

# Community Housing Cymru

# Affordable Housing Review

# Timeline

- **Nov. '17:** Launch of Housing Horizons
- **April '18:** Review announced
- **July '18:** Call for Evidence launched
- **Sept. '18:** Work streams begin work
- **Nov. '18:** Annual Conference – emerging themes
- **Jan – April '19:** Testing and developing recommendations
- **30<sup>th</sup> April:** Report submitted to Minister
- **1<sup>st</sup> May:** Launch of final report

# Our response

## Three tests

- Will the recommendations deliver more homes?
- Will those homes be genuinely affordable?
- Will those homes be fit for the future?

# Our response

## Collaboration, Certainty, Flexibility

- **Rent:** allow HAs to develop their own rent policies to set rents locally and affordably
- **Grant:** longer term planning and greater flexibility required, regional zoning
- **Standards:** greater flexibility, focus on space standards and innovation/decarbonisation, potential for MMC
- **Land:** greater transparency and partnership working required to deliver on public sector land
- **Dowry:** longer term certainty required; could unlock significant potential in stock transfers

# Key Recommendations

- Reform of rent policy
- Reform of grant distribution and allocation
- Reform of standards
- Reform of policies relating to public sector land

# Reform of rent policy

- Long term certainty: a 5 year deal
  - Note the UK Government decision: CPI + 1%
  - Value for Money
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- **Are you involved in the communication around rent increases in your organisation?**

# Reform of grant

- Regional approach based on City Deal areas
  - Long term programme approach
  - Local authority access to grant
  - Recognition of diversity and ambition of whole sector
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- **Relationship between comms?**



# Reform of standards

- New simplified standards for new build grant funded and s106 homes.
- Standards should concentrate on minimum space standards including storage space inside and out.
- Emphasis on zero carbon – all new affordable homes from 2021.
- Modern Methods of Construction
- Dowry

**What's your organisation doing around the zero carbon agenda? Modern Methods of construction?**

# Reform of public sector land

- Public land “agency”
- Encouraging greater transparency and collaboration on large sites

# Next steps

- Ongoing engagement with Minister & Officials
  - Priority: Rent policy
- **24<sup>th</sup> June:** Meeting with Minister
- **9<sup>th</sup> July:** Ministerial response to recommendations

# Diolch. Thanks.

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