



Agenda

Planning Committee

Date:	Wednesday, 10 March 2021 at 6:30pm
Venue:	Remote meeting via Zoom
Committee members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.

Please Note: This meeting is being held remotely via Zoom. To access the meeting please click on the link below.
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Meeting ID: 821 0569 2837
Passcode: 040338

	PROCEDURAL ITEMS:	PAGE
1	Declarations of Interest: Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided.	1
2	Confirmation of Minutes: To confirm the minutes, as previously circulated, of the meeting held on 3 March 2021 as a correct record.	1
3	Substitute Members: Details of any substitute members notified in accordance with council procedure rule 24.	1
	DECISION ITEMS:	
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<http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx>

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DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	10 MARCH 2021	4

EXPRESSIONS OF INTEREST AND REQUEST FOR SECTION 106 FUNDING FOR 25 VICTORIA ROAD, ST ANNES - Y-PAD SCHEME FROM FYLDE COAST YMCA

PUBLIC ITEM

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

SUMMARY

In June 2019 Fylde Council developed a strategic approach to the targeting on S106 funding from developer contributions towards affordable housing delivery within Fylde. Future S106 funds are to be targeted on marginal brown-field sites that will provide local regeneration, whilst at the same time providing much needed affordable homes, on a small scale, in areas of priority need. Registered Providers are required to submit an Expressions of Interest (EOI) for consideration for S106 funding, prior to submitting a full detailed funding application that could be unsuccessful.

Fylde Coast YMCA have submitted an EOI for the refurbishment of 25 Victoria Road, St Annes. YMCA Housing works across the Fylde Coast and North West providing high quality and effective housing services including supported accommodation schemes, rental accommodation, housing advice, financial advice and community provision for young people and families who require assistance in bringing about stability and security in their lives.

The scheme proposes the refurbishment of an existing property of 5 self-contained flats one-bedroom flats, owned by Fylde Coast YMCA into 5, one-bedroom Y-Pad apartments for the benefit of young people aged 18-25 in training or employment. The scheme will be managed along the same lines as Patterson House, a Y-Pad scheme of 12 one bed apartments funded by S106 funds in October 2015. The units are let at affordable rents in line with Local Housing Allowance levels on an Assured Shorthold Tenancy.

The purpose of this report is to request committee consider and approve an EOI for £200,000 from Fylde Coast YMCA to support the re-development of 25 Victoria Road and recommend to Finance and Democracy approval for this scheme for S106 funding and inclusion to the Capital Programme. The scheme will be phased over two financial years (2021/22 and 2022/23) with 25% (£50,000) being paid at start on site and confirmation that internal funding and Homes England Grant Funding has been received and the remainder 75% (£150,000) on project completion once the units are allocated. The scheme will be fully funded from a portion of the balance of S106 developer contributions for affordable housing currently held by the Council for this purpose (from Agreement Ref: 12/0717 Moss Farm, Cropper Road, Westby).

RECOMMENDATIONS

Committee is requested to consider and:

1. Approve the Expression of Interest by Fylde Coast YMCA for the use of Section 106 funds for the refurbishment of 25 Victoria Road, St Anne's for the delivery of 5 Y-Pad one-bedroom apartments for the benefit of young people aged 18-25 in training or employment.
2. Recommend to Finance and Democracy Committee approval of a fully funded addition to the Capital Programme – "25 Victoria Road Fylde Coast Y-Pad Scheme" for £200,000 phased over two financial years (2021/22 - £50,000 and 2022/23 - £150,000) to be met in full from a portion of S106 developer contributions for affordable housing currently held by the Council for this purpose (from Agreement Ref: 12/0717 - Moss Farm, Cropper Road, Westby); and
3. To authorise drawdown of the expenditure (subject to approval by Finance and Democracy to the addition to the Capital Programme) phased over two financial years (2021/22 and 2022/23) for £200,000 (25% in 21/22 (£50,000)) being paid at start on site and confirmation that internal funding and Homes England Grant Funding has been received and the remainder (75% in 22/23 (£150,000)) on project completion once the units are allocated to Fylde Coast YMCA, after regard and consideration of the compliance with the financial regulations covered within the body of the report.
4. That a condition of the grant is that an agreement is put in place with the YMCA to:
 - (a) Ensure ongoing provision of the affordable housing units, as set out in the funding request; and
 - (b) That a restriction is placed on the registered title of the site to prevent disposal without the written consent of Fylde Borough Council to protect the council's investment and ensure the provision will provide affordable housing in perpetuity for 80 years.

SUMMARY OF PREVIOUS DECISIONS

Cabinet 26th November 2014

It was RESOLVED:

1. To approve the use of S106 monies to facilitate the appointment of the temporary project officer/consultant on the terms outlined in the report;
2. To approve the appointment of a temporary project officer/consultant for a maximum period of 6 months to produce a deliverable S106 funded Affordable Housing Programme for the Borough; and
3. To approve a fully- funded revenue budget increase for the total sum of £25,000 (£16,000 in 2014/15 and £9,000 in 2015/16) to fund the costs of the temporary project officer/consultant for a maximum period of 6 months to be met from the S106 Affordable Housing receipts in respect of the agreements as identified at Appendix 2 of the report.

Full Council 12th October 2015

It was RESOLVED:

1. that the Council approve a fully-funded revenue budget increase for 2016/17 in the sum of £562,697, to be met from a portion of the balance of S106 developer contributions for affordable housing currently held by the Council for this purpose in the total sum of £2.4m, in respect of the proposed development of 11 self-contained flats in St Annes by the YMCA. £562,697 was a 50% contribution towards the total scheme costs; and
2. That a condition of the grant is that an agreement is put in place with the YMCA to:
 - (a) Ensure ongoing provision of the affordable housing units, as set out in the funding request; and
 - (b) That a restriction is placed on the registered title of the site to prevent disposal without the written consent of Fylde Borough Council to protect the council's investment.

Environment, Health and Housing Committee 7th June 2016

Information Item - Outcome from Section 106 Affordable Housing Project

The purpose of the information report was to update members on progress regarding the use of existing and

future Affordable Housing commuted sum reserves. Attached as an appendix to the report was the outcomes from the Section 106 Affordable Housing Project which had been delivered by way of a 6 month temporary appointment of an external housing consultant with a particular background in the development and delivery of Affordable Housing. The objectives of the contract were set out in the report together with details of the background to the project, the changing national situation and the positive outcomes of the S106 project.

Environment, Health and Housing Committee, 11th June 2019

Decision Item - 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.

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	

Expression of interest and request for S106 funding to support the refurbishment of 25 Victoria Road, St Annes into Y-Pad accommodation for the benefit of young people aged 18-25 in training or employment.

1. Fylde Coast YMCA is a key partner with the council and has been providing housing related services to Fylde residents for over 20 years. YMCA Housing works across the Fylde Coast and North West providing high quality and effective housing services including supported accommodation schemes, rental accommodation, housing advice, financial advice and community provision for young people and families who require assistance in bringing about stability and security in their lives.
2. Fylde Coast YMCA have submitted an EOI for the refurbishment of 25 Victoria Road, St Annes. The scheme proposes the refurbishment of an existing property of 5 self-contained flats one-bedroom flats, owned by Fylde Coast YMCA into 5, one-bedroom Y-Pad apartments for the benefit of young people aged 18-25 in training or employment.
3. The young people will not require or be eligible for supported housing because they will be in work or training. The low rents made available through this project with an assured shorthold tenancy will support the young people to become fully independent members of the community. The scheme will provide low rent affordable housing to a market segment where there is an identified need
4. On the 12th October 2015 Full Council approved S106 funding of £562,697 for the first Y-Pad scheme in St Annes at Patterson House, St Albans Road. Twelve one-bedroom apartments for 18 to 25 year olds in work or on an apprenticeship. This accommodation provides young people in work with a positive path to aspirational, high quality and affordable accommodation.
5. 25 Victoria Road is within walking distance of local shops, transport links, restaurants and amenities, an ideal location for a young person in work. Each tenant will have free access to YMCA Gym's as part of the YMCA's commitment to health and well-being.

