

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
INTERNAL AFFAIRS SCRUTINY CHAIRMAN	EXECUTIVE COMMITTEE	25 APRIL 2024	6

PART ONE- IN-DEPTH SCRUTINY REVIEW - AFFORDABLE HOUSING

PUBLIC ITEM

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

RELEVANT LEAD MEMBER(S)

This item is within the remit of:

Lead Member for Corporate & Economic Wellbeing - Councillor Karen Buckley

Lead member for Social Wellbeing - Councillor Chris Dixon

PURPOSE OF THE REPORT

To advise the Committee of the recommendations of part of an in-depth scrutiny review undertaken by a Task and Finish Group appointed by the Internal Affairs Committee (IASC) on the topic of affordable housing.

The findings from the first part of the review relate to the Housing Needs Survey 2022 (HNS) and the associated update to the Affordable Housing Supplementary Planning Document (AHSPD) which is deemed to be a priority. The remaining work relating other elements of the affordable housing review being picked up by the Task and Finish Group later in the year.

An updated Affordable Housing Supplementary Planning Document which has been reviewed by the Task and Finish Group is presented to the Executive Committee for approval.

RECOVERABILITY

This decision is recoverable under section 7 of part 3 of the constitution.

RECOMMENDATION

The Task and Finish Group recommend that the Executive Committee consider approving the draft revised Affordable Housing Supplementary Planning Document (AHSPD) for adoption in place of the existing document for guidance in decision making.

REPORT

1. At the September meeting of the Committee, it was agreed that the topic of affordable housing be included on the list of in-depth reviews to be commenced during 2024. The Scoping Document for the in-depth review and the appointment of the Task and Finish group was approved by the IASC at its meeting on 20 February 2024.
2. The appointed Task and Finish Group met on 8 April 2024 to progress (in part) an element of the affordable housing review with the wider elements of the review being picked up/concluded later in the year.

3. The elements of the Affordable Housing review that were deemed to be a priority relate to updating the guidance in the AHSPD to accommodate the outcome of the Housing Needs Survey which was undertaken in 2022. This will ensure that the affordable housing that is delivered genuinely meets local housing needs in accordance with the findings of the HNS.
4. The Affordable Housing Supplementary Planning Document (AHSPD) provides guidance to applicants and decision makers on the application of planning policies relating to affordable housing provision. It was adopted in September 2021. The Council commissioned the Fylde Council Housing Needs Survey 2022 to provide an update to the evidence concerning the affordable housing needs within the Borough.
5. The conclusions of the Housing Needs Survey (see link [here](#)) have implications for the guidance in the Affordable Housing SPD. The Task and Finish group at their meeting considered those implications and proposed changes to the Affordable Housing SPD based on this updated evidence. Approval is sought from members for the draft revised Affordable Housing SPD to be adopted in place of the existing document, following further public consultation if deemed necessary. The various amendments made are detailed as tracked changes.
6. A copy of the revised/updated (with track changes) Affordable Housing Supplementary Planning Document (which has been reviewed by the Task and Finish Group) is attached at Appendix 1 of the report.
7. The changes proposed will ensure that the Council's negotiations with developers in determining the nature of affordable housing to be delivered on development sites is supported by and in accordance with the latest evidence. The recommendation is therefore made that the revised SPD is adopted in place of the existing document for guidance in decision making by the Council.
8. As requested by the IASC, the findings of the Task and Finish Group are reported direct to the Executive Cttee.

CORPORATE PRIORITIES	
Economy - To create a vibrant and healthy economy	√
Environment - To deliver services customers expect	√
Efficiency - By spending money in the most efficient way	√
Tourism - To create a great place to live and visit	√

IMPLICATIONS	
Finance	Some changes to the formula for calculating off-site developer contributions, in line with other guidance in the document, could affect the sum required in a very small number of cases. However, the change is considered justified in order to ensure the requirement for contributions is achievable.
Legal	None
Community Safety	None
Human Rights and Equalities	The changes will support the delivery of affordable housing to best effect, including provision for those most in need.
Sustainability and Environmental Impact	None
Health & Safety and Risk Management	None

SUMMARY OF PREVIOUS DECISIONS

[Planning Committee - 8 March 2023](#)

1. That the findings of the Housing Needs Survey be noted;
2. That the type of affordable housing secured through planning decisions henceforth reflects the findings of the Housing Needs Survey in accordance with Local Plan Policy H4, in particular reflecting the need for the majority of affordable homes provided on such sites to be delivered as affordable rented or rent-to-buy accommodation.
3. That officers are requested to update the Affordable Housing Supplementary Planning Document (SPD) to reflect the key findings of the Housing Need Survey.

[Environment & Housing Cttee - 24 Jan 2023](#)

1. Note the findings of the Fylde Housing Need Survey completed in January 2022 and use the data to secure affordable housing that meets the needs of the Borough; and
2. That Officers work with Registered Providers to have in place separate nominations arrangements, with stock in Fylde, for households in rent arrears as a direct cause of affordability in their own homes; and
3. That Officers work with Fylde Coast Housing Providers to amend the Consistent Assessment Policy (CAP) of MYHomeChoiceFyldeCoast, to enable households with housing debt of over £500, to be eligible to register if assessed as being in housing need due to the affordability of their current accommodation.

[Planning Committee - 23 September 2021](#)

1. That the results of the Screening Opinion conducted on the Draft Fylde Affordable Housing SPD as set out in Appendix 4 of the report be noted.
2. That the responses to the consultation on the Draft Fylde Affordable Housing SPD as set out in the Summary of Representations (Appendix 2 of the report) and the Summary of Additional Representations (Appendix 3 of the report) be noted.
3. That subject to the minor typographical changes highlighted at the meeting being made to the Fylde Council Affordable Housing Supplementary Planning Document (as set out in Appendix 1 of the report), the document be adopted for development management purposes.

[Finance & Democracy Committee - 22 June 2020](#)

to 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.

[Planning Committee - 11 September 2019](#)

On the 11th September 2019 Planning Committee resolved that the draft Affordable Housing Supplementary Planning Document be approved for public consultation.

[Planning Committee - 27 February 2019](#)

1. That the results of the consultation into the Affordable Housing SPD (Scoping) as set out in the Summary of Representations be noted; and
2. That the Draft Affordable Housing Supplementary Planning Document be approved for further work and Sustainability Appraisal prior to being issued for public consultation.

BACKGROUND PAPERS REVELANT TO THIS ITEM		
Name of document	Date	Where available for inspection
Fylde Council Housing Needs Survey	March 2022	https://new.fylde.gov.uk/wp-content/uploads/2023/01/Fylde_Final_HNS_140922.pdf

LEAD AUTHOR	CONTACT DETAILS	DATE
Lyndsey Lacey-Simone	lyndseyl@fylde.gov.uk Tel 01253 658504	April 2024

Attached Documents

Appendix 1 - Revised/ updated (with track changes) Affordable Housing Supplementary Planning Document