

REPORT TO	DATE OF MEETING
Cabinet	10 th February 2016

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SUBJECT	PORTFOLIO	AUTHOR	ITEM
South Ribble Housing Framework 2016-19	Housing and Healthy Communities	Kate Henderson	6

SUMMARY AND LINK TO CORPORATE PRIORITIES

This report presents to Cabinet a draft Housing Framework 2016-2019. The Framework has three priorities for Strategic Housing. It reflects proposed changes in housing legislation as contained in the Housing and Planning Bill and major changes in national policy. Delivery is supported by capital expenditure. Subject to adoption of the draft Framework the document will be published for consultation. The Framework will be reviewed annually and progress against the actions reported.

The Housing Framework supports the Corporate Priorities of “A Strong South Ribble in the heart of a prosperous Central Lancashire”, “Clean, Green and Safe” and “Creating Strong and Healthy Communities”.

RECOMMENDATIONS

It is recommended that Cabinet:

- a) Approve the draft Housing Framework 2016-2019.
- b) Approve the capital programme in support of the Framework.
- c) Subject to above, agree to a 4 week consultation of the Framework.
- d) The Director for Development, Enterprise and Communities in consultation with the Cabinet Member for Housing and Healthy Communities be authorised to make adjustments to the Framework following the outcome of the consultation and to finalise the document

DETAILS AND REASONING

The Council is the statutory Strategic Housing Authority. It has the responsibility to set local housing priorities given local housing need within national legislation and policy. It does this through working with Strategic Partners such as the Homes and Communities Agency, developers, Lancashire County Council and Registered Providers. This is the first Council Housing Framework and it sets out the direction the Council wishes to take in setting priorities to help provide high quality homes for South Ribble residents.

Nationally, there are major proposed changes in housing both in terms of legislation and policy. New ways of delivery, new funding streams and new models of affordable housing are being proposed. For both new and existing homes there are proposed changes in energy efficiency legislation.

Locally, there is major planned development set out in the Local Plan. The Preston, South Ribble and Lancashire City Deal is bringing forward infrastructure to enable sites to be developed. Local need for high quality homes of all tenures and sizes remains high, and with a demographic forecast of a rapidly increasing older population, there is a need to future proof our housing, both new and existing, to help ensure future needs are met. In addition to meeting the needs of older residents there is also the need to continue to meet the housing needs of other vulnerable people.

This draft Housing Framework aims to place the Council in as strong a position as possible to take advantage of the national changes while meeting the challenges of local need. The Government's commitment to delivering housing was set out in the recent Comprehensive Spending Review. Funding for new initiatives such as new shared ownership schemes, Help to Buy and the introduction of Starter Homes was identified. In addition there are new specialist programmes proposed e.g. extra care. The Council has been working closely with the Homes and Communities Agency to ensure that it is strongly placed to take advantage of these new initiatives.

The three priorities are set out below.

Priority One - Support the delivery of quality new homes.

The Framework proposes the Council should support the national drive for home ownership. This to be taken forward through working with partners/ developers on shared ownership schemes and Starter Homes. To ensure a balanced market and address need, the Council will use commuted sums to support affordable rent and affordable home ownership.

Priority Two - Supporting the health and wellbeing of residents through the provision of supported and adapted accommodation.

The Framework contains actions reflecting the borough's changing demographics, and attempts to ensure there is quality accommodation for those with care or support needs, or those needing a physically adapted property. Whilst there is a focus on older people, and the development of an extra care scheme, the strategy aims to ensure supported accommodation for all groups is available where there is a need.

Priority Three - Maintaining, and where possible improving the quality of existing homes.

The Framework will focus on existing home owners to ensure that their homes remain in good condition and energy efficient. There is also a focus on reducing the number of empty homes in the borough; and support to the creation of a well-managed, larger private rented sector.

Capital Programme for Delivery of Housing Framework 2016-19

Details on the national funding programme are not available at this time. However the Council wishes to use commuted sums and Right to Buy receipts to deliver the three

priorities. At the time of drafting this report this amounts to a total of £2.945m. The funding available will be added to as development across the Borough takes place.

These capital funds will be allocated against the Housing Framework priorities. Details of the schemes will be produced subject to local need, national policy and funding streams.

CONSULTATION.

Subject to the draft Housing Framework being adopted it is proposed a four week consultation period is undertaken. This will include public consultation, internal consultation through Scrutiny and key external partners.

WIDER IMPLICATIONS

In the preparation of this report, consideration has been given to the impact of its proposals in all the areas listed below, and the table shows any implications in respect of each of these. The risk assessment which has been carried out forms part of the background papers to the report.

FINANCIAL	Capital resources of £2.945m have been allocated to support the Housing Framework in the Capital Programme. This is set out in the budget report which is a separate item on this agenda.
LEGAL	<p>Significant changes are anticipated to legislation affecting housing and planning.</p> <p>In part this Housing Framework is designed to assist us in fulfilling our statutory duties in this area – both under existing legislation and proposed legislation.</p> <p>Prior to the incurring of any expenditure on particular schemes appropriate checks will be carried out to ensure that the use of commuted sums and/or capital receipts is legally permissible in such circumstances.</p>
RISK	There is a risk of not being able to deliver housing related priorities in partnership without a Housing Framework.
THE IMPACT ON EQUALITY	An equality impact assessment has been undertaken and it has been found there is a positive impact for the protected characteristics of age and disability and a neutral impact for all other protected characteristics.

OTHER (see below)	
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<i>Asset Management</i>	<i>Corporate Plans and Policies</i>	<i>Crime and Disorder</i>	<i>Efficiency Savings/Value for Money</i>
<i>Equality, Diversity and Community Cohesion</i>	<i>Freedom of Information/ Data Protection</i>	<i>Health and Safety</i>	<i>Health Inequalities</i>
<i>Human Rights Act 1998</i>	<i>Implementing Electronic Government</i>	<i>Staffing, Training and Development</i>	<i>Sustainability</i>

BACKGROUND DOCUMENTS

South Ribble Borough Council Housing Framework 2016-19