

	<h2 style="text-align: center;">Housing Committee</h2> <h3 style="text-align: center;">20 October 2016</h3>
<b>Title</b>	<b>Low Cost Home Ownership in Barnet</b>
<b>Report of</b>	Strategic Lead for Housing
<b>Wards</b>	All
<b>Status</b>	Public
<b>Urgent</b>	No
<b>Key</b>	No
<b>Enclosures</b>	Appendix 1 – Low Cost Home Ownership Options in Barnet
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## Summary

This report sets out the low cost home ownership options that are available Barnet residents and the affordability of those options.

## Recommendations

1. That the Housing Committee note the report.

### 1. WHY THIS REPORT IS NEEDED

- 1.1 At the meeting of 27<sup>th</sup> June 2016 the Housing Committee requested for a report to come to Committee setting out what affordable home ownership products are available for residents in Barnet, and assessing their affordability for the different household income levels in the Borough.

## **2. REASONS FOR RECOMMENDATIONS**

- 2.1 The report is for noting by the committee.

## **3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**

- 3.1 All Low Cost Home Ownership opportunities currently available have been included in this report. New options will be considered as and when they arise.

## **4. POST DECISION IMPLEMENTATION**

- 4.1 The Council will continue to offer low cost home ownership products within Barnet and will work with the Registered Providers to ensure that the costs remain affordable to residents on a range of incomes. The Council will continue to look at alternative and new options such as Starter Homes.

## **5. IMPLICATIONS OF DECISION**

### **5.1 Corporate Priorities and Performance**

- 5.1.1 The provision of low cost home ownership supports the Council's corporate plan priorities to make sure that Barnet is a place of opportunity, where people can further their quality of life and where people are helped to help themselves
- 5.1.2 The Council's Housing strategy includes a priority Delivery of homes that people can afford, which is supported by the provision of low cost home ownership

### **5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**

- 5.2.1 There are no resource implications presented by the recommendation of this report.

### **5.3 Social Value**

Not applicable.

### **5.4 Legal and Constitutional References**

5.4.1 Constitution, Part 3, Responsibility for Functions, Appendix A – sets out the terms of reference of the Housing Committee which includes:

- Housing Strategy (incorporating Homelessness Strategy)
- Work with Barnet Homes, RSLs and social housing providers to ensure the optimum provision of housing and associated facilities for those who require social housing
- Commissioning of Environmental Health
- Promote the better integration of privately rented properties into the Borough's framework;
- All matters related to Private sector Housing including Disabled Facility
- Grants
- Housing licensing and housing enforcement.

## 5.5 Risk Management

5.5.1 There are no specific risks associated with the recommendation of this report.

## 5.6 Equalities and Diversity

5.6.1 Pursuant to section 149 of the Equality Act 2010 ("the Act), The Council has a duty to have 'due regard' to eliminating unlawful discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act, advancing equality of opportunity between persons with a protected characteristic and those without, and foster good relations between persons with protected characteristics and those without.

5.6.2 The protected characteristics are age, race, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation. The duty also covers marriage and civil partnership but to a limited extent.

5.6.3 A full Equalities Impact Assessment of the Council's Housing Strategy, which includes the priority *Delivery of homes that are affordable*, has been completed and identified that it will have an overall positive impact on all sections of Barnet's community; this was reported in full to the Housing Committee in October 2015.

## 5.7 Consultation and Engagement

5.7.1 A 12 week public consultation on the Council's Housing Strategy was undertaken between 6 January 2015 and 31 March 2015. The consultation included an online survey as well as presentations to the Housing Forum, Barnet Homes Performance and Advisory Group, and Barnet Landlords Forum. The outcome of this consultation was reported to the Housing Committee in October 2015 and taken into account in the final version of the Housing Strategy.

## 5.8 Insight

5.8.1 Insight data on house prices and household incomes in Barnet have been used in the report.

## 6. BACKGROUND PAPERS

6.1 Relevant previous decisions are shown in the table below.

Item	Decision	Link
Housing Committee, 27 October 2014	Decision Item 9- Housing Strategy	<a href="http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&amp;MId=7936&amp;Ver=4">http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&amp;MId=7936&amp;Ver=4</a>
Housing Committee. 27 April 2015	Decision item 10- Summary of Feedback Following Consultation on Draft Housing Strategy	<a href="http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&amp;MId=7938&amp;Ver=4">http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&amp;MId=7938&amp;Ver=4</a>
Housing Committee 29 June 2015	Decision item 7- Housing Strategy	<a href="http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&amp;MId=8264&amp;Ver=4">http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&amp;MId=8264&amp;Ver=4</a>
Housing Committee 19 October 2015	Decision item 9- Housing Strategy	<a href="http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&amp;MId=8268&amp;Ver=4">http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&amp;MId=8268&amp;Ver=4</a>
Council 20 October 2015	Decision item 12- Report of Housing Committee – Housing Strategy and Commissioning Plan	<a href="http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=162&amp;MId=8340&amp;Ver=4">http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=162&amp;MId=8340&amp;Ver=4</a>
Housing Committee 27 June 2016	Decision item 7 – Members Items	<a href="http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&amp;MId=8628&amp;Ver=4">http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&amp;MId=8628&amp;Ver=4</a>