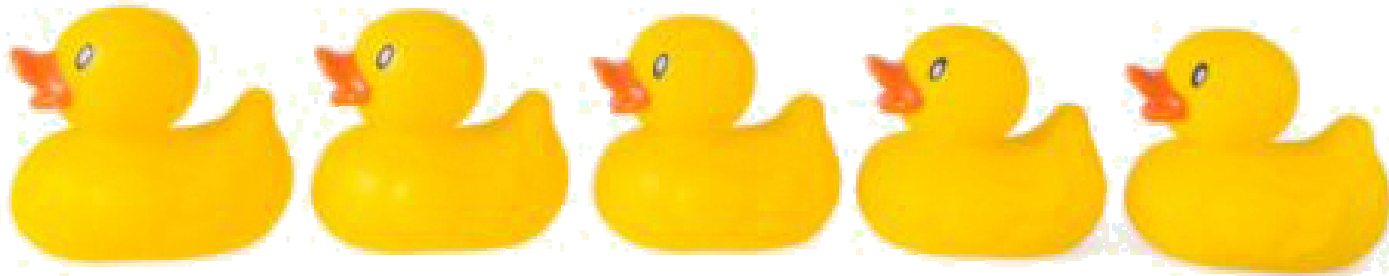


The Future of Affordable Housing in South Lakes



Mike Muir
Chief Executive, Impact Housing

Employer:

- Fuel
- VAT
- Pension contributions 2014
- Exchange rates

Developer:

- Fuel
- VAT
- Pension Contributions 2014
- Declining House Prices
- Lack of demand

MP:

Coalition Government

Support Worker:
£16k



Young Person:
£10k (18-20 rate)

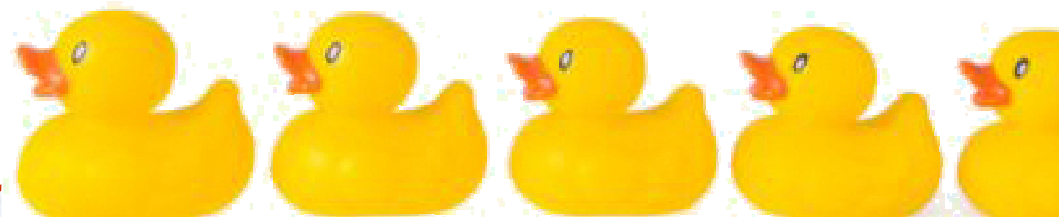
Young Person:
£10k (18-20 rate)

Care/Support Agency:

- Fuel
- VAT
- Pensions
- 15% budget cut
- Competition

County Councillor:

- Tendering
- Land
- 30% Budget Reduction



•Employer:

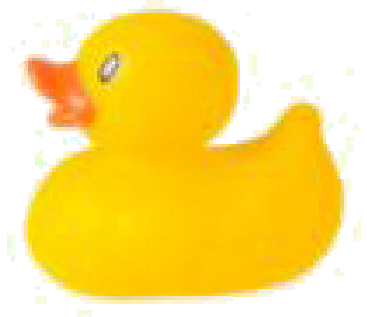
Fuel

VAT

Pension contributions 2014

Exchange rates

- Planning/Premises
 - Training/ Apprentices
 - Broadband
 - Tied
- Accommodation?



•Developer:

Fuel

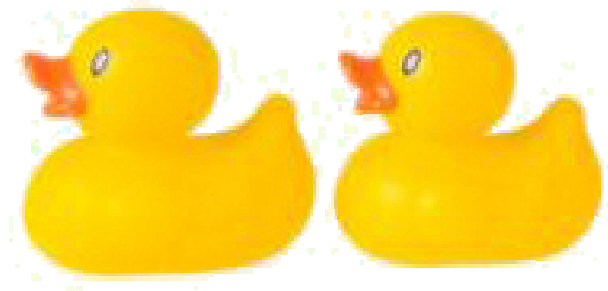
VAT

Pension Contributions 2014

Declining House Prices

Lack of demand

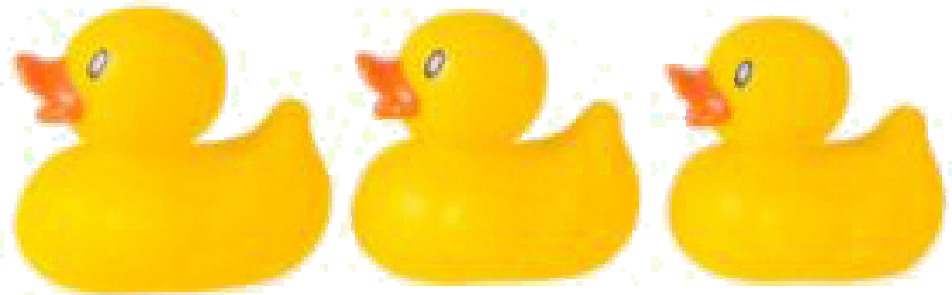
- Planning
- Training/ Apprentices
- Flexible s.106
- More Market Housing to Cross-Subsidise
- New Homes Bonus



