



Affordable Housing

The need for affordable housing

A growing population

- Rapid population growth - 2001: 82,200 → 2011: 93,500
- Further 24% increase in the population of North Northants projected to 2031

Changing demography

- Single person households will increase by 25% - growth in the older population, higher rate of relationship breakdown
- 25% increase in lone parent households
- 15% decline in two parent households

The need for affordable housing

Keyways

- 1,636 households registered on Keyways
- Each property attracts an average of 60 bids
- 56.4% of applicants require one bedroom accommodation and another 31.4% require two bedrooms

Homelessness

- In 2012/13, 140 homelessness applications were made compared to 129 applications in 2011/12 – an increase of 8.53%

Implications for the local housing market

Demand for affordable housing is soaring

- Increased requirement for one and two bedroom homes – demographic change and welfare reform
- Increased requirement for housing for older people – sheltered and extra care
- Lone parent households typically have incomes around one third of the average - housing options are more limited

Housing supply

A stagnating owner occupation sector

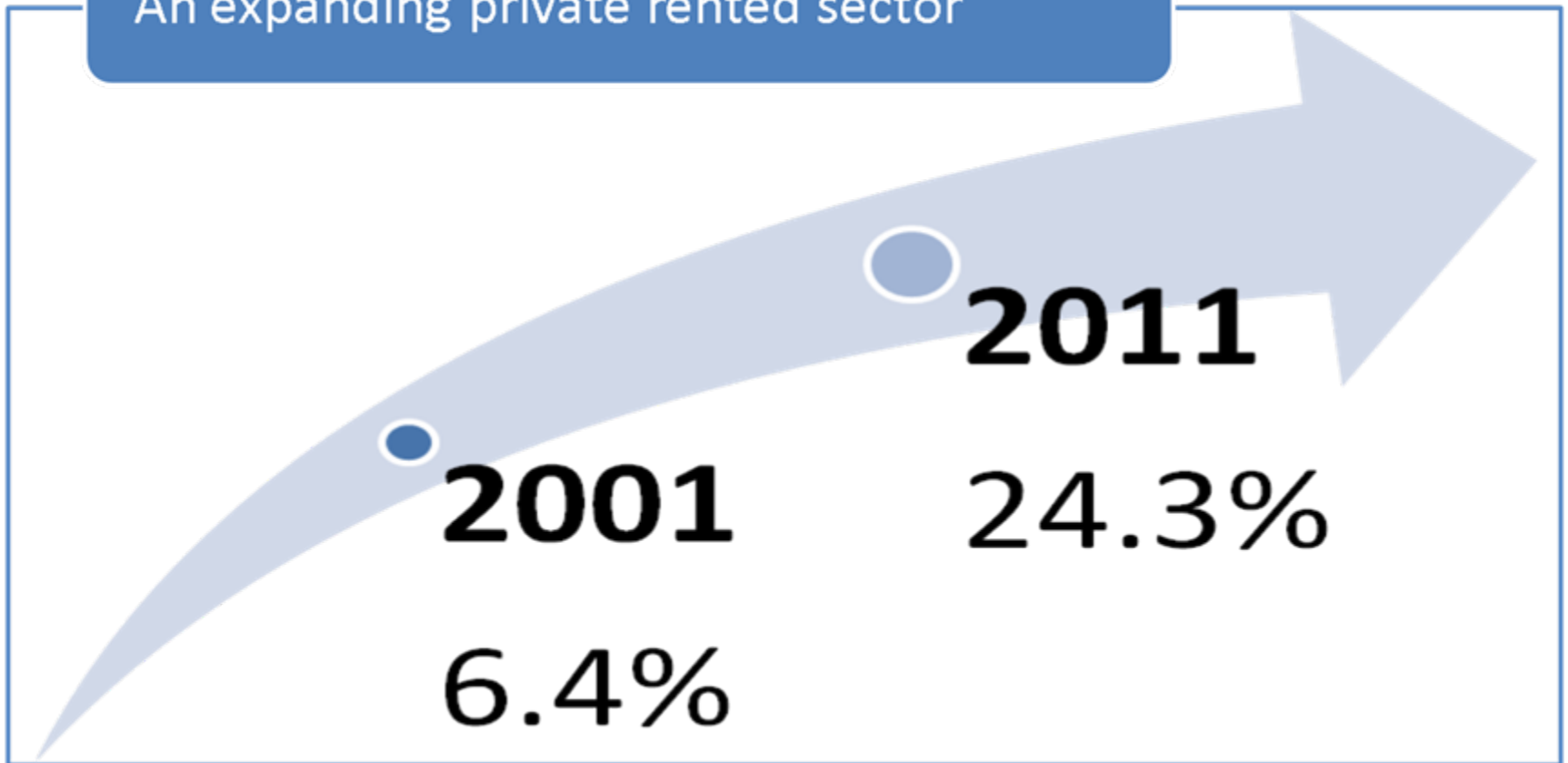
- 2001: 76.6% → 2011: 62.3%
- Remains moribund in terms of sale prices and volumes
- Availability of mortgages is still relatively poor

