

APPENDIX 1

PROGRESS UPDATE: Review of Affordable Housing

SCRUTINY MONITORING – PROGRESS UPDATE	
Review:	Affordable Housing
Link Officer/s:	Jane Edmends
Action Plan Agreed:	June 2025

Updates on the progress of actions in relation to agreed recommendations from previous scrutiny reviews are required approximately 12 months after the relevant Select Committee has agreed the Action Plan. Progress updates must be detailed, evidencing what has taken place regarding each recommendation – a grade assessing progress should then be given (see end of document for grading explanation). Any evidence on the impact of the actions undertaken should also be recorded for each recommendation.

Recommendation 1:	The outcomes of the Affordable Housing Option Appraisal to date are supported, and officers be requested to carry out further investigation into a hybrid model to address the borough's affordable housing need, which should include: <ul style="list-style-type: none"> • Enabling (which may include for example the Council seeking an increased requirement for the provision of affordable housing on sites the Council owns i.e. above our minimum planning requirement) • Partnerships with Registered Providers and Developers – partnerships may be a single partner or several partners and can come from a variety of sectors • Direct delivery (model to be determined)
Responsibility:	Assistant Director Housing and FSOT (Jane Edmends) / Service Lead Strategic Housing (Alan Glew)
Date:	End June 2025 (report to Cabinet) Long term action – annual review
Agreed Action:	Report to Cabinet (June 2025) to detail the outcome of the option appraisal process and seek approval for next steps.
Agreed Success Measure:	Report approved by Cabinet The number of affordable housing units delivered in the borough is increased (to secure a positive delivery trajectory)
Evidence of Progress (December 2025):	(a) SBC is part of the Governments Council Housebuilding Skills & Capacity Programme; we are 1 of 10 'vanguard' LA's being supported by the Local Government Association to explore skills and support requirements for local authorities exploring direct housing delivery.

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	<p>(b) Work is ongoing to make best use of S106 commuted sum monies (pre-market engagement planned for late November 2025)</p> <p>(c) Work is ongoing to identify best use of the small sites identified within the report to accelerate affordable housing delivery.</p>
Assessment of Progress (December 2025): (include explanation if required)	2. On track – as noted above work is ongoing to explore a range of delivery mechanisms.
Evidence of Impact (December 2025):	Not directly at this stage
Evidence of Progress (May 2026):	<p>(a) Cabinet approved (March 2026) the direct transfer of the first small site to North Star to develop affordable housing – use of the Councils <u>enabling function</u>.</p> <p>(b) Pre-market engagement exercise has been undertaken to inform the procurement of the remaining small sites.</p>
Assessment of Progress (May 2026): (include explanation if required)	2. On track
Evidence of Impact (May 2026):	Not directly at this stage (evidence of impact will be long-term)

Recommendation 3:	Given the current demand for social/affordable housing, the Council (via its website and other means as appropriate) provide regular updates to applicants regarding general property availability and demand (for example with information on the average number of properties advertised per month/the average number of bids made on each property per month), in an attempt to manage applicant expectations.
Responsibility:	Team Leader Lettings & Nominations (Carol Bruce)
Date:	First update by end October 2025 End March 2026 (seeking feedback)
Agreed Action:	<p>Website to be updated (within 1 month of each quarter end) with the detail highlighted in action 3</p> <p>To explore options of seeking feedback from applications on Tees Valley HomeFinder to understand if the above information is of use/can be improved.</p>

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Agreed Measure:	Success	Applicants registered on Tees Valley HomeFinder are better informed / improved awareness of waiting times etc.
Evidence of Progress (December 2025):		SBC website has been updated to include further under the 'Waiting Times' section, now includes ' social housing property availability' section detailing the number of properties advertised by type and the average number of bids received on an estate by estate basis Social housing property availability 2025 to 2026 - Stockton-on-Tees Borough Council
Assessment of Progress (December 2025): (include explanation if required)		2. On track (will continue to be updated on a quarterly basis)
Evidence of Impact (December 2025):		Additional information to inform customer choice and manage expectations
Evidence of Progress (May 2026):		1. Fully achieved
Assessment of Progress (May 2026): (include explanation if required)		Quarterly updates have and will continue to be made to this section of the website. To update TVLP applicants of the number of properties advertised and the average number of bids made on each property type Social housing property availability 2025 to 2026 - Stockton-on-Tees Borough Council
Evidence of Impact (May 2026):		TVLP applicants are aware of housing demand by property type and location, they can use this information to better inform their areas of choice/bidding activity.

Recommendation 4:		Following Cabinet approval, and six months after the implementation of the revised Common Allocation Policy, an update be provided back to the Committee on the impact of banding changes (i.e. to provide a breakdown of applicants who have secured accommodation).
Responsibility:		Team Leader Lettings & Nominations (Carol Bruce)
Date:		Report to be prepared late Jan/Feb 2026 – to cover the 6 month period Jul to Dec 2025
Agreed Action:		Updated report to be provided back to Committee
Agreed Measure:	Success	Banding changes have supporting those in 'highest' housing need

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Evidence of Progress (December 2025):	n/a as action not due until early 2026
Assessment of Progress (December 2025): (include explanation if required)	As above
Evidence of Impact (December 2025):	As above
Evidence of Progress (May 2026):	See Appendix A.
Assessment of Progress (May 2026): (include explanation if required)	1. Fully achieved
Evidence of Impact (May 2026):	Changes to the Common Allocation Policy were intended to better support households in the greatest housing need. As set out in Appendix A, the changes to the Common Allocations Policy have not resulted in any unintended consequences. However, demand from priority applicants continues to exceed the supply of available properties advertised through Tees Valley Homefinder.

Assessment of Progress Gradings:	1 Fully Achieved	2 On-Track	3 Slipped	4 Not Achieved
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