•**Care/Support Agency:**

Fuel
VAT
Pensions
15% budget cut
Competition

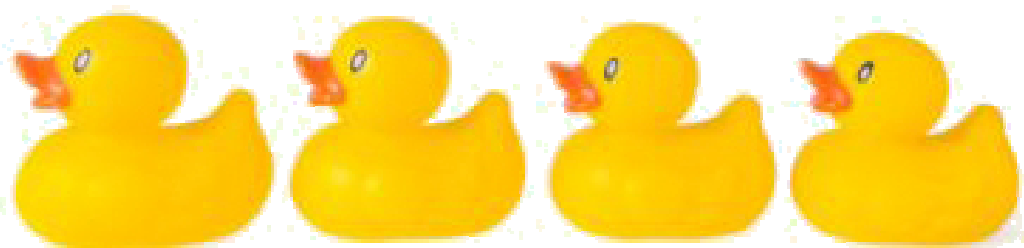
- Secure Contracts
- Personalised Budgets
- Political Support for Contentious Schemes



MP:

Coalition Government

- Recognising Rural Issues
- Flexible Subsidy
- Guidance to Local Authorities
- But.....determined to i) increase our rents to fund new homes and ii) reduce security of tenure to increase throughput**



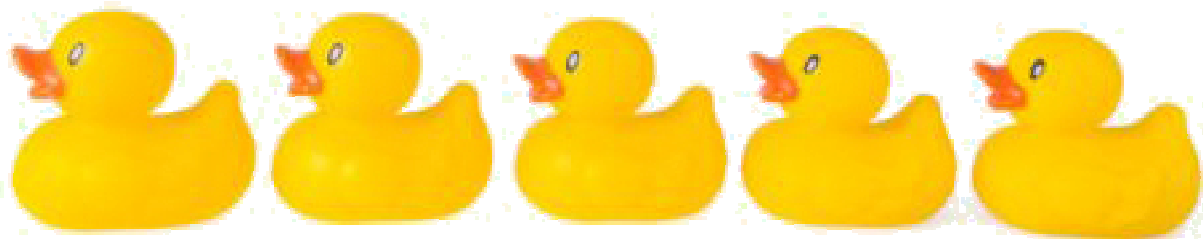
•**County Councillor:**

Tendering

Land

30% Budget Reduction

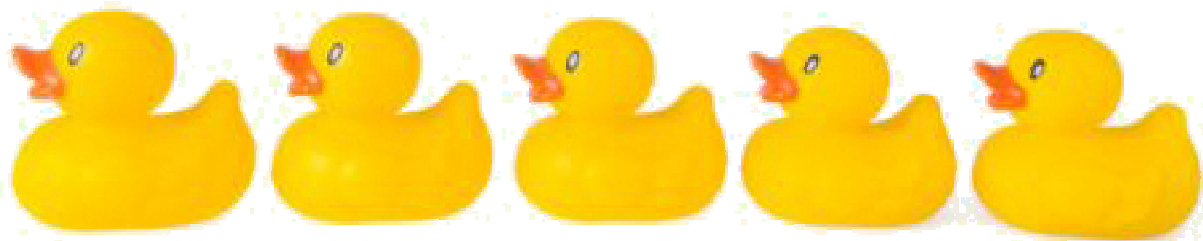
- Flexible Tendering
- Use of Land
- New Homes Bonus
- Clear Partnership
Relationship with Third
and Private Sectors



Support Worker:

£16k

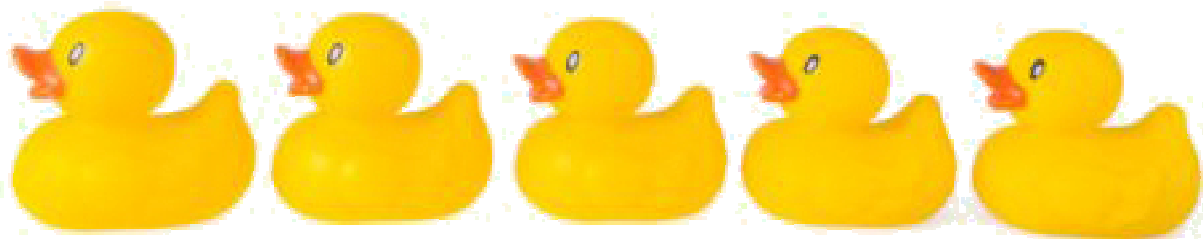
- Secured “Old” Affordable Rents
- New Shared Equity Models



