

Fylde Council Scrutiny Review Scoping Template

Review Topic (Name of review)	Affordable housing
Parent Scrutiny Committee	Internal Affairs Scrutiny Committee
Lead Member Review Group (Cllrs Involved)	To be confirmed
Officer Support (Scrutiny Review Officer lead)	Scrutiny Team
Rationale (Key issues and/or reason for doing the review)	<p>Affordable housing delivery is a key priority which is included in the Corporate Plan.</p> <p>To deliver this it's important that there are enough houses of the appropriate type, tenure, design, density and mix to meet local housing need. In support of this, the Local Plan includes a policy requiring affordable housing provision on development sites, or financial contributions for delivery off-site where appropriate. The Council has produced the Affordable Housing Supplementary Planning Document (AHSPD) to provide guidance on the application of the policy.</p> <p>The Council has engaged consultants who have undertaken a Housing Needs Survey (HNS) on its behalf. There is a need to update guidance in the AHSPD to ensure that affordable housing delivered genuinely meets local housing needs to best effect, in accordance with the findings of the HNS, in order to ensure best use of resources and the best outcomes.</p> <p>There is a need for the Council to develop an understanding of the needs for supported housing within the borough including the elements which are under the control of Lancashire County Council to support vulnerable adults and children to provide evidence and indicate any future policy requirements for the Local Plan. Our current approach is limited to Policy H2 in the Local Plan requiring 20% adaptable accommodation on sites.</p> <p>There is a need for the Council to examine how it can ensure delivery of housing units to meet the needs of these vulnerable groups. Recent experience with Registered Providers illustrates they are reluctant to deliver supported tenures and focus on general needs delivery. Of significant concern is the demand for temporary homeless accommodation and supported housing for vulnerable complex cohort.</p> <p>Demand from households threatened with homelessness has increased by 25% since 2019/20 with the service dealing with on average 800 enquiries per annum which has seen a 50% increase over the same period for clients who require</p>

	<p>temporary homeless accommodation. The majority of these clients require support within their housing circumstances. The Local Authority has a supply of 10 units of temporary homeless accommodation which results in an over reliance of B&B placements out of area. Projects are underway in 2023/24 to increase the supply to 35 units with external partners.</p>
<p>Objectives of the Review (Specify exactly what the review should achieve)</p>	<ul style="list-style-type: none"> ▪ To understand the Local Authority’s statutory responsibilities under homelessness legislation and the measures necessary to meet this. ▪ To understand the affordable and supported housing needs of the Borough and work with partner agencies and understand their statutory responsibilities. ▪ To understand how needs for supported housing can be assessed and met with statutory partner agencies. ▪ To understand what changes are needed to the AHSPD in order to ensure that affordable housing delivery meets needs most effectively. ▪ To understand how the priorities and requirements of bodies responsible for commissioning housing for adults and children with social care needs can be identified. ▪ To investigate how options for the future provision of housing with support in the borough can meet the needs of vulnerable households, including those at risk of homelessness. ▪ To consider opportunities for joint working on delivery and allocation of units with partner statutory agencies. ▪ To make recommendations to the Executive Committee and any other relevant body, organisation or partner agency.
<p>Indicators of Success (What factors make up a helpful review)</p>	<ul style="list-style-type: none"> ▪ The Council is meeting its statutory responsibilities under homelessness legislation within the borough. ▪ That the Council is able to implement policies and guidance that maximises effectiveness in meeting affordable housing and supported housing needs. ▪ The Council can demonstrate partnership working and accountability for support and identifying need, with partner agencies who have a statutory responsibility. ▪ Local Plan or AHSPD contain a commitment to deliver number of units for identified cohort. ▪ Clear recommendations are made which are SMART¹
<p>Methodology/Approach (What enquiries will be used to gather evidence and why)</p>	<ul style="list-style-type: none"> ▪ Review of existing evidence including the Housing Needs Survey 2022. ▪ Review of statutory functions of the Upper Tier and Lower Tier authorities. ▪ Witnesses attending the Task and Finish Group. ▪ Review of relevant policies and guidance.

¹ Specific, Measurable, Assignable, Realistic, Time-related.

	<ul style="list-style-type: none"> ▪ Review of current practice, homelessness data and rehousing outcomes and opportunities including average timescales. ▪ Engagement with statutory bodies with rehousing responsibilities in Fylde for those requiring support or who are vulnerable. ▪ Engagement with commissioning bodies for supported housing. 		
Specify Witnesses/Experts (Whom to see and when) - subject to review as evidence becomes available.	It is suggested that the following be invited to provide evidence to the scrutiny committee (please note the list is not exhaustive): <ul style="list-style-type: none"> ▪ Head of Planning ▪ Development Manager ▪ Relevant housing and planning officers ▪ Moving On Service ▪ Lead member and ward Cllrs of Fylde Council ▪ Responsible officers and lead members of Lancashire County Council Social Services for children and adults ▪ Existing housing providers of general needs and supported accommodation in the borough ▪ Interested members of the local community 		
Specify Evidence Sources for documents (Specify which to look at)	<ul style="list-style-type: none"> ▪ Legislation ▪ Government Policy and Guidance ▪ Fylde Council Corporate Plan ▪ Fylde Housing Needs Survey 2022 ▪ Fylde Local Plan to 2032 (incorporating Partial Review) ▪ Affordable Housing Supplementary Planning Document ▪ Homelessness and Rough Sleeping Strategy to 2025 ▪ Lancashire County Council social services relevant strategies 		
Specify Site Visits (Where and when)	N/A		
Specify Evidence Sources for views of Stakeholders. (consultation/workshops/focus groups/public meetings)	To be established by the Task and Finish Group		
Publicity Requirements	To be confirmed		
Resource Requirements <ul style="list-style-type: none"> • Person-days • Expenditure 	To be confirmed Within existing budgets		
Barriers/dangers/risks (Identify any potential pitfalls)	Capacity of the relevant services to contribute to review. Willingness of Lancashire County Council to engage. Financial consideration		
Start Date	Feb 2024	Draft Report deadline	To be staggered
Mtg Frequency	TBC	Projected completion date	TBC