



Affordable Housing Framework



Background

Southampton City Council's Corporate Plan 2021 – 2025:

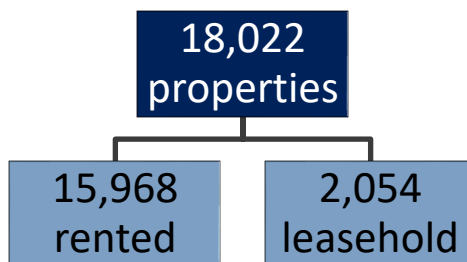
“We will provide people with choices for home ownership and drive the development of new parts of our city to maximise the benefits of our Freeport and cultural offerings.”

Southampton City Council Housing Strategy 2016 – 2025:

“New and better homes for all”

Background

- Housing is about more than bricks and mortar. Housing helps to:
 - define neighbourhoods and communities
 - supports the health and wellbeing of residents
 - provides a foundation for individuals and families to achieve a high quality of life
- Southampton City Council manages approximately 1 in 5 of the properties in the city:



- Between 2012 and the end of 2022 there will be an estimated loss of 1,148 properties owned by the Council as a result of the Right to Buy (RTB) sales outpacing delivery of new affordable housing

Background

The Council's role

- Working with developers to build new homes
- Working with partners to provide more affordable homes
- Working with landlords to improve standards of private rental sector properties
- Regulation of properties in the private rented sector
- Helping people with additional support needs to access appropriate accommodation
- Providing accommodation as one of the largest social landlords in the South
- Improving the health of Southampton's residents

The Need for Housing and Supply in the City

- Housing targets previously allocated
- Supply refers to homes achievable on land currently identified

2021 – 2040			
	No uplift	35% uplift	Difference
Need	19,549	26,391	6,842
Supply	15,479	15,479	
Unmet need	4,070	10,912	

Housing delivery in Southampton 2018 - 2021

		2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
A	All New Build completions	1034	525	791	662	417	405	1312	1046	997	826	1211	460	750
B	No. of affordable completions			472 (410)	353 (322)	196 (148)	300 (281)	422	204	156	32	154	93	129
C	Of which s106 units			85	140	45	168	237	37	37	11	25	0	59
D	For Rent			272	229	112	170	273	144	142	24	51	93	37
E	For shared ownership			97	40	36	79	149	41	14	8	88	0	92
F	For Int. Rent/Rent to Buy			41	53	0	32	0	19	0	0	15	0	0
G	SCC			33	20	0	0	25	8	84	0	15	51	0
H	Other Registered Provider			377	302	148	281	397	196	72	32	139	42	129

A = all new built homes completed

B = the total number of affordable homes included in A

C = the number of affordable homes in B delivered under a S.106 agreement

D, E & F = total affordable homes in B split by tenure

G & H = Total affordable homes in B by provider

Demand from the Housing Register

(SCC Housing waiting list rented)

Property size	Numbers waiting	Wait times (with priority)	Wait times (no priority)
1 bed	4,360 (includes 1,406 eligible for older persons* housing)	4 years 7 months	4 years 7 months
2 bed	1,482	1 year 4 months	3 years 10 months
3 bed	1,484	4 years 2 months	11 years
4 bed	321	4 years	10 years

**Older persons classified as those 50+*

Those with priority may include homelessness, overcrowding, medical requirements, those looking to downsize, and management moves.

Total on waiting list **7647**

as at December 2021

Demand from the Housing Register – Proportion

(SCC Housing waiting list rented)

Property size	Proportion
1 bed	50%
2 bed	11%
3 bed	34%
4 bed	5%

Demand for Specialist Housing

Adult Social Care Needs:

Learning disability

- Needs assessment in 2019 estimate need for 30 new tenancies per annum for the next 10 years = 300 homes

Extracare (Housing with care)

- Estimated need for up to 500 homes (dependent upon the number of shared ownership or private beds that could be required to make schemes financially viable)

Mental health

- Mental health housing needs assessment underway currently.

