

Housing Framework Delivery Plan



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Section 1

Overview of the Housing Framework 2017-20

The Housing Framework has been produced in light of the Council's growth agenda, City Deal and current housing policy.

The Framework was introduced in 2016 with a revised and updated South Ribble Housing Framework 2017-20 approved by Cabinet earlier this year. The Housing Framework 2017-20 identifies four priorities each with key actions to support delivery.

The four priorities include:

Priority 1: Delivery of a range of quality new homes

Priority 2: Ensure that sustainable communities are at the heart of the growth of housing

Priority 3: Support the inclusion and health and wellbeing of residents

Priority 4: Maintaining and, where possible, improving the quality of existing homes

This document details the key actions involved in delivering each of the above priorities.

Section 2

Priority 1: Delivery of a range of quality new home

Framework Action	Current Position: Data	Details	Measure	Target	Officer/Team Lead & Resources
1 Bring forward the South Ribble Local Plan housing sites	<p>Est. 3.2% increase in population 2014 to 2039 (Lancashire 4.4% and England 16.5%).</p> <p>Est. 8.7% growth of households between 2014 and 2039.</p> <p>1192 currently registered on Select Move.</p> <p>189 housing completions 2016/17.</p> <p>25 affordable housing completions 2016/17.</p>	<p>Support the development of sites in the Local Plan.</p> <p>Bring forward appropriate funding streams enabling site delivery.</p> <p>Ensure the quality and mix meets need.</p> <p>Bid for HIF funding at Pickering's Farm – decision expected Feb 2018. HE capacity fund in place for the same site, to be actioned imminently.</p> <p>City Deal metrics in place for measures of City Deal sites.</p>	<p>Number of housing completions.</p> <p>Number of affordable housing completions.</p> <p>Number of housing planning applications.</p> <p>Number of housing planning approvals.</p> <p>Number of Strategic Housing consultation responses.</p> <p>Funding obtained (i.e. accelerated delivery construction).</p>	<p>Policy 4 (Housing Delivery) of the adopted Central Lancashire Core Strategy sets a minimum requirement of 417 new dwellings per annum in South Ribble.</p>	<p>Strategic Housing led by Suzanne Prescott, Development Control, Forward Planning.</p>
1 Work with partners on new methods of bringing forward a variety of new homes supporting housebuilding across South Ribble	<p>Self-build register currently live and being maintained, 15 applicants registered.</p> <p>Self-build policy is in draft form.</p> <p>Brownfield register is currently in place.</p>	<p>Explore and engage with partners to examine the need and deliverability of non-traditional method of construction development, including passivhaus.</p> <p>This could include discussions with partners, and inclusion in affordable housing commuted sum priorities.</p>	<p>This will be considered as part of the Local Plan review.</p>	<p>Local Plan review expected to commence March 2018 and adopted March 2020.</p>	<p>Forward Planning led by Steven Brown.</p>

Framework Action		Current Position: Data	Details	Measure	Target	Officer/Team Lead
1	Determine the role of housing development, including market for sale, affordable and private rented sector in the Council's investment strategy	Cushman Wakefield produced an overview of Strategic Assets. A full Investment Strategy is being considered in 2018 for Council assets.	Investment Strategy with links to Home Build Project.	Outcome of Home Build Project and Investment Strategy,	Determine the Council's role in housing development.	Investment Strategy led by Noel O'Neill. Home Build Project led by Howerd Booth.
1	Explore how the Council could develop housing units	Outline Business Case currently being developed with Local Partnerships. Completion due early April.	<p>LGA support in place to create a business plan which will look at a wide range of options and ideas to achieve this aim. This work has begun with an LGA appointed consultancy called Local Partnerships through a Council project team includes Legal, Finance, Planning, Housing, Procurement, Building Control and Regeneration.</p> <p>Successful bid through One Public Estate for DLCCG Land Release Funding. Confirmation received from MHCLG MP Dominic Raab that SRBC has been successful in attracting £362,000 of Land Release Funding.</p>	Explore options as to how the Council could develop housing units.	A full programme will be dependent on the OBC and discussions within the Council on the way forward. An outline programme has been developed but is not cast in stone.	Home Build Project led by Howerd Booth.

