

HARAH Scheme Monitoring & Substitution Protocol

Background

One of the aims of HARAH is to maximise the investment in affordable housing in rural villages across Hampshire by having a programme of schemes across the County.

It is recognised that the delivery of rural affordable housing is often difficult and that schemes may be delayed or fall out of the funded programme for a number of reasons, and equally new schemes can progress at a faster rate if all elements fall into place smoothly. The HARAH strategic approach enables a countywide pipeline of schemes, at different stages of development, to be considered as the HARAH pipeline programme. When schemes are delayed or fall out, it is possible to bring forward schemes that have progressed further as a substitute, from the HARAH pipeline programme.

The HARAH partners need to have regard for both their local areas and take a wider strategic approach to the delivery of rural affordable housing schemes.

Scheme Monitoring

Hyde will produce a scheme monitoring sheet for HARAH which categorises the development stage of all the pipeline rural housing schemes. These are in the following prioritisation order:

- Funded schemes
- Reserve schemes
- Schemes with Planning Consent
- Schemes with Land purchase terms agreed
- Site identified
- Housing Needs Survey complete/need identified

Schemes will be discussed at monthly monitoring meetings between Hyde and each Local Authority and agreed by all partners as to which category they come under. If a decision is required more urgently than the meetings allow, agreement shall be sought by e-mail.

The scheme monitoring sheet will be in an agreed format, comprising individual scheme sheets and a summary sheet with a traffic light system to identify if schemes are on target to reach their Housing Corporation milestones. The summary sheet will be presented as a standing item on the HARAH agenda and circulated no later than one week prior to the HARAH meetings.

Utilising the 'Forward Scheme Pool'

The Housing Corporation has a two year bidding round, which for 2006-8, allocated funding for 21 HARAH schemes. The Housing Corporation has recently introduced a 'Forward Scheme Pool' to compliment the bidding round to adjust the funded programme where schemes are delayed or cannot proceed and bring forward new schemes in order ensure the overall funding programme is delivered. This is to be used for all schemes which are likely to start on site at any time after the 1st of April 2008.

Utilising the scheme monitoring sheet Hyde will put scheme proposals to the Housing Corporation on the required Development Brief at the stage of 'Schemes with Land purchase terms agreed', following a discussion with the relevant Investment Manager. The Housing Corporation will assess the scheme proposals at the monthly Investment Clinic to ensure it fits the regional housing criteria, is likely to be a deliverable scheme and provides value for money.

The status of projects in the pool will be reviewed at the end of each quarter and where insufficient, or no progress, has been made a project may be removed from the pool. Hyde will ensure that the relevant Investment Manager is provided with an up to date copy of the scheme monitoring sheet.

Prioritisation of schemes from the forward pool to the programme

Project proposals will receive a firm commitment to funding when they are moved from the pool into the programme and this will not happen until the details of the scheme have been finalised and assessed at a bids clinic.

The Housing Corporation will make this assessment based on the most deliverable scheme(s). Where there are several equally deliverable schemes greater than available funding, Hyde will discuss with the Housing Corporation prioritisation on the following basis:

- 1. A deliverable scheme in a Local Authority area that has lost a funded scheme**
- 2. A deliverable scheme in the HARAH partnership area**

Quid pro quo arrangement

Hyde will seek agreement with the Local Authority when making a decision that the scheme is not currently deliverable and that it will slip from the programme.

A list of schemes that have slipped from the funded programme will be identified as such as part of the HARAH pipeline programme monitoring sheet. A record of substitutions will also be kept for transparency and reported to HARAH as part of the monitoring information.