EOI S106 funding proposed Scheme

Site location	25 Victoria Road, St Annes,
Allocation of properties via MyHomeChoice Fylde Coast	<p>The properties will not be allocated via MyHomeChoice Fylde Coast. Fylde Coast YMCA will follow local eligibility criteria as defined under MyHomeChoice Fylde Coast, Consistent Assessment Policy:</p> <p>Qualifying tenants must live, work or have a family connection to Fylde, specifically one of the following must apply, in no particular order:</p> <ul style="list-style-type: none"> • They are permanently employed in the Borough of Fylde; • They have been offered permanent employment in the Borough of Fylde; • Or in the opinion of the Council has some other sufficiently long-standing connection with the Borough of Fylde; • They have lived in the Borough of Fylde consecutively for the last 3 years; • Have a close family association (a parent, adult child, brother or sister) who has lived in the Borough of Fylde consecutively for the last five years; • Tenants are required to live in the property as their main and only residence.
Current delivery in Fylde	<p>Patterson House – 12 x 1 bed Y-Pad apartments at affordable housing rent levels on assured shorthold tenancies. Developed using S106 funding in 2015 to secure affordable accommodation for the benefit of young people aged 18-25 in training or employment.</p> <p>16 owned properties located in Fylde mainly 1 and 2 bedroom flats and one three bedroom house at affordable rent levels on assured shorthold tenancies.</p> <p>17 one-bedroom apartments leasehold sheltered accommodation for individuals aged 60 and over.</p> <p>12 one bedroom, supported housing accommodation for young people aged 16-25 on excluded license agreements at Harbour House, Lytham.</p>
Brownfield site	Yes. Refurbishment of an existing building
Number of units, size and tenure	<p>100% Affordable Rent</p> <p>5 no. 1 bed apartments</p>
Local regeneration outcomes	Property is currently empty and in need of upgrading
S106 Funds required	£200,000 (£40,000 per unit)
Internal funding	£104,650 (£20,930 per unit)
Homes England funding	£200,000 (bid not yet submitted) (£40,000 per unit)
Stage the proposal is at	No funding in place for the scheme as the property needs to be transferred to the registered provider arm of Fylde Coast YMCA to access Homes England Grant funding.

6. The property is currently owned by the Fylde Coast YMCA with an outstanding mortgage of £207,000 attached to it with the Royal Bank of Scotland (RBS). The model of development will be YMCA Fylde Coast selling the property to Y:Housing for 200k. Y:Housing (YMCA Blackburn) is a registered provider developed by YMCA Fylde Coast to support the development of social housing on behalf YMCAs who are not registered providers. The purpose of the relationship between the two YMCAs is to maximise funding and reduce borrowing, thus enabling an affordable rent to be charged.
7. Y:Housing would develop the scheme and secure all necessary funds. Once refurbished the unit would be given back to YMCA Fylde Coast to manage. YMCA Fylde Coast would also have an option to purchase the property at any time in the future.
8. Appendices 1 and 2 provide the existing and proposed floor plans for the scheme.
9. The rent level needs to be low enough for a young person to pay the monthly rent on a minimum wage. This is the same principal as Paterson House. The rents are to be set at £85 per week plus a service charge of £5 per week. This is above Local Housing Allowance for single people aged under 35, who are entitled to the shared room rate of £65 per week. The client group will need to be in training or employment to be eligible for the scheme and the majority would not be eligible for housing benefit. If they were to lose their employment the tenants would need to find an additional £25 per week towards their housing costs.
10. The proposal is to move five units of private sector accommodation, currently unoccupied, out of the private rented sector into the social rented sector, providing supported secure accommodation for the benefit of young people aged between 16-25 in employment or training.
11. Officer recommendation is to approve the EOI for Section 106 funding.

Request for Section 106 funding

12. S106 funds arise where developers may be required to make 'off site' affordable housing provision in lieu of provision 'on site'. This is normally achieved by S106 fund contributions towards the provision of affordable homes in areas of higher need. S106 funds may be used to meet all the Affordable housing required or part of the total required with some being delivered on site. Additionally, in the early stages of a large scale development, S106 funds may be taken in lieu of on site provision, until infrastructure is put in place as the development progresses e.g. schools, roads, shops and transport links.
13. In June 2019 Fylde Council developed a strategic approach to the targeting on S106 funding from developer contributions towards affordable housing delivery within Fylde. Future S106 funds are to be targeted on marginal brown-field sites that will provide local regeneration, whilst at the same time providing much needed affordable homes, on a small scale, in areas of priority need. Registered Providers are required to submit an Expressions of Interest (EOI) for consideration for S106 funding, prior to submitting a full detailed funding application that could be unsuccessful.
14. Fylde Council currently holds £2,435,443 Section 106 funding available. The majority of which there is no payback date if the funds have not fully spent within a certain period.

The method and cost of financing the scheme

15. The request is for Fylde BC S106 funds to contribute to the overall scheme the sum of £200,000 which equates to a capital contribution rate of £40,000 per unit.
16. Project costings for the scheme are detailed below. The funding is to be met from £200,000 request for S106 funding; £200,000 to be applied for from Homes England once the property has been sold to Y:Housing and; £103,990 from internal funding to be raised by Y:Housing.

	Cost	Vat	Gross
Land Purchase	200,000		200,000
Refurb, Fitting & Fixtures	225,000	11,250	236,250

Professional Fees	46,750	9,350	56,100
Legal fees	9,700	1,940	11,640
totals	481,450	22,540	503,990

17. In 2017 25 Victoria Road was valued at £225,000. The valuation is part of a larger document that values all YMCA properties. An up to date valuation of the property will be required prior to the house being sold to Y:Housing.
18. The proposed scheme would be taking properties out of a market tenure into a social rented tenure. The units have been empty for some time. An explanation provided by the YMCA is that they have planned to move the properties into the social rented sector, improving quality of the property through investment and this has taken time to relocate the current residents.
19. In addition, by being empty for 2 years means that the VAT element can be reduced to 5% from 20%. Reducing the cost, therefore making the rent more affordable to young people.
- Flat 1 – 10/06/2019
 - Flat 2 – 13/08/2019
 - Flat 3 – 22/06/2018
 - Flat 4 – 28/11/2018
 - Flat 5 - 1/06/2019
20. An outline basic cashflow for the scheme once built is provided overleaf which includes an element for voids and bad debts are set at 5%. The scheme will have a net cashflow on average of £2,323 per annum over the first three years.

Outline basic cashflow projection once built			
	Year 1	Year 2	Year 3
Income			
Rent	£22,100	£22,542	£22,993
Service charge	£2,630	£2,682	£2,736
Total	£24,730	£25,224	£25,729
Expenditure			
Voids / bad debt (5%)	£1,105	£1,127	£1,150
Management & repairs	£6,950	£7,089	£7,231
Y:housing	£2,588	£2,639	£2,692
Other	£4,000	£4,080	£4,162
Total	£14,643	£14,936	£15,234
Net	£10,087	£10,289	£10,495
Loan repayments	£7,967	£7,967	£7,967
Net cashflow	£2,120	£2,322	£2,528
Opening balance	£0	£2,120	£4,442
Closing balance	£2,120	£4,442	£6,969

The future revenue budget impact

21. There are no additional revenue or capital implications to this proposal as the scheme on completion will be owned by Y:Housing and managed by Fylde Coast YMCA.
22. A funding agreement will be in place, as a requirement of any request for S106 funding, to ensure the affordable housing accommodation will be available in perpetuity, which for legal purposes is set as 80 years.

Relevant value for money issues

23. The proposed scheme would be taking properties out of a market tenure into a social rented tenure.
24. Off-site S106 funding for affordable housing are usually in the region of £50,000 per unit, and this amount is then re-cycled into affordable housing projects at a capital contribution rate of up to £50,000 per unit or 50% of the total scheme costs. The capital contribution requested for total scheme costs to enable the refurbishment of 5 units of accommodation is £200,000. Unit funding requested is £40,000 per unit, which equates to 40% of total refurbishment. Therefore, the schemes provides value for money for S106 funding.

