

## Appendix Two: Buckinghamshire Council Housing Strategy Actions 2024-2029 – cost implications

*Please note: Buckinghamshire Council may contribute Section 106 commuted sums as capital contributions to affordable housing projects. However, the amount available in this budget is continuously monitored and there will be no overspend. Under the new Affordable Housing Enabling Framework, capital contributions to affordable housing projects will be allocated through an Affordable Housing Investment Group consisting of a senior officer within the council and two councillors. The funding will be available to registered providers only. Funding will be allocated to a registered provider only if a project meets a prescribed set of eligibility criteria. No additional funding will be available to supplement the original sum which was agreed.*

### Actions for Priority one – Responding to the needs of our Diverse Population

Action	Cost Implications
We are managing the social housing allocations process through Bucks Home Choice.	Costs are met through existing budgets.
We are providing a homelessness and housing advice service under Part VII of the Housing Act.	Costs are met through existing budgets
We are providing temporary accommodation to homeless households.	Costs are met through existing budgets. A plan to increase the amount of lower cost high quality temporary accommodation is in place. Registered housing providers may contribute resources to provide temporary accommodation.
We are producing an updated Allocations Policy for Buckinghamshire. This will ensure robust processes are in place for delivery of the Bucks Home Choice scheme and allocations process, including clear workflows and regular monitoring and cross checking of applications to ensure consistency of approach and fairness.	Costs are met through existing budgets.
We are meeting with Registered Providers on a regular basis and as part of the Buckinghamshire Housing Management Forum.	Costs are met through existing budgets.
We are working with Registered Partners and private developers to deliver suitable adapted/adaptable dwellings through planning obligations and other opportunities	Costs are met through existing budgets.
We will produce a new Tenancy Strategy including guidelines for registered providers on Affordable Rent levels.	This will be delivered through by the Housing Strategy and Development Team. The Tenancy Strategy is a statement of partnership working with

<u>Action</u>	<u>Cost Implications</u>
	registered providers and will not incur any additional costs for the local authority.
We will develop a Supported Housing Strategy which will include prospective housing delivery for older persons, persons with physical disabilities, and other types of supported housing.	Costs are met through existing budgets.
We will achieve the targets for developing affordable housing options as set out in the <i>Buckinghamshire Adult Social Care Accommodation Market Analysis November 2022</i> .	The capital costs of developing new affordable housing options will be assessed and agreed through developed business cases on a case by case basis. The funding for projects is most likely to be met through developer contributions, Affordable Housing Grant from the government, and registered provider resources (including rental income, reserves and borrowing). The local authority may decide to contribute resources from held Section 106 commuted sum planning contributions in some case.
We will work with Registered Providers and other housing developers to understand the role played by sheltered housing and other accommodation for older people in the area and whether some housing schemes should be remodelled to better meet current needs. Consider innovative new options for specialist housing (for example: extra-care villages with a dementia inclusive design).	The capital costs of developing new affordable housing options will be assessed and agreed through developed business cases on a case by case basis. The funding for projects is most likely to be met through developer contributions, Affordable Housing Grant from the government, and registered provider resources (including rental income, reserves and borrowing). The local authority may decide to contribute resources from held Section 106 commuted sum planning contributions in some case.
With our partners, we will produce a housing options guide for younger people with Special Educational Needs and Disabilities (SEND); ensure appropriate advice and signposting is available to make good choices	The cost of this project will be met through existing staffing budgets and any corporate funds for the production of new corporate publications.
We will explore ways of increasing the number of one bed properties available in the private and social rented sectors which would be suitable for young people, including care leavers under the agreed Pathways Protocol.	Costs are met through existing budgets. Work associated with the development of the Local Plan will have an important impact in achieving this.