High demand for council housing

- 2001: 10.8% → 2011: 9.4%
- 3,800 homes
- One bedroom - 29.3%; Two bedroom – 36.0%
- 27.7% of the housing stock was built before 1945

Housing supply

An expanding private rented sector



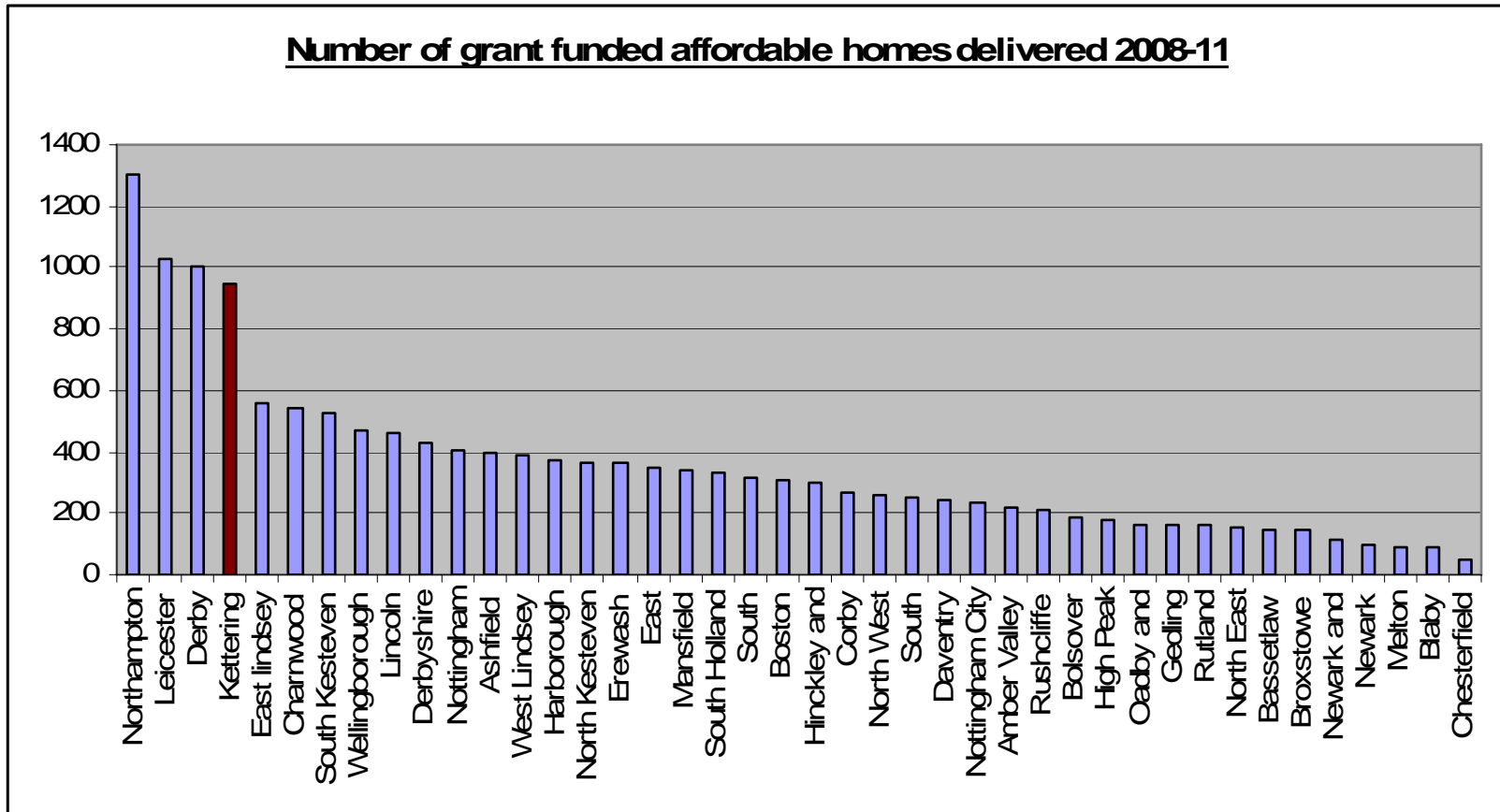
Housing supply

Housing associations – reducing supply

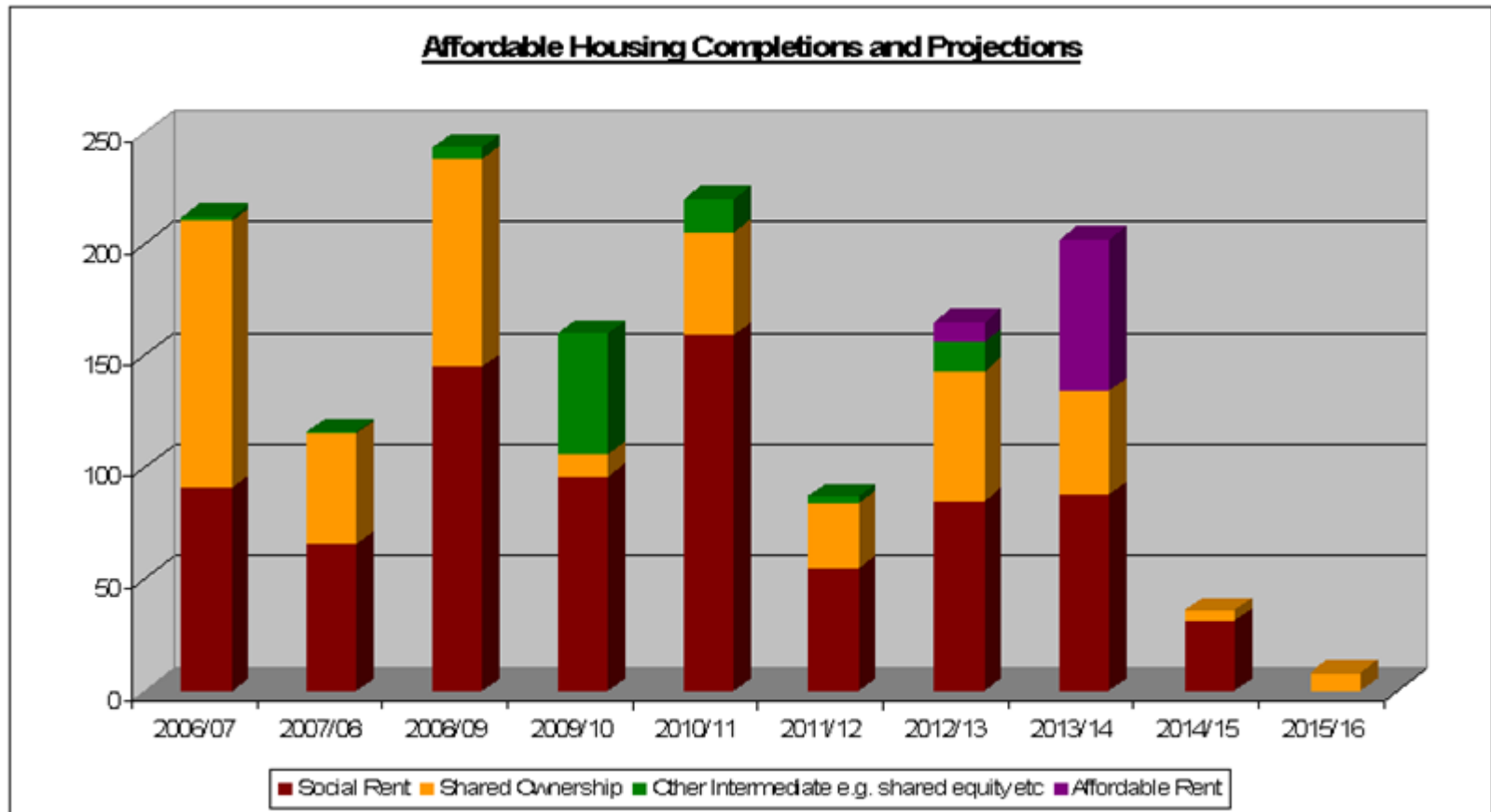
- 2001: 3.1% → 2011: 3.9%
- 869 new affordable homes have been completed over the past five years
- Since 2006/07, affordable homes have accounted for 38% of all completions in Kettering Borough
- Introduction of the 'Affordable Rent' regime will reduce the development of new homes in future

Affordable housing completions

Number of grant funded affordable homes delivered 2008-11



Affordable housing completions



Working with housing associations

Development options

- **Section 106 agreements** - where a developer works with a housing association to provide affordable housing as a condition for planning consent
- **HCA Affordable Homes Programme 2011/15** – where housing associations receive grant funding to develop new homes
- **Social housing grant** – where the Council provides funding to a housing association in return for nomination rights and to achieve other objectives



St Mary's Road – Waterloo Homes

26 affordable rent homes, 8 shared ownership homes and 8 homes for sale



Grange Road - Rockingham Forest Housing Association
Derelict home purchased from the elderly owner occupiers and
refurbished to provide a new family home



Bridle Road, Burton Latimer - Waterloo Homes
53 affordable rent homes, 24 shared ownership homes.



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The outlook for affordable housing

Average weekly rents in the Borough of Kettering - 2012

	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house
Private rent	£95	£125	£130	£155	£210
Council	£68	£78	£78	£86	£94
Housing association - social rent	£78	£86	£88	£93	£100
Housing association - affordable rent	£76	£100	£104	£124	£168

Source: KBC Housing Strategy and Options

The outlook for affordable housing

Housing associations

- Fewer new homes and higher rents?
- Reduced nomination rights?

Council housing

- Impact of new RTB incentives on the stock?
- Working to increase utilisation of the existing stock
- Build new council housing?

Private landlords

- Monitoring, enforcing standards, more partnership working



Any questions?

Thurston Drive – Orbit Homes
28 affordable rent homes, 15 shared ownership homes.