Demand for Specialist Housing

Children's Social Care Needs:

Residential Care

- Need to re-provide for out of county placements
- Ideally six-unit properties with communal facilities (4 client and 2 staff)
- Immediate need for 3 properties (12 client placements)
- Estimate further 2 properties required per year
- May self-fund or consider lease arrangement

Care Leavers

- 10 units per annum of self-contained accommodation

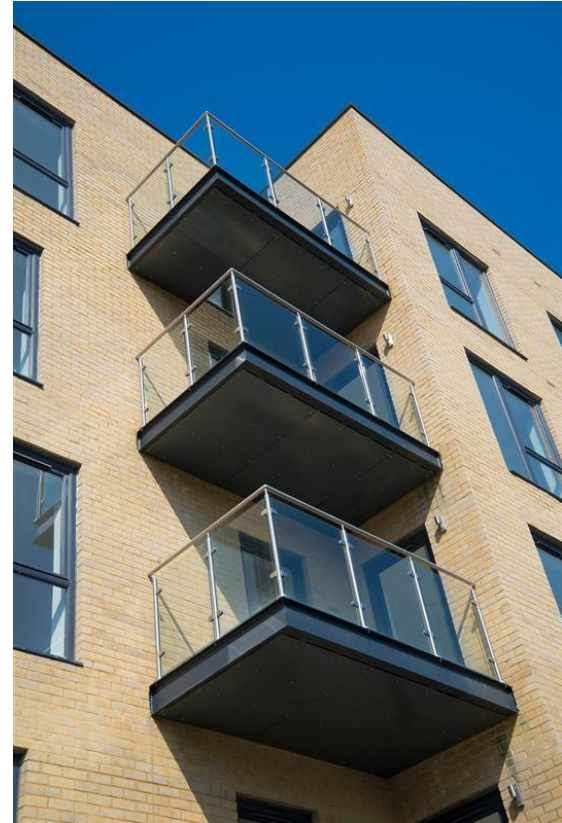
Summary of Demand for Specialist Housing

Type	Homes
Extracare (Housing with care)	500
Learning Disability Accommodation	300
Accessible*	90
Children's Res Care	50
Young Persons	100

** Accessible housing to be provided through provision of new housing as a percentage of new/replacement accommodation*

Framework proposal

- Delivery of affordable housing throughout the city:
 - Social rented
 - Affordable rented
 - Shared-ownership
- Applications open to all those who are able to provide affordable homes
- Delivery of general needs housing and specialist housing
- Requirement for affordable housing to be managed/operated by RPs
- Those companies that are not registered providers will need to partner with an RP



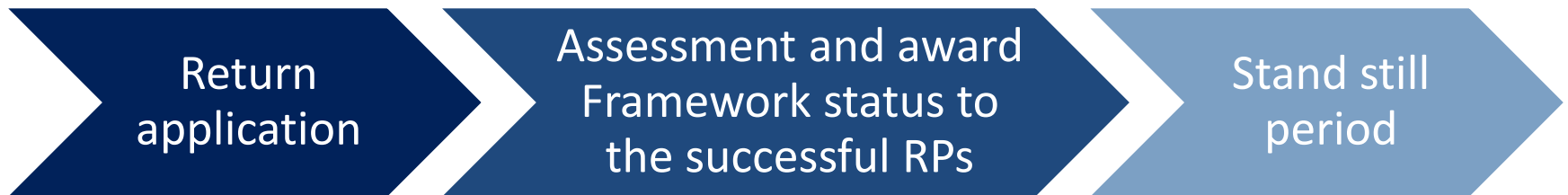
Framework process

March 2022

- Approval of Framework approach by Cabinet 14 March
- Press release announcing the Framework and application process