**Actions for Priority two – Better Homes: good quality, sustainable and matched to need.**

<u>Action</u>	<u>Cost Implications</u>
We are supporting the Buckinghamshire Council Energy Doctor scheme (funded by the Shared Prosperity Fund).	Costs are met through existing budgets
We are supporting sustainable warmth upgrade grant programmes, such as. Home Upgrade Grant (HUG2), Solar Together, which are being carried out by Buckinghamshire Council.	Costs are met through existing external funding.
Through our work with houses in multiple occupation (HMOs), we are delivering increased levels of safe and secure accommodation for single people	Costs are met through existing budgets.
The Buckinghamshire Disabilities Facilities Grants and Housing Improvement and Adaptations Policy is being updated to ensure that it continues to achieve the following: <ul style="list-style-type: none"> <li>• Improve and promote the physical and mental health of residents.</li> <li>• Prevent accidents.</li> <li>• Enable residents to live safely at home, as independently as possible, for longer.</li> <li>• Reduce hospital admissions and enable speedy discharge from hospital.</li> <li>• Make best use of adapted and adaptable accommodation.</li> </ul>	Costs are met through existing budgets and existing external DFG funding (including in Capital Programme).
We will work with Registered Providers and other care/support agencies to agree best ways to tackle under-occupation, including incentives where appropriate in order to generate more turnover in family-sized accommodation	Costs will be met by existing budgets.

**Actions for Priority three – New Homes: affordable, accessible, and appropriate.**

<u>Action</u>	<u>Cost Implications</u>
We are working with Registered Providers to facilitate delivery of new schemes, helping to identify sites and secure funding as appropriate.	The capital costs of developing new affordable housing options will assets and agreed through developed business cases on a case by case

<u>Action</u>	<u>Cost Implications</u>
	basis. The funding for projects is most likely to be met through developer contributions, Affordable Housing Grant from the government, and registered provider resources (including rental income, reserves and borrowing). The local authority may decide to contribute resources from held Section 106 commuted sum planning contributions in some case. These are budgeted for in the Capital Programme, currently unreleased pending Cabinet approval.
We are supporting Registered Providers with funding for garage-site developments.	The capital costs of developing new affordable housing options will assets and agreed through developed business cases on a case by case basis. The funding for projects is most likely to be met through developer contributions, Affordable Housing Grant from the government, and registered provider resources (including rental income, reserves and borrowing). The local authority may decide to contribute resources from held Section 106 commuted sum planning contributions in some case. These are budgeted for in the Capital Programme, currently unreleased pending Cabinet approval.
We are ensuring that housing (including affordable housing) is included in regeneration plans by the Council and partners	Costs of met through existing budgets.  Government Affordable Housing Grant can now be used as funding for regeneration schemes.
We will work proactively to ensure that the planning process accelerates delivery of affordable housing applications in acceptable locations	Costs will be met through existing budgets.
We will explore opportunities for 'build to rent' schemes, including the use of institutional investment.	Costs will met through existing budgets.
We will explore opportunities for the Council to deliver more housing utilising its land, property and financial assets, including any potential role for Consilio, the council's property company. (Consilio was set up by South Bucks Council in 2017 as a wholly owned local authority trading company to allow the council to facilitate income generation. It has now transferred to Buckinghamshire Council. It owns a limited number of property assets).	Direct delivery of affordable housing by Buckinghamshire Council is an option which is currently being explored. A comprehensive assessment of the financial implications of this option is being made.
We will identify three council-owned sites to bring forward for new development and complete these developments by 2027. Three new developments completed and let by December 2027	The Property Services Team will oversee the disposal of council-owned sites to achieve best value. The capital receipts from these schemes are included in the MTFP (capital programme funding), and the target makes allowance for the sites being disposed of for affordable housing. The cost of developing these schemes for the market will be offset against the capital receipt.

<u>Action</u>	<u>Cost Implications</u>
We will agree priorities for capital funding (including commuted sums) and implement a list of priorities for section 106 monies to be developed	A new Affordable Housing Enabling Framework is under development and will set out the priorities for capital funding and the process by which registered providers might apply for this funding.