



Equalities and Community Cohesion in Housing Development and NI155

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Topics to be covered:

- National Indicator 155
- Developments in 2008/09
- Developments planned for 2009/10 and future years
- The development process
- Barriers to development
- The way forward



National Indicator 155: Number of Affordable Homes Delivered (gross)

Rationale: To promote an increase in the supply of affordable housing.

Definition: Total supply of social rent housing and intermediate housing.

Target: 304 additional homes per year.

Equalities indicator: Target of 10% of these homes to be for people with 'special needs' – equates to 30 units



National Indicator 155 – 2008/09 achievement

Both of the targets were exceeded during 2008/09

During 2008/09 a total of **368** affordable housing units were completed.

Of these, **59** were for people with special needs. This is almost double the target of 30 units.



Developments in 2008/09

Developments included:

- 10 bungalows, Leeder Close (2 wheelchair accessible bungalows, and 8 with features for people with a sensory impairment).
- 4 apartments, Raglan Street (wheelchair accessible, replacement for apartments lost at Cygnet/Orwell Courts).



Developments in 2008/09

Developments included:

- 6 transitional units for people with Mental Health needs from the BME community at Peel Street.
- Conversion of 3-bedroom bungalow for people with learning disabilities at Newfield Lodge
- 13 bungalows for Older People at Liberty Park.
- Two bungalows at Manor Guildhouse for people with restricted mobility.



Developments in 2008/09

Developments included:

- Purchase by a Housing Association of a flat that had been fully adapted for a wheelchair user through DFG.
- Two 4-bedroom bungalows and five 2-bedroom bungalows at Fisher Road for people with learning disabilities and a physical disability.



Developments in 2008/09

- Royce Court, Queen Philippa Street

15 apartments commissioned by the Council's Adult Services Team and funded with SHRF.

10 are transitional homes for people with P&SI, to enable them to live independently, and 5 homes are for people with learning disabilities.



Developments in 2008/09

Royce Court Open Day:



Developments in 2008/09

Royce Court Open Day:



Developments Planned for 2009/10

Developments for people with special needs due to complete during 2009/10:

- Ribbon Court – Intercultural Independent Living Scheme for Older People in Foleshill, including 50 apartments with communal and community facilities.



Developments Planned for 2009/10

Developments for people with special needs due to complete during 2009/10:

- One wheelchair standard bungalow at Abbey Place.
- Williamson Court – 16 apartments for people with learning disabilities and 36 apartments for over 55s in Earlsdon.



Developments Planned for Future Years

- Tile Hill College site, Torrington Avenue (46 apartments for Older People, 16 bungalows for PSI, LD and OP)
- Autism Scheme (Approx 10 apartments for adults with autism)
- St Finbarrs (4 wheelchair accessible apartments)
- Windmill Court (3 wheelchair accessible apartments)
- Watchmakers Court (1 wheelchair accessible apartment)



The Development Process

- Many affordable housing units are provided by private developers through a Section 106 agreement.
- Schemes that are developed by Housing Associations can receive grant funding from the Homes and Communities Agency (HCA).
- Up until the end of 2008/09, the Council were also able to provide funding for strategically important schemes through SHRF (Strategic Housing Regeneration Fund).



The Development Process

- Priorities for development for special needs are identified by the Independent Living Group, which includes commissioners from Adult Services, Older People and the PCT.
- Housing Associations with specialist knowledge or experience are used for the specialist schemes, where appropriate.
- The Housing Strategy team conducts research into housing needs – Housing Market Assessment etc.



Barriers to Development

There are some barriers to development for 'special needs' which must be overcome:

- Availability of suitable development sites
- The priorities of some private developers
- Resources – financial and human
- NIMBYism
- Economic recession



The Way Forward

- Working on new Planning Policy – the Local Development Framework.
- Continuing to work with Housing Associations to develop more appropriate housing across a range of dwelling and tenure types.
- Maximise opportunities for funding from the Homes and Communities Agency.



The Way Forward

- Working in new ways to ensure that Coventry gets the range of housing that its current and future population requires
- Working with planning colleagues on the RSS growth target of 33,500 additional homes in Coventry by 2026.





Any questions?