Framework Action	Current Position: Data	Details	Measure	Target	Officer/Team Lead	
1	<p>Implement a policy to support home ownership in the borough, including the management of a register of interest and promotion of schemes</p>	<p>Average House Prices: South Ribble - £166,389 Lancashire - £140,230 North West - £157,427 UK - £226,185.</p> <p>LQ affordability ratio - 6.35 South Ribble, 7.02 England Median affordability ratio - 6.28 South Ribble and 7.63 England South Ribble affordability issues more acute at entry level.</p> <p>Affordable Home Ownership Interest List – 49 registered</p>	<p>Home Ownership Position Statement to be implemented.</p> <p>Register of interest is currently live and to be maintained. Continually promoted.</p>	<p>No. of applicants on register</p> <p>No. of AHO units on-sites</p>	<p>To enable access to affordable home ownership products as part of a mixed housing offer to meet the needs of the borough.</p>	<p>Strategic Housing led by Suzanne Prescott</p>
1	<p>Implement a policy for using commuted sums for affordable housing</p>	<p>One full application approved to deliver 34 residential units for affordable rent on a brownfield site identified for housing in the South Ribble Local Plan. One initial application received that did not progress to full application as did not meet policy requirements.</p>	<p>Policy approved, implementation of policy to enable the expenditure of commuted sums for affordable housing. Explore alternative ways to deliver commuted sum funding.</p>	<p>No. of applications received/processed/approved.</p> <p>No. of affordable homes delivered through commuted sums (planning permission/start on sites/practical completions).</p> <p>Tenure of affordable housing.</p>	<p>Support the development of affordable housing through commuted sums to meet the housing needs of the borough.</p>	<p>Strategic Housing led by Jonathan Noad & supported by Suzanne Prescott.</p>
1	<p>Support a Registered Provider Developer Partnership</p>	<p>RP Forum currently held quarterly. Well attended.</p> <p>Historically held as South Ribble RP developer forum. Recently delivered in conjunction with Preston and Chorley Councils. Held quarterly.</p>	<p>Quarterly meeting with Registered Providers to discuss key topics/issues 4 meetings per year.</p>	<p>No. of RP's attending</p>	<p>Continue to deliver RP Forum in conjunction with partners.</p> <p>Next meeting to be held in May 2018.</p>	<p>Strategic Housing led by Suzanne Prescott.</p>

Framework Action		Current Position: Data	Details	Measure	Target	Officer/Team Lead
1	Maintain an updated evidence base for the Housing Framework	Document updated in September 2017. Final SHMA received September 2017.	Overview of key housing data to inform projects and policies that arise from the Housing Framework.	Key data included within the evidence base.	Two documents per year. Updated in April and September.	Strategic Housing led by Suzanne Prescott.
1	Review the Affordable Housing Supplementary Planning Document	No. of affordable homes delivered (planning permission / start on sites / practical completions). Tenures delivered.	To have a more responsive SPD following the Housing and Planning Act, and other recent policy changes relating to affordable housing. SPD currently in draft form and will be considered as part of the Local Plan review.	Local Plan review.	Local Plan review expected to commence March 2018 and adopted March 2020.	Forward planning led by Steven Brown for SRBC (part of the Central Lancashire review).
1	Actively participate in the Lancashire Housing Work Stream	Attendance at meetings.	Attend meetings and put forward South Ribble's position.	No. of meetings attended.	Attendance at meetings and feedback reports.	Jonathan Noad.

Section 3

Priority 2: Ensure that sustainable communities are at the heart of the growth of housing

Framework Action	Current Position: Data	Details	Measure	Target	Officer/Team Lead
2 Ensure sites that are developed create appropriate community benefits or pay s106 to enhance existing offers	Each site is considered on a case by case basis. CIL introduced to focus on infrastructure priorities (£65 sq.m CIL charge for dwelling houses) with s106 required on critical matters.	Ensure sustainable communities in response to growth including community facilities.	CIL and s106 requirements.	Consider case by case, dependent on CIL and s106 requirements.	Development Control, Forward Planning and Strategic Housing.
2 Working with partners we will be developing the creation of Health, Leisure and Wellbeing Campuses will provide for life-long health and well-being according to need across the Borough's communities	Report to Cabinet on Principle 25 th January 2018. Council Budget approval includes for Campus development 28 th February 2018.	Campus Project with links to Home Build Project. Project programme under development/internal project team established. Work ongoing with Sport England and consultants in preparation for potential Strategic Facilities Fund application.	TBC	TBC	Enterprise Services led by Mark Hodges and Keith Molloy.
2 Continue to support economic growth to bring inward investment into the Borough recognising strengths and promoting opportunities	Completion of Central Lancashire proposition and launch 1st March 2018. Employment and Skills Plan for Cuerden ongoing with land owner/developer. Council Budget Approval incl. Place Promotion and Programme for delivery underway.	Delivery of more homes and increased economic activity. Continuous marketing to attract businesses to the borough meeting gaps, including place promotion. Attract more employment in to the borough by ensuring strong housing and employment offer.	Central Lancashire Document complete and loaded onto SRBC web as e-doc. Completion for ESP for Cuerden ELT approval of Place Promotion programme.	Place promotion – Best place to live for jobs and housing. Completion of Central Lancashire proposition and collateral – Feb/March 2018. Completion of approval of Cuerden Phase 1 Employment and Skills Plan – April 2018 Completion of Place Promotion Programme - June 2018	Enterprise Services led by Keith Molloy.

