



DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	FINANCE AND DEMOCRACY COMMITTEE	22 JUNE 2020	8
ADDITION TO CAPITAL PROGRAMME – HOUSING NEEDS ASSESSMENT			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The Environment, Health and Housing Committee considered a report, at its 17 March 2020 meeting, in relation to the Fylde Affordable Housing Delivery Programme.

The report recommended an addition to the Capital Programme 2020/21 in the sum of £60,000 to undertake a district wide Housing Needs Assessment that considers housing need, different types of affordable housing tenures required and the economic needs/income levels the tenures should meet. Funding is to be met from S106 developer contributions held by the Council to facilitate the provision of affordable housing in the administrative area of Fylde, to be taken from 12/0717 Moss Farm, Cropper Road, Westby.

RECOMMENDATION

Committee are requested to:

1. Approve an addition to the Capital Programme for 2020/21 in the sum of £60,000 to undertake a district wide Housing Needs Assessment that considers current and future housing need, different types of affordable housing tenures required and the economic needs/income levels the tenures should meet. Funding will be met from S106 developer contributions held by the Council to facilitate the provision of affordable housing in the administrative area of Fylde, to be taken from 12/0717 Moss Farm, Cropper Road, Westby.

SUMMARY OF PREVIOUS DECISIONS

Cabinet 26th November 2014

Approved the appointment of a temporary project officer/consultant funded through the use of S106 monies to facilitate the development of an affordable housing delivery programme in the borough for 6 months and a fully funded revenue budget increase for the total sum of £25k to be met from affordable housing S106 receipts.

Environment, Health and Housing Committee 7th June 2016

Information item outcomes from Section 106 Affordable Housing project.

Environment, Health and Housing Committee 11th June 2019

It was RESOLVED

1. To note the contents of the report; and
2. To approve the adoption of a strategic approach to the allocation of future S106 funds by requesting Registered Providers of Affordable Housing submit Expressions of Interest prior to full funding submissions being made.

Environment, Health and Housing Committee June 2019

It was RESOLVED

1. To note the contents of the report
2. To approve the adoption of a strategic approach to the allocation of future S106 funds by requesting Registered Providers of Affordable Housing submit Expressions of Interest prior to full funding submissions being made.

Environment, Health and Housing Committee 17 March 2020

It was therefore RESOLVED:

1. Note the contents of the report and the changes in approach to delivery of affordable housing in the borough, and the increase in units delivered;
2. Recommend to the Finance and Democracy Committee approval to an addition to the Capital Programme for 2020/21 in the sum of £60,000 to undertake a district wide Housing Needs Assessment that considers current and future housing need, different types of affordable housing tenures required and the economic needs/income levels the tenures should meet. Funding will be met from S106 developer contributions held by the Council to facilitate the provision of affordable housing in the administrative area of Fylde, to be taken from 12/0717 Moss Farm, Cropper Road, Westby;
3. Approve the draft consultation response to MHCLG on "First Homes, Getting you on the ladder" – Consultation on the design and delivery of First Homes running until the 3rd April 2020;
4. To formally thank the Housing Services team for all their efforts in delivering significant growth of available Affordable Housing across the borough.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services (Value for Money)	√
Delivering the services that customers expect of an excellent council (Clean and Green)	√
Working with all partners (Vibrant Economy)	
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	√
Promoting Fylde as a great destination to visit (A Great Place to Visit)	

BACKGROUND

1.

1.1 The Environment, Health and Housing Committee considered a report at its committee meeting on 17 March 2020, regarding the Section 106 affordable housing project which ran from September 2016 to February 2017. The project developed a deliverable Affordable Housing Programme funded from existing and anticipated S106 monies held by the Council, which at that time stood at £2.4m. The project focussed on several key areas to improve affordable housing delivery in Fylde; a pipeline of schemes to take forward S106 funding opportunities; co-ordinating the efforts of Partner Register Provider and Developers to secure affordable housing delivery; and, tackling the volume of Affordable Housing units on private sector housing sites across Fylde without Registered Providers identified to take these units.

