

Draft Affordable Housing Review Report

SUMMARY

- 1.1 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.
- 1.2 In planning policy terms, the need for affordable housing is evidenced through a defined housing needs assessment, to which the key is identifying the level of housing need not met through private market delivery. Assessed unmet housing need in terms of gross numbers can often outweigh the number of houses actually being delivered or planned. Actual planning policies therefore at a strategic level need to strike a balance between meeting housing needs and ensuring an adequate level of market delivery to meet demands for private housing.
- 1.3 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.
- 1.4 Members therefore decided at their 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. A full copy of the Draft Affordable Housing Topic Review Report including the report recommendations can be found at Appendix 2.

RECOMMENDATION

- 2.1 To consider, finalise and agree the recommendations resulting from the review of affordable housing on pages 15-18 of the Draft Affordable Housing Topic Review Report.
- 2.2 To agree the content of the Draft Affordable Housing Topic Review Report subject to any amendments put forward by members of the Board to create a final version of the report.

REASONS FOR RECOMMENDATION

- 3.1 To enable the Board to sign-off the draft version of the review report and recommendations resulting from the Affordable Housing Topic Review so that a final Affordable Housing Topic Review Report with agreed recommendations can be submitted to Council Cabinet for consideration.

SUPPORTING INFORMATION

- 4.1 The detail of the Affordable Housing Topic Review is included in the draft report, which can be found at Appendix 2.

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Estates/Property officer Service Director(s) Other(s)	
For more information contact: Background papers: List of appendices:	Clare Harrison 01332 643648 Clare.Harrison@derby.gov.uk Appendix 1 - Implications Appendix 2 – Draft 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 and hopes that activities to increase the level of affordable housing can be achieved at a cost neutral level.

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.