Young Person:

£10k (18-20 rate)

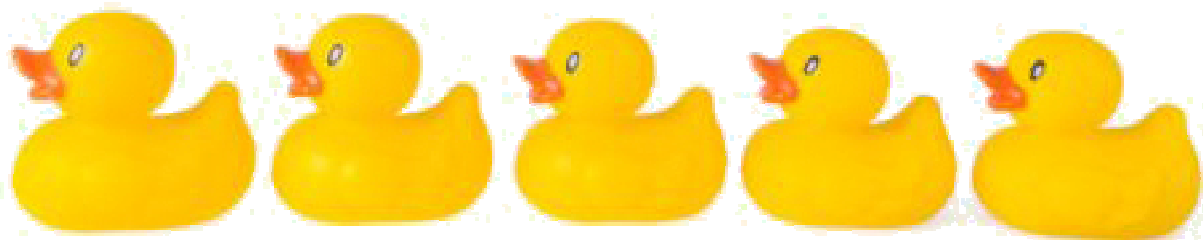
- Secured “Old” Affordable Rents
- Training/ Apprenticeships
- Foyers





The Housing Association Ducks.....

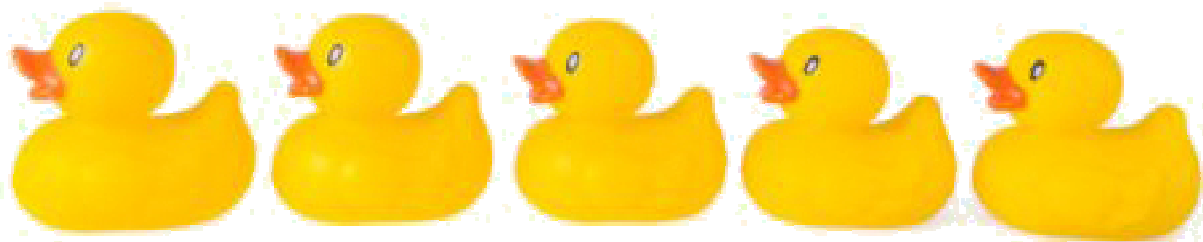
- Meeting Housing Need
- Optimising Rents
- Maximising Borrowing
- Working with Developers to Maximise Planning Gain (s.106)
- Using New Homes Bonus to top up Grant/Loans
- Developing to HCA Standards
- Developing to Bldg Regs/ other Standards





South Lakes Housing Need **(SLDC Core Strategy Document)**

- 480 Properties p.a.
- Of which 170 Affordable (35%)
- Plus.... Anything in the National Park



Housing Association Stock

Cumbria 2010

	<u>Stock</u>	New	Dem/Sld	Empty	Lettings
Allerdale	8343	90	48	716	815
Barrow	467	0	0	59	59
Carlisle	7329	17	15	608	653
Copeland	5932	38	148	284	431
Eden	2016	30	0	14	50
<u>S.Lakes</u>	<u>793</u>	<u>34</u>	<u>0</u>	<u>13</u>	<u>68</u>
Total	24880	209	211	1694	2076

NB Excludes S.Lakes Housing (ALMO) and Barrow (LA Owned)

(say, 6,500 stock)

Housing Association Stock South Lakes

2010

68 Lets p.a. @

£85 to £125

N.B. £1 /wk Rent= £1,000 Borrowing

..which covers borrowing of £2.7m or

38 properties

Borrowing**Rent**

45,000 £54.69

50,000 £60.77

55,000 £66.85

60,000 £72.92

65,000 £79.00

70,000 £85.08

75,000 £91.15

80,000 £97.23

85,000 £103.31

90,000 £109.39

95,000 £115.46

100,000 £121.54

105,000 £127.62

110,000 £133.69

115,000 £139.77

120,000 £145.85

125,000 £151.92

Assuming:*3b House £140k**HA Loan £70k**HA Subsidy £15k**HCA Grant £55k**Tenant Income £12k**Hsg Benefit £85/wk**Tenant Income £22k**30% = £130/wk*

Ambleside: Housing Need And the New Affordable Rents

3 Bed House:

Market Rent	£700/mth
New “Affordable” Rent @80%	£140/wk
Old “Affordable” Rent	£85/wk
Time Waiting Currently	5yrs
Time Waiting in future....	???

