritise creative use of land and seek the release of land owned by the Welsh Government and others for housing.
- Encourage swift development of sites allocated in Development Plans to prevent longer term land banking.

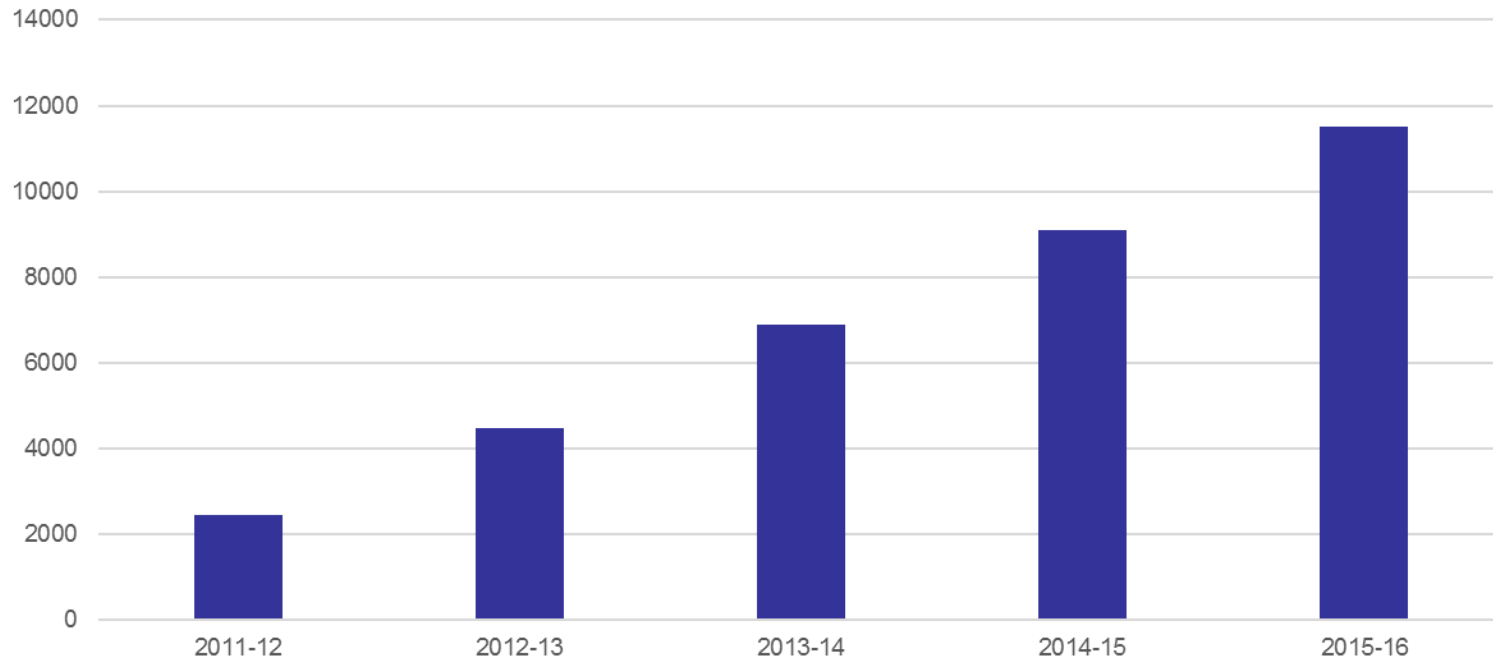


Housing Pact – Key Enablers

- Lever in as much additional housing as viable through adopted planning processes and investigate planning mechanisms to de-risk sites.
- Funding to prevent homelessness and to support people to live independently and with dignity.

Affordable Housing provision

Cumulative affordable housing provision





LA new build, etc.

- New build programmes in a number of local authorities – Swansea, Cardiff, Flintshire, Carmarthenshire, Anglesey, Powys
- Investment follows ending of Housing Revenue Account Subsidy (HRAS) arrangements
- Ending of the Right to Buy - important issue
- Restricted by borrowing cap – UK Government
- Acquisitions, including former RTB stock

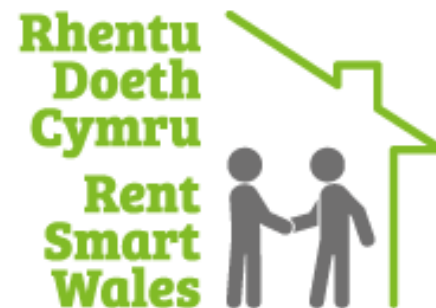


Housing (Wales) Act 2014

- Part 1: **Regulation of Private Rented Housing**
- Part 2: **Homelessness**
- Part 3: **Gypsies and Travellers**
- Part 4: **Standards for Social Housing**
- Part 5: **Housing Finance**
- Part 6: Allowing Fully Mutual Housing Associations to Grant Assured Tenancies
- Part 7: **Council Tax for Certain Types of Dwellings**
- Part 8: Amendment of the Leasehold Reform, Housing and Urban Development Act 1993

Compulsory Registration and Licensing scheme

- All private landlords to **register**
- identify all PRS property addresses
- **licensing** for defined letting and management activities (landlords and/or agents)
- Single Licensing Authority
- training
- enforcement
- 23rd November 2016 deadline





- new strengthened **duty** on LAs to take **reasonable steps** to prevent and relieve homelessness
- emphasis on homeless **prevention**
- enables **discharge** of main homelessness **duty** by securing suitable accommodation in the **private rented sector**



Preventing Homelessness

During 2015-16:-

- 7,128 households assessed as threatened with homelessness within 56 days
- homelessness successfully prevented for at least 6 months for 4,599 (65%)
- 1,563 households were assessed as unintentionally homeless and in priority need
- 1,245 (80%) accepted an offer of permanent accommodation

Standards for Social Housing

Allows standards to be set, and requires local authorities to meet those standards

- **Quality of accommodation**

Existing homes – achieve & maintain WHQS

New homes built by LA

- **Rents and Service Charges**

provides the legislative framework for the new rent policy and ensures that rents and service charges are clearly and separately identified



Welsh Government Budget

Positive messages for Housing?

- Supporting People funding “protected”
- £1.3bn for affordable housing
- Homeless prevention funding maintained
- Housing & Health focus
- Local Authority funding



Welfare Reform – UK Government

- Bedroom Tax
- 18-21's – no automatic right to housing support
- Under 35's – shared accommodation rate
- Benefit cap - £20,000
- Universal Credit
- LHA & Supported Housing Review



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