Risk Assessment

25. The scheme will be phased over two financial years (2021/22 and 2022/23) with 25% (£50,000) being paid at start on site and confirmation that internal funding and Homes England Grant Funding has been received and the remainder 75% (£150,000) on project completion once the units are allocated.
26. An agreement for the payment of grant will be entered into to protect Fylde BC investment and ensure the properties remain as Affordable Housing in perpetuity, for legal purposes this is 80 years.
27. The funding agreement will include a condition of the grant is that an agreement is put in place with the YMCA to:
 - (a) Ensure ongoing provision of the affordable housing units, as set out in the funding request; and
 - (b) That a restriction is placed on the registered title of the site to prevent disposal without the written consent of Fylde Borough Council to protect the council's investment and ensure the provision will provide affordable housing in perpetuity for 80 years.

Viable alternatives

28. The property is currently in the ownership of the YMCA and all 5 units are empty. The scheme would be taking properties out of a market tenure into a social rented tenure.

Objectives, outputs and outcomes

29. The strategic approach to the targeting on S106 funding from developer contributions towards affordable housing delivery within Fylde prioritises marginal brown-field sites that will provide local regeneration, whilst at the same time providing much needed affordable homes, on a small scale, in areas of priority need.
30. The scheme proposes the refurbishment of an existing property of 5 self-contained flats one-bedroom flats, owned by Fylde Coast YMCA into 5, one-bedroom Y-Pad apartments for the benefit of young people aged 18-25 in training or employment.
31. The property is currently empty and within the private rented sector. Once refurbished the unit will be within the social rented sector and provide secure and affordable accommodation, with an element of support for young people. The refurbishment will locally regenerate this area of St Anne's.

Conclusion

32. Approval of the Expression of Interest by Fylde Coast YMCA for the use of Section 106 funds for the refurbishment of 25 Victoria Road, St Anne's for the delivery of 5 Y-Pad one-bedroom apartments for the benefit of young people aged 18-25 in training or employment.
33. Recommend to Finance and Democracy Committee approval of a fully funded addition to the Capital Programme – "25 Victoria Road Fylde Coast Y-Pad Scheme" phased over two financial years (2021/22 and 2022/23) for

£200,000 to be met from a portion of S106 developer contributions for affordable housing currently held by the Council for this purpose (from Agreement Ref: 12/0717 - Moss Farm, Cropper Road, Westby); and

34. The Developer agreed to pay the Council, in lieu of affordable housing provision on site, commuted sums to be used to facilitate the provision of Affordable Housing in the administrative area of Fylde Borough Council.
35. To authorise drawdown of the expenditure (subject to approval by Finance and Democracy Committee to the addition to the Capital Programme) phased over two financial years (2021/22 and 2022/23) for £200,000 with 25% being paid at start on site and confirmation that internal funding and Homes England Grant Funding has been received. The remainder 75% on project completion once the units are allocated to Fylde Coast YMCA, after regard and consideration of the compliance with the financial regulations covered within the body of the report.

IMPLICATIONS

Finance	This report recommends to the Finance and Democracy Committee approval of a fully funded addition to the Capital Programme – “25 Victoria Road Fylde Coast Y-Pad Scheme” for £200,000 phased over two financial years (2021/22 - £50,000 and 2022/23 - £150,000), to be met in full from a portion of S106 developer contributions for affordable housing currently held by the Council for this purpose; and requests approval to the drawing down of the expenditure (subject to approval by Finance and Democracy to the addition to the Capital Programme).
Legal	Agreement for the payment of the grant Ensure ongoing provision of the affordable housing units, as set out in the funding request and a restriction is placed on the registered title of the site to prevent disposal without the written consent of Fylde Borough Council to protect the council’s investment and ensure the provision will provide affordable housing in perpetuity for 80 years.
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

Kirstine Riding	Kirstine.riding@fylde.gov.uk & Tel 01253 658569	14/08/2020
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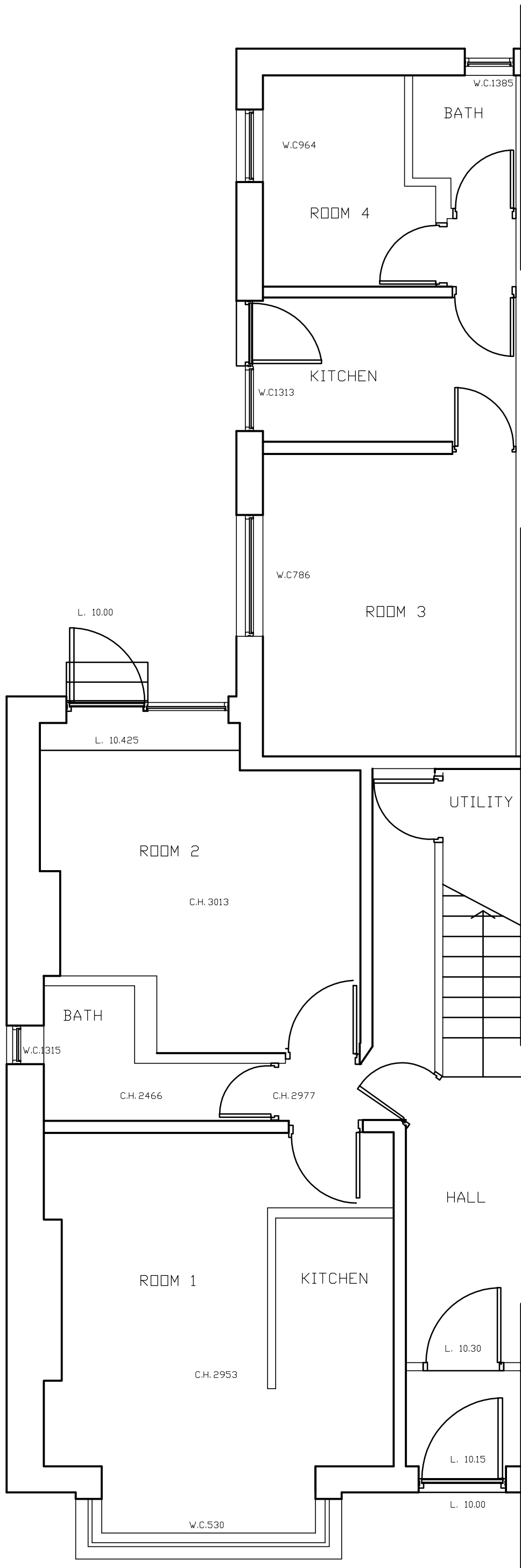
BACKGROUND PAPERS

Name of document	Date	Where available for inspection
Fylde Coast YMCA, Patterson House, St Albans Road, St Annes	2015	http://ymcahousing.org.uk/paterson-house/
MyHomeChoice Fylde Coast Consistent Assessment Policy	2021	MyHomeChoice Fylde Coast