Framework Action	Current Position: Data	Details	Measure	Target	Officer/Team Lead
<p data-bbox="107 443 129 467">2</p> <p data-bbox="174 331 416 628">Use of the Employment and Skills Supplementary Planning Document (SPD) should secure employment growth and skills</p>	<p data-bbox="456 316 730 368">Joint Advisory Committee approval on process,</p> <p data-bbox="456 395 730 448">Preparation of site based plans.</p>	<p data-bbox="801 316 1032 339">SPD already in place,</p> <p data-bbox="801 368 1115 392">Key focus on implementation.</p> <p data-bbox="801 424 1081 531">CITB partners and Central Lancashire Construction Skills Hub to provide 'brokerage' service.</p>	<p data-bbox="1144 316 1339 339">Completed ESP's.</p> <p data-bbox="1144 368 1391 448">Performance on KPI's reported to City Deal to monitor.</p>	<p data-bbox="1487 316 1749 339">JAC approval April 2018.</p> <p data-bbox="1487 368 1783 475">To reflect City Deal targets mapped against floor space delivery on jobs created element.</p>	<p data-bbox="1848 316 2130 368">Enterprise Services led by Keith Molloy.</p>

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Section 4

Priority 3: Support the inclusion and health and wellbeing of residents

Framework Action	Current Position: Data	Details	Measure	Target	Officer/Team Lead
3 Develop and introduce a policy to support the development of Housing for Older People and Vulnerable People	<p>Projected increase in population aged 65 or over in South Ribble to 32,300 by 2039.</p> <p>Review of older person's accommodation (owned by a Housing Association) and residential space standards review completed April 2017.</p>	Informed by the current provision and robust demographic information, support the development of adapted and wheelchair user accommodation through planning and the new optional housing standards (part of building regulations).	Policy to be determined as part of the Local Plan Review. Evidence report and viability report to be considered which will determine if the SPD can be produced.	Local Plan Review adoption expected March 2020.	Forward Planning led by Steven Brown for SRBC (part of the Central Lancashire review).
3 Continue to deliver an effective and efficient Disabled Facilities Grant service	<p>2017-2018 Customer Satisfaction Rated very good or good – 94%.</p> <p>2017-2018 Average wait time after receipt of referral – 188 working days.</p> <p>Monthly reports produced.</p>	<p>Deliver statutory service for household eligible for a grant.</p> <p>Undertake land registry check once a quarter with Legal (5 random files are checked to see if the land charges have been placed on the property).</p> <p>100% of funding allocated.</p>	<p>Customer Satisfaction Rated very good or good.</p> <p>Average wait time after receipt of referral.</p>	<p>99 – 100%.</p> <p>150 working days.</p> <p>Continue with monthly update reporting.</p>	Strategic Housing led by Pradip Patel.
3 Work with health partners to seek additional funding opportunities for home improvements and adaptations to meet increasing demand	<p>2017-2018 Better Care Fund - £587,530k.</p> <p>Additional DFG Funding - £54,814.</p> <p>External Funding - £3,085.84.</p>	<p>Ensure robust case is made annually for Better Care Funding to deliver Disabled Facilities service.</p> <p>Identify other funding opportunities.</p>	<p>Level of external funding obtained.</p> <p>Ensure maximum Better Care Funding allocation.</p> <p>Maximise additional and any external funding to support adaptation and improvement works.</p>	<p>Continue to provide a statutory DFG service.</p> <p>Identify funding to support customer to complete improvement or adaption work.</p>	Strategic Housing led by Pradip Patel.