1.2 Outcomes from the project included:

- Successfully identified a number of deliverable development opportunities on brownfield sites in areas of strategic priority need that would use up all of the available Section 106 reserves for affordable housing provision, rejecting other potential schemes which were deemed undeliverable or represented poor value for money.
- Proposed a strategy for the ongoing use of Section 106 reserves as these are generated in future. The emphasis has been to use Section 106 reserves in a targeted manner on small scale 'in-fill' brownfield sites particularly where these schemes have a regenerative impact on local areas.

- Doubled the number of Housing Associations actively developing and acquiring new homes for rent and sale within Fylde. This has significantly impacted on the number of sustainable offers being made to developers for affordable housing on private sector sites.
- Moving forward with the Government focus on development of Low Cost Home Ownership options the Section 106 funds can also be used to enable subsidy for affordable rented delivery on S106 sites to ensure a mix of tenures.

2.

- 2.1 The S106 project in 2016 recommended that future S106 funds could be targeted in a strategic manner by delivering high quality affordable housing on more marginal brown-field sites, providing local regeneration, whilst at the same time providing much needed affordable homes on a small scale in areas of priority need.
- 2.2 In June 2019 Environment, Health and Housing Committee approved the adoption of a strategic approach to the allocation of future S106 funds by requesting Registered Providers of Affordable Housing submit Expressions of Interest prior to full funding submissions being made. Submissions would need to demonstrate how the proposed project delivered high quality affordable housing on more marginal brown-field sites, providing local regeneration, whilst at the same time providing much needed affordable homes on a small scale in areas of priority need.
- 2.3 The council currently holds £2,503, 238 (December 2019) S106 grant funding for the provision of affordable housing.
- 2.4 The growth in delivery has also resulted in a need to update evidence the local authority holds to inform the types of tenures being delivered and ensuring these meet the current and future housing needs of Fylde residents. Evidence currently available is from the SHMA Addendum 1, 2014, and statistics on households registered for rehousing with MyHomeChoice Fylde Coast.
- 2.5 The Environment, Health and Housing Committee resolved to recommend an addition to the Capital Programme 2020/21 in the sum of £60,000 to undertake a district wide housing needs assessment that considers; current and future housing needs; different types of affordable housing tenures required; and, the economic needs/income levels the tenures should meet. Funding to be met from S106 developer contributions held by the Council to facilitate the provision of affordable housing in the administrative area of Fylde, to be taken from 12/0717 Moss Farm, Cropper Road, Westby.
- 2.6 The tender documents for this research will be informed by consulting with registered providers and developers operating in Fylde, and from this a steering group will be formed to receive and comment on regular updates as the research is underway.

RECOMMENDATION

- 3 Recommend that the Finance and Democracy Committee approve an addition to the Capital Programme for 2020/21 in the sum of £60,000 to undertake a district wide Housing Needs Assessment that considers housing need, different types of affordable housing tenures required and the economic needs/income levels those tenures. Funding will be met from S106 developer contributions held by the Council to facilitate the provision of affordable housing in the administrative area of Fylde, to be taken from 12/0717 Moss Farm, Cropper Road, Westby.

IMPLICATIONS	
Finance	This report requests that the Finance and Democracy Committee approve an addition to the Capital Programme 2020/21, in the sum of £60,000, to undertake a district wide housing needs assessment, this to be funded by S106 developer contributions held by the Council for this purpose.
Legal	Affordable housing contributions made through planning obligations are subject to the individual terms of each obligation. The “affordable housing pot” should accordingly be regarded as a series of individual pots. Spending from each pot must be within the terms of the particular agreement to which it relates. If it is not within those terms, the developer can reclaim the contribution.
Community Safety	None arising directly from this report
Human Rights and Equalities	None arising directly from this report
Sustainability and Environmental Impact	None arising directly from this report
Health & Safety and Risk Management	None arising directly from this report

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
None		