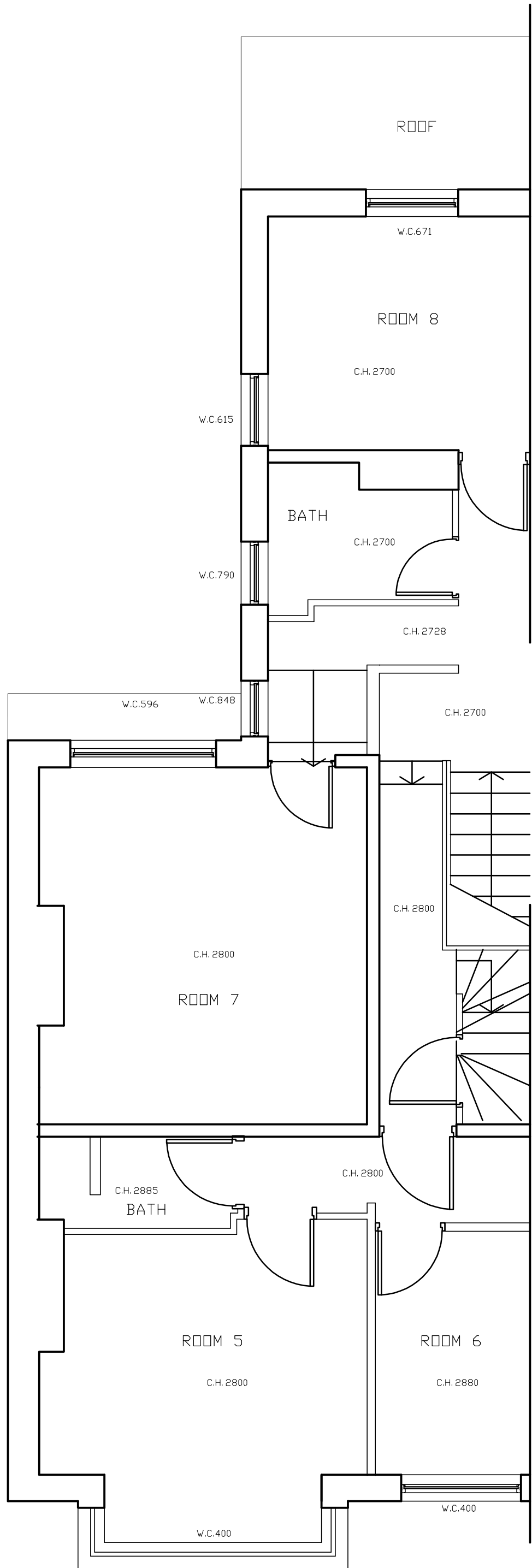
Attached Documents

Appendix 1 – Existing Floor Plan

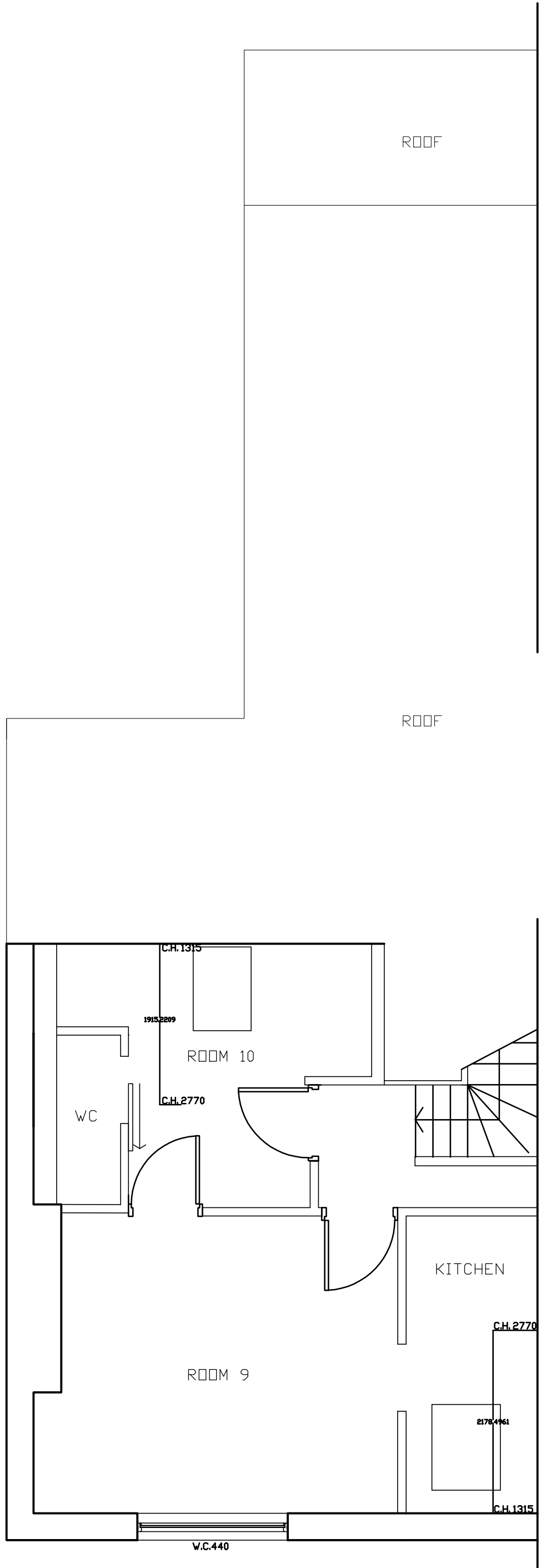
Appendix 2 – Proposed Floor Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan


Existing Plans



P1	First Issue	04.09.2015
Rev.	Description	Date
Client	YMCA	
Project	HMO 5 Bed 25 Victoria Road, St Annes	
Drawing Title	Existing Plans	
Drawn by	DG	Checked by AB Date 22.09.20
Status	PRELIMINARY	Scale @ A1 As Indicated
Job no.	10611	Rev. -
Dwg no.	E01	
Cassidy+Ashton		
www.cassidyashton.co.uk		
Architecture + Building Surveying + Town Planning		
7 East Cliff, Preston, Lancashire, PR1 3JE 01772 258 356		
10 Hunters Walk, Canal Street, Chester, CH1 4EB 01244 402 900		



Demolish

5 dwellings		29.09.20	
Rev	Description	Date	
Client YMCA			
Project HMO 5 Bed 25 Victoria Road, St Annes			
Drawing Title Proposed Plans			
Drawn by	DG	Checked by	AB
Date	22.09.20		
Status	PRELIMINARY	Scale @ A1	As Indicated
Job no	Dwg no.	Rev.	
10611	SK01	A	
 www.cassidyashton.co.uk			
Architecture + Building Surveying + Town Planning			
7 East Cliff, Preston, Lancashire, PR1 3JE 10 Hunters Walk, Canal Street, Chester, CH1 4EB		01772 258 356 01244 402 900	

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	10 MARCH 2021	5
STREET LIGHTING ENHANCEMENT SCHEME – THE BEACH, LYTHAM			

PUBLIC ITEM

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

SUMMARY

The Regeneration Programme for Lytham, most recently set out in the council's Regeneration Framework, includes an on-going commitment to the upgrading of the physical environment of the town centre's streets and public spaces that will be delivered through a series of 'public realm projects'. The council's capital programme for the current year includes the delivery of a scheme of street lighting enhancements at The Beach, Lytham. The scheme, which has also been considered by, and has the support of, the Town Centres Working Group, would see the replacement of the existing 1960's concrete lamp columns along this stretch of The Beach with a bespoke designed lamp column and lighting bracket, designed to reflect the character of this conservation area location.

Lancashire County Council have agreed, in principle, to work with the council to deliver these improvements and to meet some of the installation costs, meaning that the extent of the proposed replacement lighting has been extended to include the upgrading of all 38 of the lampposts between Station Road and Lowther Gardens. The scheme has been designed alongside (and so will complement) the wider improvement works that are proposed to be carried out to Lytham Town Centre and would bring to fruition an improvement scheme originally conceived as part of the Lytham St Annes 2020 Vision.

The detailed design for the scheme and its funding is set out in the body of the report with details of the lighting columns and lamp heads contained within the appendices. The scheme was originally proposed to be carried out during the current financial year but delays due to the coronavirus pandemic mean that the work is now expected to be completed within the first quarter of 2021/22.

The funding for the scheme is in place within the Capital Programme as part of the wider improvements that are proposed for Lytham town centre.

RECOMMENDATIONS

1. The Committee is recommended to approve the detailed scheme 'Street Lighting Enhancements - The Beach, Lytham' as shown in the attached drawings at Appendix 1 and authorise expenditure of up to £50,000, as part of the overall Lytham Town Centre Regeneration Scheme, which is included within the approved Capital Programme for 2021/22 in the total sum of £800,000;
2. That officers be authorised to procure the proposed lighting brackets using the request for quotation procedure as set out in the council's procurement strategy;
3. The Committee agree and authorise the use of the existing partnership between the Council and Lancashire County Council in the implementation of the scheme;
4. Officers be authorised to make minor amendments and variable extensions to the scheme as a result of the outcome of the tender process and ongoing discussions with Lancashire County Council, on the basis that this does not materially affect the scheme as presented and falls within the overall scope of the scheme as set out within the scheme design;

SUMMARY OF PREVIOUS DECISIONS

On 14 November 2018, Planning Committee resolved to support a programme of public realm improvements for Lytham town centre which were subsequently agreed for inclusion in the council's capital programme by Full Council on 4 March 2020.

