

### Additional Points to Consider Suggested by Councillor Ferrans

#### A. Other questions to consider:

- Can the work of the Group influence / impact the current housing crisis and how can it influence the medium to long-term supply of affordable housing in MK?
  - Initial response;
  - Council officers influence the nature of affordable housing during the commercial development process and can control both the affordable housing and the commercial housing built on Council-owned land and strongly influence that on MKDP land (including homes destined for MK Housing);
  - Any outputs the Group can offer that help to predict correctly what types sizes and tenures of housing will be needed and where different tenures can most easily or reliably be provided should improve the match of housing to needs and reduce waiting times;
  - The Group might aim to produce:
    - A table of factors that influence housing need and the nature of change they produce;
    - A summary of the pressures on choice of housing among builders and commissioners to indicate which types of housing may be easiest to get from who and which the Council might most usefully concentrate on its own land;
    - A summary of the affordability of different types of housing at present to indicate which groups are going to be under the most economic pressure and which of the government schemes available should be encouraged or discouraged;
    - Note that ideally this would consider the cheaper end of the commercial market as well as the “affordable” market since the data indicates that affordability remains a major issue in that section of the market.

#### B. Who does the Group need to hear from to start to address these questions?

- Housing Allocations Team:
  - Comparison of 80% market rent with LHA;
  - Categories of households who are currently unable to afford 80% of market rent (and why) and by how much typically;
- Housing Delivery Team:
  - How does the team (and related departments) currently assess what sort of housing they need to build;

- MKDP:
  - How is the affordable housing worked out -at what point is the rough housing schedule determined and by whom?
- Developers / RSL Builders:
  - How is the affordable housing requirement defined and at what stage and what are the pressures leading to apparently sub-optimal decisions in relation to the housing need?