

## Updates to Affordable Housing Evidence

The following are updated paragraphs to Appendix 3 to the Council's Local Plan Background Paper which flows from Section 4.34 of the Background Paper on Affordable Housing. These paragraphs should be substituted for the existing paragraphs of the same numbers in the Appendix.

### Housing Need

1.50 *Reading Borough Council (RBC) is currently experiencing almost unprecedented pressure for affordable housing with homeless presentations at record levels. Figures to demonstrate the local circumstances of need in the Borough at the current time can be summarised as follows:*

- *RBC has recently seen families presenting as homeless at record levels. There have increased substantially in recent years although this has reduced slightly in 2017/18 due to preventative measures put in place by the Council. There were an average of 37 homeless presentations a month in 2017/18;*
- *There are an average of 20 homelessness acceptances per month;*
- *The Council currently has 190 people in temporary accommodation (April 2018);*
- *42 families are currently in Bed and Breakfast, many of whom are not being housed within Reading Borough. Families frequently have to stay in Bed and Breakfast for many months;*
- *The council expects to lose 30-40 dwellings per year under the Right to Buy Scheme;*
- *Because of the lack of Affordable Housing in Reading, the Council no longer sees the numbers of void properties coming back through the system as was once the case, as families, for whatever reason, are tending to stay in their current affordable homes. This means that there is less 'move-on'.*

### Housing Register and Supply to those on the Register

1.51 *At March 2018, there were 5,448 households registered on the Council's Housing Register. It should be noted that the Council's Housing Register only registers households with a demonstrably, relatively high level of need for affordable housing accommodation. It is no longer a register that records any household expressing a need for Affordable Housing.*

1.52 *During 2017/2018, the Council accepted 938 new applicants on to its Housing Register. During the same period, it provided accommodation in Council owned dwellings and RSL (housing association) dwellings for 499 households from its Housing Register. It is clear that only a fraction of those registered or registering have any prospect of being allocated accommodation in any one year. That figure is likely to reduce significantly in the future as Right to Buy continues to reduce the stock and the number of new Affordable dwellings also reduces due to a lack of supply through the planning system.*

## The Council's current building programme

1.56 *The Council's current building programme includes the following:*

- *The building of 57 new affordable homes at Conwy Close;*
- *Extra Care housing at Albert Road;*
- *Nomination rights on 56 units of Extra Care housing at Green Park;*
- *28 units of Temporary Housing to ease pressure on Bed and Breakfast accommodation at Lowfield Road, Peppard.*
- *The redevelopment of a small number of small garage sites to yield rented affordable stock;*
- *Building 28 temporary accommodation units council owned land;*
- *Support and operation of the Rent Guarantee Scheme to engage local landlords in letting their property to families in housing need;*
- *Investment of \$106 affordable housing financial contributions via the planning system. This remains the largest source of supply of new affordable housing;*
- *Setting up an arm's length housing company to buy private property to then rent out.*
- *Support and operation of the Rent Guarantee Scheme to engage local landlords in letting their property to families in housing need;*
- *Investment of \$106 affordable housing financial contributions via the planning system. This remains the largest source of supply of new affordable housing;*
- *Setting up an arm's length housing company to buy private property to then rent out.*