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	✓

REPORT

INTRODUCTION AND BACKGROUND

1. The Regeneration Programme for Lytham, most recently set out in the Regeneration Framework, includes an on-going commitment to the upgrading of the physical environment of the town centre's streets and public spaces to be delivered through a series of 'public realm projects'. The council's capital programme for the current year includes the delivery of a scheme of street lighting enhancements at The Beach, Lytham.
2. This report seeks approval of the detailed design and extent of the proposed scheme, which has previously been considered and agreed in principle by the Planning Committee and has the support of the Town Centres Working Group.
3. This work was intended to be completed earlier this year, but due to the need to reprioritise workloads as a result of the coronavirus pandemic, there has been some a delay.

DETAILS OF THE SCHEME AND ITS OBJECTIVES

4. Central, East and West Beach (The Beach) form one of the principal arterial routes of the Borough, are part of the coast road and provide the setting for the Green and the frontage buildings that face it. The area is highly prominent and sets the scene for a number of key events attracting thousands of visitors. In addition, the area is situated within the designated conservation area and contains a number of listed buildings. Accordingly, the design, maintenance and management of the public realm in this area is a key issue.
5. The existing street lighting is of poor visual quality consisting of 1960's concrete lamp columns that were increased in height during the 1980's by the addition of galvanised metal sleeves (to give an overall height of 10m) and standard lamp heads. As such the lighting is prominent due to both its height and the conspicuous nature of the columns.
6. Preliminary discussions have taken place with Lancashire County Council (LCC) about a possible replacement scheme and they have agreed, in principle to meet some of the costs involved in the installation of the replacement lighting.
7. The new scheme has been designed to be sympathetic to the conservation area setting and the 8.5m tall columns have been specified to enable the fitting of display banner arms, which the current columns would not allow for this due to structural issues. This will allow the replacement columns to be used for promotional purposes when seasonal or national events are taking place, adding colour and vibrancy to the character of the wider Green environment. It is also proposed that some of the lighting columns will be fitted with power sockets that will allow for the installation of additional lighting features, particularly during the Christmas period.
8. It is proposed to replace the 38 columns set out in the table 1 below with the lamp columns and heads as detailed in appendix 1, to this report. Subject to the outcome of the tendering process, it may be necessary to adjust the extent of the final scheme slightly.

Table 1

	Section	Column refs	No of columns
1	Woodville Terrace – Lowther Terrace	208 - 215	8
2.	Lowther Terrace – Queen Street	216 - 224	9
3.	Queen Street – Dicconson Terrace	225 - 228	4
4.	Dicconson Terrace - Bath Street	229 - 233	5
5.	Bath Street – Station Road	234 - 240	7
6.	Station Road – St. Johns Street	241 - 245	5
	TOTAL NUMBER OF UNITS		38

9. The lamp brackets are proposed to be of a bespoke design that includes symbols of Lytham including the windmill, pebbles and leaf motifs together with a horizontal background relating to the Green, beach, estuary and skyline (see appendix 1, Figure 6).

FINANCING, VALUE FOR MONEY AND PROCUREMENT

10. The scheme could be completed during the first quarter of 2021/22, subject to the availability of Lancashire County Council (LCC) to install the lighting. It is estimated that the total cost of the lighting scheme will be in the region of £75,000 with LCC contributing up to £25,000 towards the work and Fylde Council meeting the remaining £50,000. Part of this contribution will be achieved as a result of LCC carrying out the works themselves and so it is proposed that they be appointed to deliver the scheme in order that this contribution to the scheme can be realised.
11. Although the lighting columns themselves will be a standard design, the work to produce the bespoke brackets will need to be the subject of a tender process which is proposed to be carried out through the 'request for quotation procedure' as set out in the council's procurement strategy.
12. The scheme has been included as part of the wider Lytham town centre improvement works that form part of the approved capital programme.

VIABLE ALTERNATIVES

13. The scheme has been developed as part of a wider programme of improvements. Whilst the lighting could be left as it is until it is replaced by LCC as part of their ongoing maintenance programme, such a replacement scheme would be to a standard design. It is considered that the current opportunity to replace the lighting in a sympathetic design should be taken in order to improve the character of this prominent conservation area location and will allow the delivery of a comprehensive scheme that extends to all the lighting columns along the Beach from Station Road to Lowther Gardens.

CONCLUSIONS

14. The scheme has previously been approved in principle by the Planning Committee and the detailed scheme has the support of the Town Centres Working Group. There is currently an opportunity to work with LCC to deliver an extended scheme and members are requested to authorise officers make arrangements to deliver the scheme.

IMPLICATIONS	
Finance	The report requests approval of the 'Street Lighting Enhancements - The Beach, Lytham' scheme as detailed within the report and also the authorisation of expenditure of up to £50,000 as part of the overall Lytham Town Centre Regeneration Scheme, which is included within the approved Capital Programme for 2021/22 in the total sum of £800,000
Legal	None
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	None
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Mark Evans	mark.evans@fylde.gov.uk & Tel 01253 658460	February 2021

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Lytham St Annes 2020 Vision	2010	www.fylde.gov.uk
Fylde Regeneration Framework	2010	www.fylde.gov.uk

