

Public Written Questions and the Responses

Full Council – 21 February 2024

Written Question for the Crawley Borough Council Full Council meeting of 21 February 2024.
From Mr Robin Burnham, Bewbush.

In 2011, the then Coalition government of the Conservatives and Liberal Democrats introduced a new housing tenure called Affordable Housing. This is rents being set at between 50% and 80% of market rents for socially rented housing.

1. .When did Crawley Borough Council first introduce affordable rents??

2014

2. For each year since then, please state how many new-build social housing tenancies have been set at social rent and how many at affordable rent?

Rent Type	Number of New Properties Let at Affordable / Social Rent
Affordable	346
2014	11
2015	50
2016	1
2017	15
2018	63
2019	104
2020	74
2021	8
2023	20
Social	400
2014	10
2015	1
2016	53
2017	14
2018	31
2019	71
2020	31
2021	88
2022	83
2023	17
2024	1
Grand Total	746

3. For those properties let at affordable rent, please state how many have been set at 80% of market rents and how many have been set at a different percentage of market rent?
4. For those not set at 80%, please provide a breakdown of how many have been set at what percentage? (table below answers Questions 3 & 4)

Rent Charged as % of Market Rate	Affordable Rent Properties Current Rent as % of Market Rate
53%	4
54%	3
55%	11
56%	6
58%	7
59%	17
60%	10
61%	34
62%	21
63%	69
64%	9
65%	16
66%	3
67%	1
68%	25
69%	12
70%	80
71%	3
72%	4
73%	4
79%	3
Grand Total	342

5. If some affordable have been set at less than 80% of market rents, why has it not been possible for all those rents set at 80% market rent, to be at a similar level??

The council's policy is to cap affordable rents at the lower of 80% Market Rent or LHA (Local Housing Allowance) rates. Due to the freeze on LHA rates for the past few years, all of our affordable properties LHA rates are lower than 80% market rent for 23-24.

Of the 346 affordable rent properties shown in the table in question 2, decisions were made on affordable rents on the following basis:

Scheme	Reason for affordable rent
Breezehurst Drive	Grant funding requirement
Brunel Place	Grant funding requirement
Forge Wood	Scheme viability
Gales Place	Scheme viability
Three Bridges	Scheme viability

Apex apartments	Scheme viability
Dobbins Place	Scheme viability
Goffs Park	Scheme viability
Kilnmead	Scheme viability
Barnfield Rd	Scheme viability
Northgate surgery	Scheme viability
Bridgefield House	Scheme viability
Ifield Rd	Scheme viability
London Rd	Scheme viability
Brighton Rd	Scheme viability