

REPORT TO	ON
CABINET	6 th December 2017

September 2017



TITLE	PORTFOLIO	REPORT OF
Review of South Ribble Housing Framework	Strategic Planning and Housing	Director of Development, Enterprise and Communities

Is this report a KEY DECISION (i.e. more than £100,000 or impacting on more than 2 Borough wards?)	Yes
Is this report on the Statutory Cabinet Forward Plan ?	Yes
Is the request outside the policy and budgetary framework and therefore subject to confirmation at full Council?	No
Is this report confidential?	No

1. PURPOSE OF THE REPORT

- 1.1 This report recommends to Members a revised and updated Housing Framework that will help to focus Council resources and deliver increased housing numbers and the growth agenda. It sets out some of the context to the update. It introduces an additional priority to “*ensure that sustainable communities are at the heart of the growth of housing*” to reflect the Council’s desire to enhance the quality of life of existing and future residents. It currently reflects work streams that are underway but will change over time as the details of those work streams are finalised.
- 1.2 It is underpinned by the Strategic Housing Market Assessment, a comprehensive research document undertaken by GL Hearn. This report was an action from the last Framework and the data underpins the ambitions of the Council in the Local Plan. Its comprehensive nature helps developers bring forward appropriate applications and assists constructive dialogue between with the Council. It needs to be published and the Council’s website updated.

2. PORTFOLIO RECOMMENDATIONS

It is recommended that:

- 2.1 Cabinet approves the reviewed and amended Housing Framework and key actions;
- 2.2 the Strategic Housing Market Assessment is published on the Council’s website;
- 2.3 Members note the progress made on the actions from the Housing Framework 2016-19.

3. CORPORATE PRIORITIES

The report relates to the following corporate priorities

Clean, green and safe		Strong and healthy communities	/
Strong South Ribble in the heart of prosperous Lancashire	/	Efficient, effective and exceptional council	

4. BACKGROUND TO THE REPORT

4.1 The Council approved the South Ribble Housing Framework 2016-19 in February last 2016. It set out the main priorities and actions to deliver a comprehensive mix of housing across the Borough to meet the needs of existing and future residents. An associated Housing Capital Programme was also approved to support the delivery of the priorities within the Housing Framework. The Housing Framework contained an action plan, of which certain actions were highlighted to be delivered in year one (2016/17). Key achievements include:

- A number of sites within the Local Plan have been brought forward for development, including Croston Road and Altcar Lane. In addition, the windfall site at The Maltings now has planning approval.
- The Council was successful in its expression of interest to the Government's Starter Home Land Fund, and The Maltings will be one of the first sites in the country to benefit from this funding, and see the development of 30 Starter Homes on the site.
- Commissioning of Strategic Housing Market Assessment.
- Approval of an Affordable Housing Commuted Sum Policy.
- Developed a campaign to support affordable home ownership in the borough which has a dedicated webpage with information and links to schemes and a leaflet.
- Continued delivery of an efficient and effective Disabled Facilities Grants service.
- Production and maintenance of an empty homes database.
- Review of the Empty Properties Policy.
- Introduction of a project to support the reoccupation of empty properties called A Place to Live. Two properties have so far benefited from recoverable funding and been reoccupied.
- Commenced Council's first Compulsory Purchase Order of an empty property.
- Developed a custom and self-build register.
- The creation of a Registered Provider Forum which has met three times.
- Over £30k external funding has been obtained to deliver energy efficient measures.

4.2 A Strategic Housing Market Assessment (SHMA) was commissioned from GL Hearn. This independent research provides a comprehensive view of the housing market of the immediate Housing Market Area. This area comprises of the Borough, Chorley and Preston. The analysis takes into consideration current and planned economic growth, population projections and existing housing need. Data is then produced for each borough that informs future housing requirements by type and tenure. This work is essential to inform developers' proposals for new housing in the Borough and to assist Officers in negotiating comprehensive planning applications. This document is ready to be published on the Council's website. This work has informed the review of the Housing Framework and will help the Council achieve a diverse range of housing that meets the needs of existing and future residents as South Ribble grows economically.

4.3 The SHMA identifies that strategically across the Borough that the Council should be seeking 70% of new development as market sale, 10% as affordable market sale and 20% affordable rent. It also suggests the proportions of types in each tenure. The table below summarises this aspect of the work.

	<i>1 Bed</i>	<i>2 Bed</i>	<i>3 Bed</i>	<i>4+ Bed</i>
<i>Market Housing</i>	3%	33%	52%	12%
<i>Low-cost Home Ownership</i>	12%	42%	38%	8%
<i>Affordable Housing (rented)</i>	47%	27%	24%	2%

The Housing Framework has incorporated this data and it supports some of the actions. Specifically more single bedroom accommodation is required across the Borough.