Attached documents

Appendix 1 – Details of the existing and proposed lighting columns

Appendix 1

Figures 1 & 2 – Photographs of existing lighting



Figure 3 – Artist's impression of completed scheme

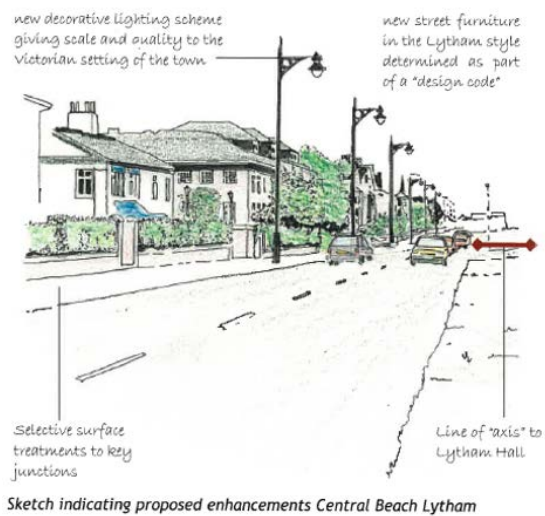


Figure 4 – Sketch indicating similar columns with proposed banner fixtures



Figure 5 – Proposed light column

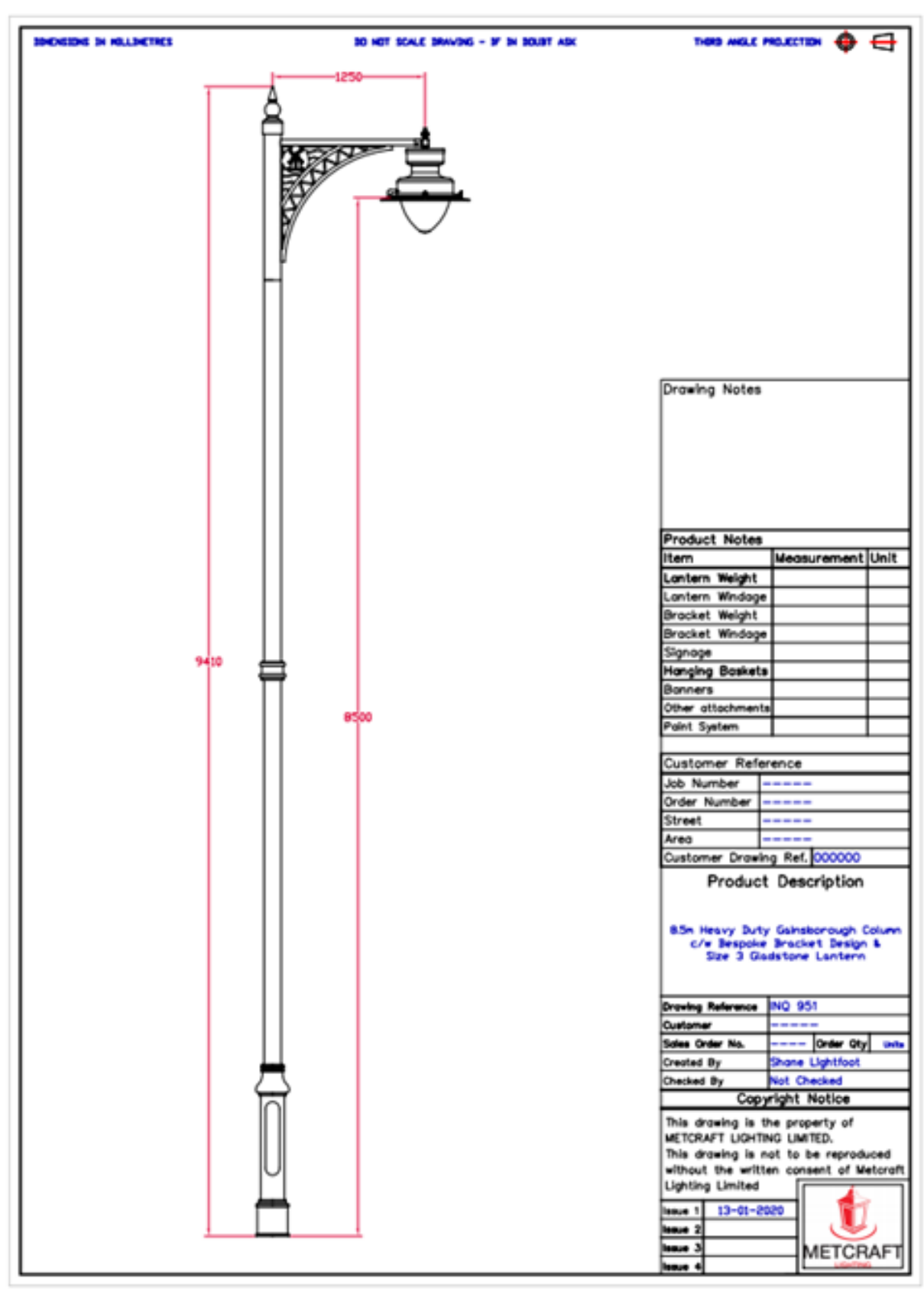
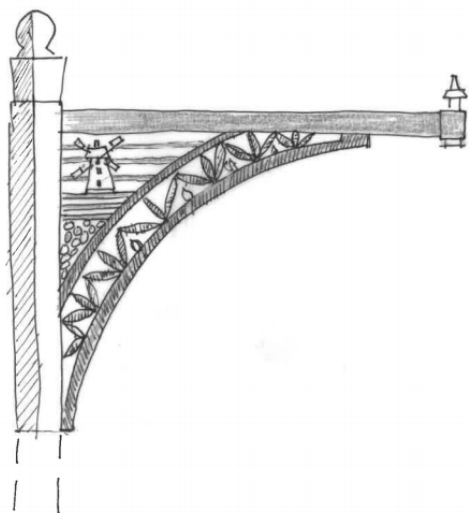


Figure 6 – Sketch of proposed bespoke lighting bracket



INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	10 MARCH 2021	6
AFFORDABLE HOUSING DELIVERY IN FYLDE 2015/16 TO 2020/21			

PUBLIC ITEM

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

The purpose of this report is to provide Planning Committee with a strategic overview of affordable housing delivery in Fylde together with an overview of the delivery of key schemes since 2015/16. The report addresses:

1. The need for affordable housing in Fylde
2. Planning and the delivery of affordable housing
3. Affordable tenures
4. On-site provision
5. Section 106 contributions in lieu of affordable housing on site
6. Programme of delivery using section 106 contributions
7. Assessing current and future delivery needs for affordable housing
8. National government priorities for affordable housing
9. Committee decisions

SOURCE OF INFORMATION

The report has been compiled using information held by the Planning & Housing Service, previous decisions of Fylde Council and national guidance and legislation relating to planning and housing matters.

LINK TO INFORMATION

Links to committee reporting included in the report.

[Analysis of Housing Need in light of the 2012 Sub-National Population Projections](#)

[Fylde Coast Strategic Housing Market Assessment – Addendum](#)

[Homes and Communities Agency, Shared Ownership Affordable Homes Programme \(SOAHP\) 2016-2021](#)

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

To provide members of the Planning Committee with an understanding of the council's strategic housing responsibilities which were recently passed to the Planning Committee by the Environment, Health and Housing Committee.

FURTHER INFORMATION

Contact Kirstine Riding – Kirstine.riding@fylde.gov.uk, 01253 658569

REPORT ON THE DELIVERY OF AFFORDABLE HOUSING IN FYLDE

1. The need for affordable housing in Fylde
2. Planning and the delivery of affordable housing
3. Affordable tenures
4. On-site provision
5. Section 106 contribution in lieu of affordable housing on site
6. Programme of delivery using section 106 contributions
7. Assessing current and future delivery needs for affordable housing
8. National government priorities for affordable housing
9. Committee decisions

1. The need for affordable housing in Fylde

- 1.1 Within the Borough of Fylde the provision of affordable housing is critical in the delivery of sustainable, mixed communities. Generally speaking, Fylde has higher house prices than elsewhere in the North West region or the Fylde Coast sub-region.
- 1.2 Fylde has the highest overall median house price in Lancashire at £196,995 with an overall median-earnings of £31,093 compared to median earnings across the North West of £28,487 and across England of £30,661¹.
- 1.3 Although this is slightly off set by incomes also being typically higher than the wider region and sub-region, the affordability of homes for lower income groups is poor. The lower-quartile median house price to earnings affordability ratio is very high at 6.67, meaning that the lower-quartile property ranked by price costs 6.67 times the lower-quartile gross annual income (of those working in the borough).
- 1.4 The housing stock profile is slightly larger than average, but includes a limited supply of smaller, lower value homes suitable for first-time buyers.
- 1.5 The need for affordable housing in Fylde is quantified in the Fylde Coast Strategic Housing Market assessment (SHMA) 2014. The provision of affordable housing in order to contribute to meeting the needs identified, is an element of Strategic Objective 1 of the Fylde Local Plan to 2032. The SHMA (including its Addenda) identified a high level of affordable housing need in the Borough, of 249 affordable homes per annum for the remainder of the plan period (SHMA Addendum 1, 2014).

2. Planning and the delivery of affordable housing

- 2.1 Policy H4 in the Local Plan, Affordable Housing details the requirement for on-site provision of affordable housing, it requires all market housing schemes of 10 or more homes to provide 30% affordable housing. For residential developments within or in close proximity to the Key Service Centres, the provision of affordable housing will be to meet the requirements identified for borough wide needs. For developments within rural areas, the provision will be primarily to meet the requirements identified for the closest Tier 1 Larger Rural Settlements: ie. Newton, Staining and Wrea Green or Tier 2 Smaller Rural Settlements: ie Clifton, Elswick, Singleton and Weeton.
- 2.2 On the 11th September 2019 Planning Committee approved a draft Affordable Housing Supplementary Planning Document (SPD) for consultation. Consultation ran from 7th November 2019 to 5th December

¹ [House price to earnings ratios - Lancashire County Council](#)

2019 (4 weeks)². The main objective of the Affordable Housing SPD is to provide greater detail with respect to the requirement for affordable housing on development sites and other issues relating to the provision of affordable housing.

2.3 This document is now in final draft form and work is underway with Officers from Housing, Planning Policy and Development Management to ensure the final document reflects consistency across each of the service areas.

3. What are the different types of affordable housing in Fylde

3.1 **Social rented and affordable rented housing is owned by local authorities and registered providers of affordable housing** (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

3.2 **Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above.** These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing.

