

Affordable rent for HAs

- for developing associations
- HB allowed
- Up to 80% market rate – specialist?
- Fixed term 2yr min – not obligatory
- Purpose – deliver 150,000 more homes by 2015
- New supply = affordable rent – relets?

Flexible tenancies for LAs

- ‘flexible’
- legal min of 2yrs and can be renewed
- ‘lifetime tenancy’ can still be granted



Reforming waiting lists


- Reasonable preference groups
- Local additions
- Realistic expectations

Mobility

- Best use of stock and underoccupancy

HB reforms

- Caps to upper HB limit
- Size of property
- Social care v. HB reforms
- Discretionary HB £55m

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Wednesday 6th & Thursday 7th April 2011
Crowne Plaza, Nottingham



- Challenge to make viability stack up
- Risk of revenue subsidy instead of capital
- Implications for tenure mix on sites
- Reflection of local community's aspirations and financial capacity?
- Rent differential for same 'offer'

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