

Appendix AG3

Summary of Corporate Documents



St Albans City and District Council Corporate Documents

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St Albans City and District Council Housing Strategy 2023-2026 – CD8.6

- 3.1 The Housing Strategy was published on 7 February 2023 and covers the three year period from 2023 to 2026. The introduction (page 2) states that *“The Strategy has been developed to set out how the Council will respond to the challenges in delivering and managing high quality housing across all tenures in the district in the next 3 years.”* (My emphasis).
- 3.2 Pages 3 to 4 outline the local context for St Albans District and includes a table of average property prices and rental costs for various dwelling sizes across the district. In May 2022 the average property prices range from £268,752 for a 1-bedroom dwelling to £1,046,930 for a 4-bedroom dwelling; and average rental costs range from £1,217 for a 1-bedroom dwelling and £3,243 for a 4-bedroom dwelling.
- 3.3 Page 4 also demonstrates that Local Housing Allowance (“LHA”) per month is lower than the private rental cost per month across the authority. For example for a 2-bedroom property LHA allows for £997 per month whereas the cost to rent a 2-bedroom property stands at £1,547 per month¹.
- 3.4 Page 6 goes on to state that there are ‘currently’ 608² households on the Council’s housing register, including those on the transfer list looking to move to a smaller or larger dwelling. It sets out the dwelling size each household is seeking:
- 1-bedroom dwelling: 196 households
 - 2-bedroom dwelling: 146 households
 - 3-bedroom dwelling: 220 households
 - 4-bedroom dwelling: 46 households

¹ Home.co.uk May 2022

² On 31 March 2023 there were 641 households on the council’s Housing Register (**Appendix AG1a**)

- 3.5 The Council's vision on page 9 explains that *"The local and national context sets the scene for the need for the Council to continue to deliver high quality sustainable accommodation that meets the needs of those who cannot access the private market. There is an increased pressure for all types of affordable housing, and this includes temporary accommodation for homeless households."* (My emphasis).

St Albans City and District Council Homelessness Strategy 2022-2025 – CD8.4

- 3.6 The Homelessness Strategy was published on 25 November 2021 and covers a period from 2022 to 2025.
- 3.7 Page 2 sets out the local context for St Albans and states that *"The City and District of St Albans is characterised by high house prices and low unemployment. Unfortunately, this results in high demand for affordable housing and means that not everyone is able to access suitable accommodation."* (My emphasis).
- 3.8 Page 3 explains that *"there were 798 approaches for homeless assistance and advice in 2020-21"*, with the receipt of a Section 21 Notice (private rental sector eviction) being the fourth most common reason for homelessness accounting for 61 approaches.
- 3.9 Page 3 goes on to outline that during the 2020/21 monitoring period there were 115 households housed in temporary accommodation by the Council³.

St Albans City and District Council Corporate Plan 2021-2026 – CD8.3

- 3.10 The Council's Corporate Plan was agreed at a full Council meeting on 24 February 2021 and published in April 2021. The Corporate Strategy covers the five-year period between 2021 and 2026.
- 3.11 The Corporate Plan has limited discussion general affordable housing provision. However, Page 2 outlines that the Council aim to deliver more social housing across the District. Page 2 goes on to state that:

"Our location and beautiful surroundings mean lots of people want to live here. High demand for local housing means many local people find they cannot afford to buy or rent. Homelessness is a pressing issue here as elsewhere."

- 3.12 Page 2 of the Corporate Plan also explains that the Council aim to become its own large-scale developer of social housing but does not give details as to how or when this aim will be achieved.

³ On 31 March 2023, 114 households were housed in temporary accommodation within the St Albans region, an additional 3 households were housed in temporary accommodation outside the St Albans region (**Appendix AG1a**)

Conclusions on Corporate Documents

- 3.13 The evidence set out above clearly highlights that within a wide range of plans and strategies, providing affordable housing is established as, and remains, a key challenge for St Albans City and District Council.
- 3.14 The Council has produced an array of strategies and corporate documents, all of which seek to address issues relating to housing and affordable housing in the authority area.