



Derby City Council

## **COUNCIL CABINET**

**15 April 2015**

Report of the Chair of the Cost of Living  
Overview and Scrutiny Board

# **ITEM 7**

## **Affordable Housing Review Report**

### **SUMMARY**

- 1.1 Members decided at the Cost of Living Overview and Scrutiny Board meeting of 21 July that a topic review on affordable housing should be carried out to investigate if there were additional means by which affordable housing provision could be maximised.
- 1.2 A final version of the Affordable Housing Review Report including a list of recommendations and reasons for recommendations were approved by members at the meeting of 09 March 2015. The final report and recommendations can be found at Appendix 2 of this report.

### **RECOMMENDATION**

- 2.1 To receive the report and consider the recommendations in the Affordable Housing Topic Review Report.
- 2.2 To agree to report back to the board with a response to the review recommendations and inform the Board of any actions the Council Cabinet proposes to take in relation to the Board's recommendations.

### **REASONS FOR RECOMMENDATION**

- 3.1 To inform Council Cabinet of the results of Cost of Living Overview and Scrutiny Board Affordable Housing Topic Review and to put forward the recommendations agreed by the Board as part of this review.

Rule OS21 of the Council's Constitution states that once the scrutiny board has formed recommendations they will prepare a formal report and submit it to the proper officer for consideration by the Council Cabinet or to the Council as appropriate.

- 3.1 The Cost of Living Overview and Scrutiny Board requests Council Cabinet to respond to its recommendations resulting from the completed topic review.

Rule OS23 of the Council's Constitution states that the Council or Council Cabinet shall consider the report of the overview and scrutiny board within one month of it

being submitted to the proper officer.

## **SUPPORTING INFORMATION**

- 4.1 Many households cannot afford to access private market housing (for purchase or for rent) without support. Affordable housing is needed to plug the gap between what the market can supply and what is needed to meet the housing needs of the whole community in a sustainable manner both in terms of affordability and security.
- 4.2 The latest Strategic Housing Market Assessment (SHMA) for the city has identified an affordable housing need of 4,647 new dwellings between 2012 and 2017. Furthermore, the SHMA estimates overall affordable housing need from 2012 to the end of the Core Strategy period in 2028 as just over 10,000 homes over and above the existing affordable housing stock.
- 4.3 Affordable housing is a key priority for the Council. Delivery in the city is recorded under National Indicator 155. It is almost certain that not all of the identified need for affordable housing will be able to be met through the planning system. This review has investigated ways in which the current gap between affordable housing need and affordable housing provision could be bridged and the resulting recommendations have been developed in an attempt to explore options to close this gap.

**This report has been approved by the following officers:**

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|--|---|
| <b>Legal officer</b><br><b>Financial officer</b><br><b>Human Resources officer</b><br><b>Estates/Property officer</b><br><b>Service Director(s)</b><br><b>Other(s)</b> |   |
| <b>For more information contact:</b><br><b>Background papers:</b><br><b>List of appendices:</b>  | Clare Harrison 01332 643648 Clare.Harrison@derby.gov.uk<br><br>Appendix 1 - Implications<br>Appendix 2 – Affordable Housing Topic Review Report |

### IMPLICATIONS

#### Financial and Value for Money

- 1.1 There are likely to be costs associated with delivering some of the recommendations contained in this report. These have yet to be evaluated, however, the Cost of Living Overview and Scrutiny Board understands that the Council is under financial pressures to make savings and increase income streams. The Board hopes that activities to increase the level of affordable housing can be achieved at a cost neutral level to the Council, or if certain recommendations are currently cost prohibitive they can be advanced when finances allow (such as the acquisition of land or provision of subsidies).

#### Legal

- 2.1 Rules OS21 and OS23 of the Council's Constitution relate are relevant to this report in its final submissions to Council Cabinet.
  - Rule OS21 states that once the scrutiny board has formed recommendations on proposals for development board will prepare a formal report and submit it to the proper officer for consideration by the Council Cabinet (if the proposals are consistent with the existing budgetary and policy framework), or to the Council as appropriate (e.g. if the recommendation would require a departure from or a change to the agreed budget and policy framework).
  - Rule OS23 states that the Council or Council Cabinet shall consider the report of the overview and scrutiny board within one month of it being submitted to the proper officer.
- 2.2 There may be a number of legal planning related implications arising from this report if Council Cabinet agrees to the implementation of the review recommendations, but these would need to be determined at a later stage.

#### Personnel

- 3.1 The report makes a number of recommendations; however, the Board does not foresee any personnel implications arising from implementation of these recommendations.

#### IT

- 4.1 The report makes a number of recommendations; however, the Board does not foresee any IT implications arising from implementation of these recommendations.

#### Equalities Impact

- 5.1 Effective scrutiny benefits all Derby people and the very nature of the Scrutiny

Board's work means that equality issues are addressed.

- 5.2 The report makes a number of recommendations. If the recommendation to reduce the number of Lifetime homes on developments is approved this may have a negative impact on disabled people, their friends and families. Disabled people find it very difficult to find suitable housing that can be easily adapted to their needs and Lifetimes Homes is one way of reducing this difficulty and giving disabled people more choice. In addition these homes mean that disabled people can visit friends and family.

### **Health and Safety**

- 6.1 None directly arising from this report.

### **Environmental Sustainability**

- 7.1 None directly arising from this report.

### **Property and Asset Management**

- 8.1 There may be a number of asset management and acquisition related implications arising from this report if Council Cabinet agrees to the implementation of the review recommendations, but these would need to be determined at a later stage.

### **Risk Management**

- 9.1 There may be a number of risks arising from the implementation of the review recommendations and these are outlined in the text under each recommendation. if Council Cabinet agrees to the implementation of the review recommendations, but these would need to be looked at in more detail.

### **Corporate objectives and priorities for change**

- 10.1 Our aim is to work together so that Derby and its people will enjoy a thriving sustainable economy, good health and well-being and an active cultural life. The work of this board contributes to the Council's ambitions to make Derby an inspiring place to live by improving by improving inner city areas. The work of the board also contributes to the Council's priority outcome of delivering improved value for money for our customers.