

 <b>Overview &amp; Scrutiny Committee</b> <b>9 July 2019</b>		<b>Agenda Item No. 7</b>
<b>Title</b>	Affordable Housing Delivery	
<b>For further information about this report please contact</b>	David Butler, Business Manager Policy & Delivery <a href="mailto:David.butler@warwickdc.gov.uk">David.butler@warwickdc.gov.uk</a> 01926 456017	
<b>Wards of the District directly affected</b>	All	
<b>Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?</b>	No	
<b>Date and meeting when issue was last considered and relevant minute number</b>	n/a	
<b>Background Papers</b>	None	

<b>Contrary to the policy framework:</b>	No
<b>Contrary to the budgetary framework:</b>	No
<b>Key Decision?</b>	No
<b>Included within the Forward Plan? (If yes include reference number)</b>	Yes
<b>Equality Impact Assessment Undertaken</b>	Yes
The Local Plan has been subject to an equalities impact assessment which assessed the implications of consultations on equalities.	

<b>Officer/Councillor Approval</b>		
<b>Officer Approval</b>	<b>Date</b>	<b>Name</b>
Chief Executive/Deputy Chief Executive	24/06/19	Chris Elliott
Head of Service	24/06/19	Dave Barber
CMT	24/06/19	Chris Elliott/Andy Jones/Bill Hunt
Section 151 Officer	24/06/19	Mike Snow
Monitoring Officer	24/06/19	Andy Jones
Finance	24/06/19	Mike Snow
Portfolio Holder(s)	24/06/19	Cllrs John Cooke/Jan Matecki
<b>Consultation &amp; Community Engagement</b>		
Insert details of any consultation undertaken or proposed to be undertaken with regard to this report.		
<b>Final Decision?</b>	No	
<b>Suggested next steps (if not final decision please set out below)</b>		
The report is an update report and does not require further specific action		

## 1. **Summary**

- 1.1 This report details the delivery of Affordable Housing in the District, in response to a request from the Overview & Scrutiny Committee.

## 2. **Recommendation**

- 2.1 That members note the attached Affordable Housing Delivery Report (appendix 1).
- 2.2 That members note that the information in the Report will form part of the Authority's Monitoring Report (AMR) henceforth, the next AMR being due in August and is refreshed annually.

## 3. **Reasons for the Recommendation**

- 3.1 Appendix 1 details the delivery of Affordable Housing in several ways;
- Policy H2 of the Local Plan requires sites of 11 or more dwellings to contribute affordable housing at 40%. The Report compares the total number of dwellings granted on such sites, and their committed affordable housing contributions
  - The Report also considers the total number of dwellings granted and the total number of affordable housing granted
  - The Report looks at the completion of affordable housing, and compares that to the completion of all housing, again both by H2 applicable sites and the overall total
  - Finally the Report reviews the pipeline of development, comparing unbuilt but granted affordable housing to the total volume of unbuilt but granted housing
- 3.2 It is felt that this data is relevant and of interest, and so will be included in the AMR, which annually collates and presents data relevant to the delivery of the Local Plan objectives.

## 4. **Policy Framework**

### 4.1 **Fit for the Future (FFF)**

The Council's FFF Strategy is designed to deliver the Vision for the District of making it a Great Place to Live, Work and Visit. To that end amongst other things the FFF Strategy contains several Key projects.

The FFF Strategy has 3 strands – People, Services and Money and each has an external and internal element to it. The table below illustrates the impact of this proposal if any in relation to the Council's FFF Strategy.

<b>FFF Strands</b>		
<b>People</b>	<b>Services</b>	<b>Money</b>
<b>External</b>		
<b>Health, Homes, Communities</b>	<b>Green, Clean, Safe</b>	<b>Infrastructure, Enterprise, Employment</b>
<u>Intended outcomes:</u> Improved health for all	<u>Intended outcomes:</u> Area has well looked	<u>Intended outcomes:</u> Dynamic and diverse

Housing needs for all met Impressive cultural and sports activities Cohesive and active communities	after public spaces All communities have access to decent open space Improved air quality Low levels of crime and ASB	local economy Vibrant town centres Improved performance/ productivity of local economy Increased employment and income levels
<b>Impacts of Proposal</b>		
Details the monitoring and delivery of affordable housing in the district, allowing officers and members to assess the need for further interventions in order to meet the need for affordable housing	n/a	n/a
<b>Internal</b>		
<b>Effective Staff</b>	<b>Maintain or Improve Services</b>	<b>Firm Financial Footing over the Longer Term</b>
<u>Intended outcomes:</u> All staff are properly trained All staff have the appropriate tools All staff are engaged, empowered and supported The right people are in the right job with the right skills and right behaviours	<u>Intended outcomes:</u> Focusing on our customers' needs Continuously improve our processes Increase the digital provision of services	<u>Intended outcomes:</u> Better return/use of our assets Full Cost accounting Continued cost management Maximise income earning opportunities Seek best value for money
<b>Impacts of Proposal</b>		
n/a	n/a	n/a

#### 4.2 **Supporting Strategies**

Each strand of the FFF Strategy has several supporting strategies. The Local Plan is one of the key strategies, cutting across many of the FFF strands.

#### 4.3 **Changes to Existing Policies**

There are no changes to existing policies proposed.

#### 4.4 **Impact Assessments**

As the report does not suggest a policy change there is no Impact Assessment required. The Local Plan was subject to an Impact Assessment.

### 5. **Budgetary Framework**

5.1 There are no direct budgetary impacts as a result of this monitorint report.

## **6. Risks**

There are no risks directly associated with the Report. However, the Report does demonstrate that the delivery of Affordable Housing (both in terms of determination of applications and completions onsite) needs to be closely monitored to ensure that we are providing the affordable homes the District requires and taking corrective action if needed.

## **7. Alternative Option(s) considered**

- 7.1 Members could chose to request that the Affordable Housing data in the Report be excluded from future AMRs. However as the data helps to demonstrate performance against a Local Plan objective it would unhelpful to exclude it.
- 7.2 Members may wish for additional information to be reported upon, such as tenure type or dwelling typology. This detailed level of data does not necessarily exist comprehensively, although is now being recorded. Members may wish to consider including this in any future reports.

## **8. Background**

- 8.1 The Local Plan process established the housing need of the District, and within that the percentage of Affordable Housing that was required to address the affordability gap. This was calculated at 40% of the total housing required.
- 8.2 However, affordable housing can only be made a requirement on sites of 11 dwellings or more (this was the case when the Local Plan was adopted, subsequent revised by government legislation to 10 or more). Furthermore, the level of affordable housing required should not make sites unviable, thereby risking the delivery of the housing needed. It was found that 40% was the maximum tolerable requirement, and policy H2 of the Local Plan sets this out.
- 8.3 There are, therefore, two targets to consider;  
40% affordable housing on H2 applicable sites  
40% affordable housing of total dwellings
- 8.4 The performance against both targets are therefore considered in Appendix 1.