Table 1: Type or tenure	Description
Social rent	These properties are provided by local authorities and some registered providers. The rent for these properties will be set at a level dictated by the national rent regime. Social rented properties are the most affordable being approximately 55% of private rents. Applicants must have a local connection to Fylde and be resident as their only and main home.
Affordable rent	These properties are provided by local authorities and registered providers and are subject to a control that requires the rent to be no more than 80% of local market rent. Affordable rent properties are let in the same way as social rented properties via MyHomeChoice Fylde Coast . Applicants must have a local connection to Fylde and be resident as their only and main home.
Rent to Buy	The property is rented for up to 5 years from a registered provider during which time the tenant saves enough for a deposit to purchase the property at the end of the rental term. The units are rented as an Assured Shorthold Tenancy. If the tenant is unable to purchase the property after the 5 year period they are referred into homelessness and housing advice services. Applicants must have a local connection to Fylde and be resident as their only and main home.
Discounted Market Sale	This is a term covering different affordable purchase products, it is also sometimes referred to as low cost home ownership and can be included under an intermediate housing definition. Usually the discount is around 20% from open market value and a covenant is placed on the property with the land registry to ensure on resale local eligibility and affordability criteria are applied. Applicants must have a local connection to Fylde and be resident as their only and main home.
Shared ownership	Previously known as 'part buy, part rent', households buy a share of the property and the remaining share is rented. In time, future shares can be purchased and the

² <https://new.fylde.gov.uk/wp-content/uploads/2019/11/Draft-Affordable-Housing-SPD.pdf>

Table 1: Type or tenure	Description
	<p>property could be brought outright, however this option is restricted to 80% if the property is within a parish with a Designated Protected Area Status, usually Tier 2 rural settlements (2.1) to ensure it is kept affordable in perpetuity. Homes England Qualifying criteria apply for shared ownership:</p> <ul style="list-style-type: none"> • Household earns £80,000 a year or less (or £90,000 a year or less in London) • You are a first time buyer • You used to own a home, but cannot afford to buy one now • You are an existing shared owner • Applicants must be resident as their only and main home
Help to Buy equity loan	The Government provides households with an interest free loan of 10% or 20% of the cost of a new home for a period of five years, purchasers require a mortgage and at least a 5% deposit.
Shared equity	The applicant purchases a share in the property and no rent is paid on the remaining share, but the purchaser is able to buy further shares in the property until it is owned outright.
Help to Buy ISA	Help to Buy ISAs were introduced to help first-time buyers get on the property ladder. For every £200 saved, the Government will 'top up' your savings to a maximum of £3,000.

4. On Site provision

- 4.1 The Council's approach to deliver the 30% S106 affordable requirement on site was traditionally 80% Affordable Rent and 20% intermediate tenures in the main, shared ownership. This was acting as a barrier to securing Registered Provider interest in sites.
- 4.2 The Council's approach has changed to enabling a 'basket of tenures' on larger sites of 15 or more affordable units to meet a range of household incomes. We now look to deliver 50-60% affordable or social rented units and 50-40% intermediate tenures, however there is flexibility in this approach in order to secure provision on site.
- 4.3 Within Fylde there has been a 90% growth in affordable housing delivery between 2015/16 and 2018/19. This has been achieved with a growth in low cost home ownership options, shared ownership and discounted market sale that assist low to middle income earners into home ownership.
- 4.4 The increase in delivery up until 20/21 has been achieved by increasing the number of registered providers we actively work with to maximise all opportunities for S106, 30% affordable housing delivery on site, supporting 100% affordable housing schemes and providing S106 funds for brownfield regeneration sites.
- 4.5 Table 2 breaks down delivery by tenure in the financial years 2015/16 to 2021/21. A map on delivery across the borough is available following the [link](#) and this should be read using Appendix 1 as a guide to the different tenures.
- 4.6 The Coronavirus pandemic has impacted on the delivery during 20/21 with handover dates of units delayed to the autumn of 2021.

TABLE 2 – Affordable Housing delivery	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Affordable rent	23	47	77	186	123	41
Shared Ownership	0	18	13	32	90	28
Discounted market sale	0	0	17	14	14	21
TOTAL UNITS DELIVERED	23	65	107	232	227	90

4.7 The Registered Provider Partnership now consists of housing associations in the borough who actively develop and manage housing stock providing both shared ownership and affordable rented tenures and currently there are eight providers: Progress Housing, Great Places, ForHousing, Community Gateway, Muir, Places for People, Jigsaw and YMCA.

4.8 There are additional registered providers of social housing who operate within the area who are not invited to attend the partnership. They do not have a direct management presence in the borough for their housing stock and contract it to other registered providers with a presence in the borough (Sage and Legal and General Homes) or focus their activity on shared ownership and do not provide an affordable rented option (Heylo and Step Forward).

5. Section 106 contribution in lieu of affordable housing on site

5.1 The presumption is that affordable housing will be provided on the application site so that it contributes towards creating a mix of housing.

5.2 In circumstances where the Council considers that affordable housing would be most appropriately provided off-site, for instance in relation to applications for residential park homes or where services and facilities are minimal, the Council will require contributions of 43% of the number of market homes to be built on site, this being equivalent of providing 30% affordable housing on-site.

6. Programme of delivery using section 106 contributions

6.1 Fylde Council Section 106 affordable housing project 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.

6.2 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.

6.3 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.

6.4 The £2.4m of S106 funding held in 2016 by Fylde Council has been committed and provided 88 units of affordable rented accommodation in Kirkham and St Annes. The Council currently holds £2,453,443.44 Section 106 funds. Table 2 details the units delivered with a contribution of Section 106 funding from 2015/16 and in the pipeline to 2021/22. Appendix 1 provides photographs of five schemes funded by Fylde Council from S106 funding.

Table 2 – Schemes completed with S106 grant funding from 2015/16

Section 106 funds allocated	Development	Registered Provider, tenure and units	Year completed
£375,000	Kwik Save Site, St Davids Road South, St Annes	Great Places, 15 affordable rent, 7x 2 bed house, 8x 3 bed house	2015/16
£562,697 Appendix 1	YPAD, Patterson House, St Albans Road, St Annes	YMCA, 12 affordable rent, 12 x 1bed flat	2017/18
£840,000 Appendix 1	Keenans Mill, Lord Street, St Annes	Progress Housing, 26 affordable rent, 10x 1 bed flat, 11x 2 bed flat, 2 x 2 bed house, 3x 3 bed house	2018/19
£920,000 Appendix 1	Sunnybank Mill, Kirkham (see Appendix 1)	ForHousing, 23 affordable rent, 10x 2 bed house, 7x 1 bed house, 6x 3 bed house	2018/19
£105,000 (purchase) £112,974 (Refurb) Appendix 1	93 St Albans Road, St Annes	ForHousing, 2 affordable rent, 1x 2bed flat, 1 x 1bed flat	2018/19
£550,000 Appendix 1	Church Road Methodist Church, Church Road, St Annes	Great Places, 10 affordable rent, 6x 1 bed flats, 2x 2 bed houses, 2x 3 bed houses	2019/20
£57,500	1 Preesall Close, St Annes 5 Everest Court, Wesham	Buybacks Progress Housing Association 1 x 2 bed flat 1 x 3 bed house	2020/21 Expected Qtr 4 20/21
£260,000	Lytham Road, Warton	Jigsaw Homes 26 units 10 no. 1 bed apartments 4 no. 2 bed apartments 2 no. 2 bed houses 2 no. 2 bed bungalows 8 no. 3 bed houses	November 2022 Delivery expected

£60,000	District Wide housing need survey		21/22 – progress delayed due to Covid 19. Delivery expected 21/22
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6.5 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 brownfield sites, providing local regeneration, whilst at the same time providing much needed affordable homes on a small scale in areas of priority need.

6.6 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 brownfield sites, providing local regeneration, whilst at the same time providing much needed affordable homes on a small scale in areas of priority need.

7. Assessing current and future delivery needs for affordable housing

7.1 In March 2020, Environment, Health and Housing Committee recommended the approval to Finance and Democracy Committee of £60,000 from section 106 funds 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.

7.2 Within Fylde there has been a 90% growth in affordable housing delivery between 2015/16 and 2018/19. This has been achieved with a growth in low cost home ownership options, shared ownership and discounted market sale that assist low to middle income earners into home ownership.

7.3 This has created a need to manage the administration of affordable housing delivery in Fylde going forward:

- Monitor the market values and eligibility of occupants accessing low cost home ownership options
- Administer the resale of discounted market units to ensure applications for discounted market sale are accurately assessed and the discount is secured on the units with restrictive covenants for future resales
- Monitor delivery of affordable housing in line with S106 agreements and the corresponding Affordable Housing Statements
- Ensure tenures delivered are meeting the current and future needs of households on low to middle income in Fylde using available data sources
- Collate statistical evidence from available sources to inform affordable housing delivery and tenures required to meet current and future housing need
- Assist registered providers and developers in promoting intermediate tenures and ensure affordable rented units are meeting identified housing needs
- Promote community led/self-build opportunities across Fylde
- Work with the private rented sector to provide an affordable option for clients who cannot access affordable housing provided by Registered Providers by re-establishing the Rent Bond Guarantee Scheme.
- Have the ability when required, specifically for rural housing schemes, to undertake 100% housing need surveys to inform tenure mix.