Framework Action		Current Position: Data	Details	Measure	Target	Officer/Team Lead
3	Undertake a survey of all existing older person's accommodation as part of the Housing Condition Survey	Projected increase in population aged 65 or over in South Ribble to 32,300 by 2039.	Outcome of the Housing Stock Condition Survey.	Complete Housing Stock Condition Survey.	Review data from Housing Stock Condition Survey.	Strategic Housing led by Pradip Patel.
3	Explore the options to deliver more 1 bedroom accommodation in the borough	SHMA 2017 identified a strong need for smaller units, particularly for affordable rent.	SHMA identified a need for 1B accommodation across the borough, particularly for affordable rent. Explore options in delivery, engagement with RP's will be key in establishing how this can be addressed. Consider SRBC's role in this.	Local Plan review.	Local Plan review expected to commence March 2018 and adopted March 2020.	Forward planning led by Steven Brown for SRBC (part of the Central Lancashire review).

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Section 5

Priority 4: Improve the quality of existing homes

Framework Action	Current Position: Data	Details	Measure	Target	Officer/Team Lead
4	<p>Maintain the grant programme to reduce the number of non-Decent Homes in the borough</p> <p>% of non-decent private sector homes (Stock Condition Data).</p> <p>% of non-decent homes nationally (Stock Condition Data).</p>	<p>Grants for category 1 hazards.</p> <p>In place for owner occupiers.</p>	No. of properties improved.	Aim to keep the % of non-decent private sector homes below the national average.	Strategic Housing led by Pradip Patel.
4	<p>Continue the Empty Homes campaign to support the reoccupation of properties</p> <p>2017/18 – 1.37% are empty of total housing stock.</p> <p>2.49% is the national average of empty homes.</p> <p>18 units have been delivered through “A Place to Live”.</p>	<p>Deliver grant funded project for empty property owners wishing to sign up to a social lettings agency.</p> <p>1 unit constitutes 1 bedroom, rented through affordable rent to applicants from the councils Housing Options lists through Methodist Action A Place to Live.</p>	<p>% of empty properties of total housing stock.</p> <p>& of National average of empty homes.</p> <p>A Place to Live: Number of units per year.</p>	<p>Keep empty homes % lower than the national average.</p> <p>11 units per year.</p>	Strategic Housing led by Pradip Patel.
4	<p>Maintain a database of empty properties</p> <p>Firmstep is used to record all empty properties which have been empty for over 6 months.</p>	<p>Ensure we have an accurate and up to date record of all empty homes.</p> <p>Database currently up to date. Empty properties target of 2% of total housing stock Database up to date with all owners of empty properties receiving the initial letter.</p>	Report annually on the borough’s empty homes % figure.	Aim to keep the % of non-decent private sector homes below the national average.	Strategic Housing led by Pradip Patel.
4	<p>Update Housing Stock Condition Survey</p> <p>Stock condition survey to be commissioned.</p>	Understanding the nature and quality of the housing stock.	Stock condition survey to be commissioned and completed.	Complete stock condition survey.	Strategic Housing led by Pradip Patel.

Framework Action		Current Position: Data	Details	Measure	Target	Officer/Team Lead
4	Produce and implement an action plan (which includes the use of the Enforcement Policy) to tackle improvements to housing stock	Outcome of the stock condition survey to inform the action plan.	Action plan informed by the findings from the survey and national policy developments to consolidate the Council's work on private sector housing.	Action plan produced.	Produce and implement a proactive action plan based on findings of the stock condition survey.	Environmental Health (who primarily undertake housing enforcement) supported by Strategic Housing.
4	Look for funding to support energy efficiency and carbon reduction projects for private homeowners	4,672 Households in fuel poverty (Sub Regional Fuel Poverty Data 2017). Winter Warmth Funding secured. Eco Funding secured.	Identify funding pots and make applications (Also complete monitoring and evaluation for previous funded opportunities, e.g. LCC funded Winter Warmth project). Partnership project with EON.	74 properties have been improved with energy efficiency measures. £38,844 funding secured.	No. of private homeowner properties improved with energy efficiency measures. No. of households in fuel poverty based on (Sub Regional Fuel Poverty Data published by Dept. for Business, Energy & Industrial Strategy). Amount of total funding secured to help home owners carry out energy efficiency measures to reduce the level of fuel poverty in the borough.	Strategic Housing led by Pradip Patel.
4	Complete Home Energy Conservation Act (HECA) report	Household carbon reduction target of 20% agreed 2013 – 2027 equivalent to 1.66% PA.	Statutory requirement to collect and publish information on carbon reduction measures undertaken across the borough.	HECA report produced every 2 years and published on the website with an annual carbon reduction of 1.66 pa.	Publish report on the Council's website and to BEIS every 2 years as required. Aim to achieve the target of 1.66% carbon reduction.	Strategic Housing led by Pradip Patel.