- 4.4 Central Lancashire City Deal continues to progress growth in the Borough. Key strategic sites have started to come forward to planning. It is essential that momentum is maintained to housing delivery to meet that future demand. However, it is also essential that the Council harness resources to ensure that the new housing developments deliver sustainable communities and enhance the area as a great place to live. Work will continue with partners to develop modern facilities to support those communities.
- 4.5 There have been changes to national housing policy since February 2016. In May 2016 the Housing and Planning Act received Royal Assent. The Act brought in a number of measures to promote home ownership and levels of house building in the country, most notably the introduction of Starter Homes; the extension of Right to Buy; and the expansion of duties on local authorities to promote custom and self-build housing. The Autumn Statement also saw a number of other funding measures to support housebuilding including: £2.3bn for the Home Infrastructure Fund and £1.7bn for Accelerated Construction. The Housing White Paper (Fixing Britain's Broken Housing Market) was published in February 2017. Its main focus was to support the delivery of new housing through planning for homes in the right places; building homes faster; diversifying the market; and helping people now. The original Framework incorporated many of these tools and the updated Framework builds on this.
- 4.6 The Council has an ambition to be the "Greenest, Most Prosperous and Cleanest Borough in the country." New housing and increased population will expect this and add demands. It could also be a vehicle to support delivery of that ambition. Therefore a new priority, to "*ensure that sustainable communities are at the heart of the growth of housing*", has been added to the Framework to capture some of this and the work that has been commenced by Members and Officers. It reflects the important, cross-cutting work that is underway but more detail will emerge as work streams develop appropriate business cases.

5. CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION

- 5.1 A full consultation process was undertaken prior to the development of the Housing Framework. This included a public consultation online and the My Neighbourhood Forums; consultation with key partners including the Homes and Communities Agency, registered providers and developers; and with Members. The comments received as part of the consultation were positive. The updated Framework continues to reflect these responses.

6. OTHER OPTIONS CONSIDERED

- 6.1 An alternative option would be to leave the Housing Framework unchanged, and select the year two actions from the remaining actions. However, this would fail to take into account the new policy context and leave the Housing Framework not as responsive as it could be in dealing with housing related opportunities and challenges. In addition the analysis within the SHMA 2017 will inform developers of the types of development sought within the Local Plan and help smooth the planning process. The data is important to the process and needs to be recognised in the Council's documentation and practices.

7. FINANCIAL IMPLICATIONS

- 7.1 The updated Housing Framework recognises that delivery of the housing element of the growth agenda impacts on many areas of the Council. Much of the work identified requires input from existing staff resources across the Council. It sets a context and a focus for their work.
- 7.2 Some capital resources have been allocated to deliver on this area. Disabled Facilities Grant is funded via passported monies from Better Care Fund and resourced until 2019. Funding has been allocated to deliver affordable homes from commuted sums and the programme to tackle empty properties and return them into use has been developed using repayable grants.

8. HUMAN RESOURCES AND ORGANISATIONAL DEVELOPMENT IMPLICATIONS

No direct implications

9. ICT/TECHNOLOGY IMPLICATIONS

No direct implications

10. PROPERTY AND ASSET MANAGEMENT IMPLICATIONS

- 10.1 The Housing Framework makes specific reference to the Council's Investment Strategy. There is action to investigate how the Council could develop housing as part of the Investment Strategy, to not only meet housing need but to generate income. This would involve considering the Council's assets and making strategic decisions regarding their use. There would also be links to the Council's proposals for Health and Wellbeing Campuses

11. RISK MANAGEMENT

- 11.1 The risk associated with not reviewing the South Ribble Housing Framework is that it becomes outdated and does not fully reflect the changing policy context. This may mean the Council is not well positioned to apply for funding opportunities; meet housing need; and effectively perform its strategic housing function.
- 11.2 All risks associated with the Housing Framework have been inputted onto GRACE, and have been reviewed. There are actions in place for all risks to reduce likelihood and impact

12. EQUALITY AND DIVERSITY IMPACT

- 12.1 The reviewed Housing Framework has been equality impact assessed and there are no negative impacts on the protected characteristics groups.

13. RELEVANT DIRECTORS RECOMMENDATIONS

My recommendations are:

- 13.1 Cabinet approves the reviewed and amended Housing Framework and key actions;
- 13.2 The Strategic Housing Market Assessment is published on the Council's website;
- 13.3 Members note the progress made on the actions from the Housing Framework 2016-19.

14. COMMENTS OF THE STATUTORY FINANCE OFFICER

- 14.1 The budgets identified within this report are part of the Council's current financial plan. Any additional investment that may be required will need to be supported by a detailed business case for Cabinet approval before any spend can be made.

15. COMMENTS OF THE MONITORING OFFICER

- 15.1 The law relating to the provision of social housing has been subject to a number of changes in recent years – there may be further changes ahead.
- 15.2 The council needs to be flexible and nimble on its feet to ensure that it meets all of its housing duties and that it does everything possible to meet its housing needs.

16. BACKGROUND DOCUMENTS (or there are no background papers to this report)

Strategic Housing Market Assessment August 2017.

South Ribble Housing Framework 2016-19. Available at:

<http://www.southribble.gov.uk/sites/default/files/WEB%20FINAL%20South%20Ribble%20Housing%20Framework%20%202016%2019.pdf>

Cabinet Report: South Ribble Housing Framework 2016-19 (10th February 2016). Available at:

<http://agenda.southribble.gov.uk/akssribble/images/att5578.pdf>

Appendix: Reviewed South Ribble Housing Framework 2017-19

Denise Johnson

Director of Development, Enterprise and Communities

Report Author:	Telephone:	Date:
Jonathan Noad	01772 625206	10 th November 2017