

Affordability Commission

Cabinet – 10/05/2016

Appendix 5 – Panel Questions

LBTH Affordability Commission

Questions from Panel Members arising out of Meeting 2: 18/01/2016

In response to the presentation:

Yvonne Arrowsmith

Which particular target groups(by household /need income etc) are the Council's priority for new housing on Council sites?

What is the Council's capability and capacity to develop its own sites?

What is the proposed scale of development? Would we rather build to higher or lower density?

Would we consider using commuted sums from higher value developments?

Duncan Bowie

Do we have a clear picture of available Council land to develop on?

Have we mapped out a site development programme in the short/medium/long term?

Have we developed options for land disposals and subsequent use of receipts?

Have we considered joint strategies, equity shares, including deferred payments on disposals for partners with payback deferred when set thresholds for development are achieved?

Sarah Sackman

How much land is available and ready to develop?

Do we have a land assembly plan making use of CPO powers with other public bodies such as TFL?

What is our view on demolition and regeneration?

Alasdair Baird

Have we identified where our land is in close proximity to land held by other Government bodies – have we considered the 'marriage' values?

Have we identified what we want to develop on an area basis?

Is the Council confident in its role as a developer?

Dan Hopewell

Have we considered developing out of borough in neighbouring authorities where better value could be achieved?

What is or overcrowding and under occupation strategy? Are we making best use of the stock?

Have we considered making use of temporary structures, making savings on manufacturing and providing flexible solutions?

Questions arising from wider discussion:

Southern Grove – what is the current position for affordable homes (Mark Taylor)

Employment links – Do we work with Cllr Josh Peck (Jenny Fisher)

How do we explore affordability and link into Supply/demand and need? – Do we have a plan to reduce the 10 year wait for 3 beds? (Jenny Fisher)

What the costs of temporary accommodation to the Council? (Glen McMahon)

What consideration has been given to 'IPOD homes for the IPAD' generation? (Member of public)

What is the timespan for the Council to meet its housing need as defined by the SHMA and what are the annual requirement differential which set out how the target could be achieved over different time periods (10, 20, 25 years etc) ? (Duncan Bowie)

Does the Council have the capacity to challenge viability studies? (Sarah Sackman)

Is the correct attention been given to future proofing? How do we ensure we won't be knocking down what we develop now in 30 years? (Member of public)

What is our position on self build and social enterprise housing, are we being innovative and thinking beyond HRA borrowing restrictions and standard development models? (Dan Hopewell).