Spring 2022

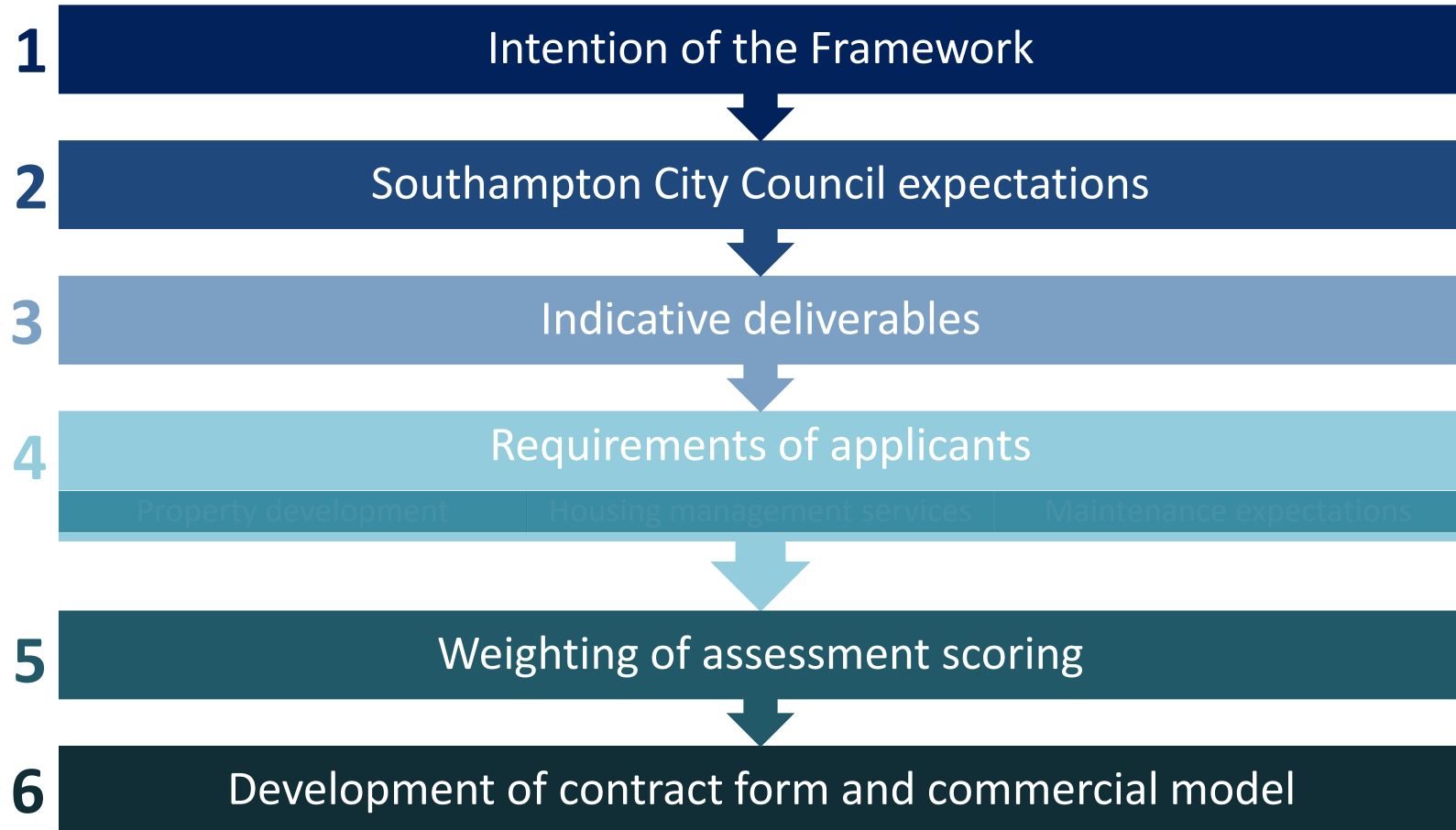
- Application packs sent to interested parties



- It is anticipated that the **Framework will be in place by the autumn of 2022**
- The Framework will last for a period of **4 years**


Framework proposal

Information in the Application Pack:



Framework intentions and requirements

Applicants will need to be aligned to:

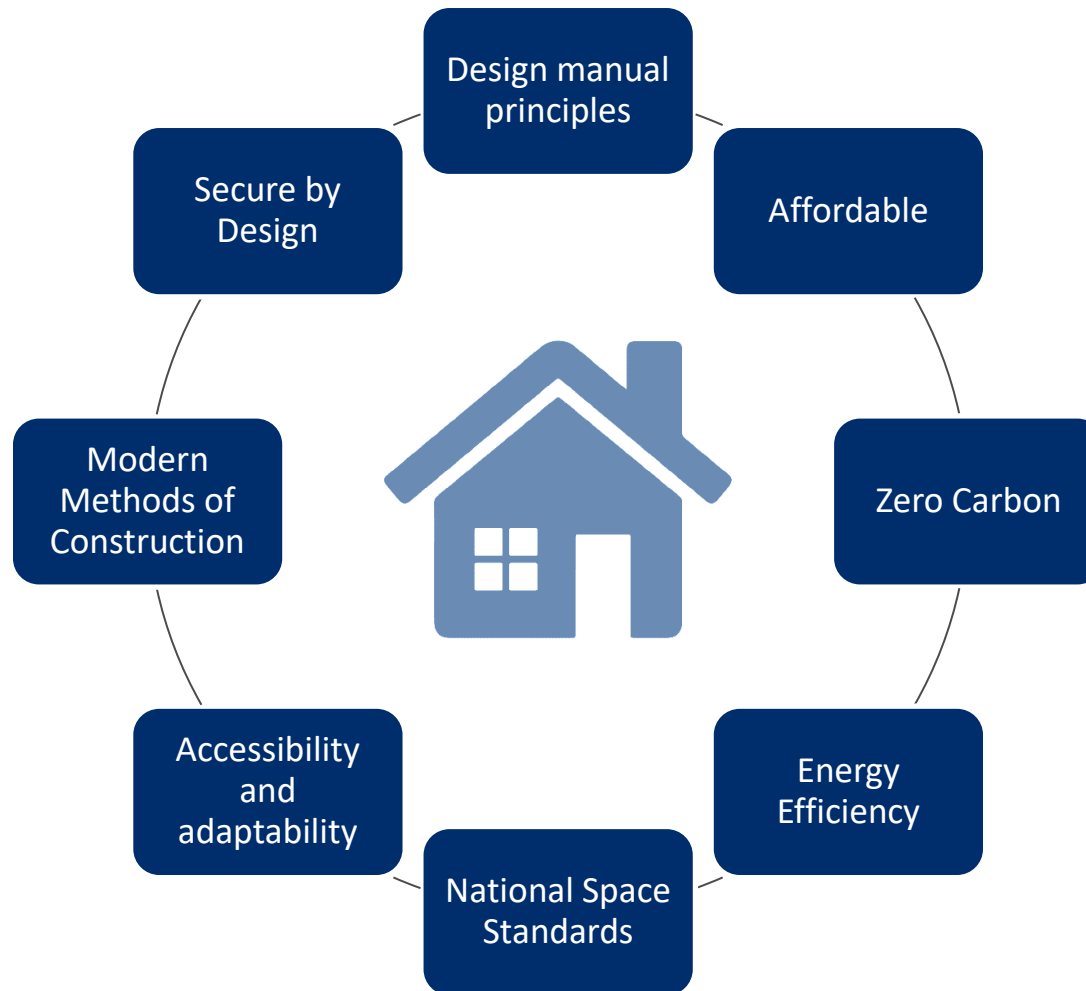
- Southampton City Council Corporate Plan 2021 – 2025 
- Southampton City Council Core Plan (amended 2015)
- Southampton City Council Local Development Plan (incl. associated policies)
- Southampton City Council Housing Strategy 2016 – 2025
- Greener City Charter for Southampton: Greener City Plan 2030 and Carbon Reduction Policy 2018
- Southampton City Council Tenancy Strategy



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Design principles



These are indicative and will be subject to cabinet approval later in the year.

Framework intentions and requirements

Social values:

- Creation of local employment opportunities
- Creation of apprenticeships
- Training and skills opportunities for local people
- Improving the health and wellbeing of the local community



Sites to be Made Available for Affordable Homes

- Current work being undertaken to highlight land available for development or regeneration – predominately brownfield urban sites.
- Site under review vary in capacity from 2 units to 270 units
- Cabinet approval will be sought by the Autumn for disposal/transfer of the first schedule of land
- Land will be released either in lots, comprising several plots, or as single plots
- Framework partners will then be invited to submit a mini-tender with a clear criteria for expected outcomes.
- All plots to be disposed of will be subject to the requirements of the Local Government Act 1972 s.123 for best consideration

Land/Plots

- It is anticipated (subject to approval) that land will be available on freehold or long leasehold
- An element of open market units may be included to enhance viability, or deliver mixed communities
- Anticipated Nomination Rights will be required at 100% first let, then 75% for relets
- Appointed RP operators must comply with the requirements set out in the Homes England Rent Standard 2020



Summary

- Southampton City Council approved the development of an Affordable Housing Framework at Cabinet on 14 March 2022
- Tender packs for the framework will be produced and sent to interested parties. It is anticipated the framework will be in place by autumn 2022
- A separate report later this year will be taken back to Cabinet to seek approval for the schedule of sites to be included in the initial programme of disposals.
- The active HPs will be invited to submit a mini-tender on land with clear criteria. The details of this will be part of a separate report later in the year.

Questions