7.4 This proactive approach will ensure we are securing sites for affordable housing provision and supporting the registered providers to ensure properties are allocated according to local connection requirements.

7.5 A report was presented to the same Committee requesting approval to redirect Face 2 Face YMCA Rent Bond Scheme funding from Community Grants, into the Housing Service to create a permanent part time Affordable Housing post focussed on improving the administration, monitoring and management of affordable housing delivery in Fylde. This will include liaison with the private rented sector to provide an affordable option for clients who cannot access accommodation provide by Registered Social Landlords.

- 7.6 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 tenures 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.
- 7.7 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. The project will include qualitative evidence gathering on the impact of market tenures that have been enabled and the background of households accessing these properties.
- 7.8 The Coronavirus pandemic has impacted on the delivery of this project due to a need to undertake community engagement events.

8. National government priorities for affordable housing

- 8.1 Government policy now places much greater emphasis on the delivery of Low Cost Home Ownership (LCHO) as a proportion of the overall amount of Affordable Housing delivered.
- 8.2 Under the National Planning Policy Framework³ social rented, affordable rented and intermediate housing, are provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
- 8.3 **Social rented and affordable rented housing is owned by local authorities and registered providers of affordable housing** (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- 8.4 **Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above.** These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing.
- 8.5 Shared ownership affordable housing is funded and leased under the Homes and Communities Agency SOAHP 2016-21 (Shared Ownership and Affordable Homes Programme). Government believes in shared ownership and it is one way to meet household's needs to aspire for home ownership in a different way. A Shared Ownership home allows the purchaser to buy a share in the equity while paying rent on the non-purchased share.
- 8.6 Government has broadened access to Help to Buy: Shared Ownership for potential purchasers. Outside London, anyone with a household income of less than £80,000 is now eligible, and there are no nationally or locally defined prioritization criteria (occupancy eligibility). This is secured via the Homes England Capital Funding Guide for shared ownership units⁴.
- 8.7 This applies to both grant and non-funded grant shared ownership schemes being supplied under the HCA lease by registered providers. The direct impact if the occupancy restriction are not lifted, is that shared ownership properties are not deliverable.
- 8.8 Within Fylde the local occupancy restriction was lifted on Little Tarnbrick, Kirkham following consultation with Councillors in June 2017 and it was agreed the local connection criteria for shared ownership should reflect Homes and Communities Agency SOAHP eligibility criteria. This has been the approach adopted on

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ <https://www.gov.uk/guidance/capital-funding-guide/1-help-to-buy-shared-ownership>

all new build shared ownership schemes. It may be that subsequent funding programmes allow the local authority to reintroduce eligibility criteria under the funding programme.

8.9 Since 2017/18 in Fylde there has been a growth in discounted market units within Fylde. Properties are directly sold by the Developer to eligible households. Eligible households have to be able to demonstrate a local connection to Fylde, either by employment, close family or having lived in the area. The property needs to be affordable based on income and savings.

8.10 The scheme is predominately for first time buyers, however other circumstances are also considered, for example, relationship breakdown and part owners having insufficient equity to re-enter the housing market and households that have previously owned, but have been in tied accommodation. Owners are required to live in the accommodation as their only and principal home and have no other interest in property in the UK or abroad.

8.11 The sale of discounted market housing is managed by the housing service. Discounts are normally 20% from the open market value, accessed by a qualified RICS surveyor and a restrictive covenant is placed on the property with the Land Registry to ensure future re-sales meet the same discount and eligibility criteria.

9. Committee decisions

9.1 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.

9.2 Environment, Health and Housing Committee 7th June 2016

Information items on Outcomes from the Section 106 Affordable housing project.

9.3 Environment, Health and Housing Committee 11th June 2019

Decision Item - Expression of Interest to allocate future Section 106 funds

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.

9.4 Planning Committee 11th September 2019

Draft Affordable Housing Supplementary Planning Document

It was RESOLVED: That the draft Affordable Housing Supplementary Planning Document as set out in appendix 1 of the report be approved for public consultation purposes.

9.5 Environment, Health and Housing Committee 17th March 2020

Decision Item - Fylde Affordable Housing Delivery Programme

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 delivery 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.

Decision Item - Administration of Affordable Housing Delivery in Fylde

It was therefore RESOLVED:

1. Note the contents of the report and the impact of the Homeless Reduction Act 2018 and Welfare Reform Act 2012 has had on the operation of the Rent Bond Scheme by Face to Face YMCA; and
2. Recommend to Finance and Democracy Committee approval to a fully-funded increase to the Housing Services budget in the sum of £30,000, to be met from an equivalent reduction in the Community Grants budget. The additional Housing Services budget would provide for the employment of an Affordable Housing Officer post to develop affordable housing opportunities within both the social and private rented sectors.

Appendix 1 – Schemes completed with S106 grant funding from 2015/16

Section 106 funds allocated	Development	Registered Provider, tenure and units	Year completed
£562,697	YPAD, Patterson House, St Albans Road, St Annes	YMCA, 12 affordable rent, 12 x 1bed flat	2017/18



Section 106 funds allocated	Development	Registered Provider, tenure and units	Year completed
£920,000	Sunnybank Mill, Kirkham	ForHousing, 23 affordable rent, 10x 2 bed house, 7x 1 bed house, 6x 3 bed house	2018/19



Section 106 funds allocated	Development	Registered Provider, tenure and units	Year completed
£105,000 (purchase) £112,974 (Refurb)	93 St Albans Road, St Annes	ForHousing, 2 affordable rent, 1x 2bed flat, 1 x 1bed flat	2018/19



Section 106 funds allocated	Development	Registered Provider, tenure and units	Year completed
£840,000	Keenans Mill, Lord Street, St Annes	Progress Housing, 26 affordable rent, 10x 1 bed flat, 11x 2 bed flat, 2 x 2 bed house, 3x 3 bed house	2018/19



Section 106 funds allocated	Development	Registered Provider, tenure and units	Year completed
£550,000	Church Road Methodist Church, Church Road, St Annes	Great Places, 10 affordable rent, 6x 1 bed flats, 2x 2 bed houses, 2x 3 bed houses	2019/20



INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PLANNING COMMITTEE	10 MARCH 2021	7

REPORTS OF THE VARIOUS OUTSIDE BODIES

PUBLIC ITEM

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

SUMMARY OF INFORMATION

On 19 October 2020, Council made appointments to the various outside bodies. These appointments followed recommendations from the programme committees. This report deals with appointments within the remit of this committee.

In line with the Protocol for Members on Outside Bodies (Part 5f of the Council's Constitution), every member serving on an outside body is required to complete a reporting form every six months, which is submitted to the relevant programme committee to which the external partnership relates.

Included as an appendix to this report are the returned completed reporting forms and a list of outstanding reports/details of those bodies which have not met.

SOURCE OF INFORMATION

Elected member representatives to the Outside Bodies

INFORMATION ATTACHED

Outside Bodies Reports and Summary

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The information is provided to maintain an understanding of the work of the outside bodies, and to remain abreast of any issues that may have an impact on the residents of the borough or the council.

FURTHER INFORMATION

Contact Tracy Manning, Director of Resources – tracy.manning@fylde.gov.uk

Outside Body	Councillor	Report Status
Planning Committee, 10/3/21 meeting		
Duty to Cooperate	Chair & vice of Planning – Trevor Fiddler & Richard Redcliffe	Nil return, no meetings
(Planning) Education Liaison Group	Richard Redcliffe	Nil return, no meetings
(Planning) Education Liaison Group	Linda Nulty	Report attached
Highways and Transportation Group	Liz Oades	Nil return, no meetings
Highways and Transportation Group	Chris Dixon	Nil return, no meetings
Highways and Transportation Group	Stan Trudgill	Nil return, no meetings

Outside Bodies - Member Reporting Form

Details Education Liaison Committee

Councillor Name and Role on Outside Body *(for example, Observer, Trustee, Director):-*

Linda Nulty – Member of Committee

Email:- cllr.lnulty@fylde.gov.uk

Period this report covers (date):- up to 24/03/2021

Name of Outside Body:- Education Liaison Committee

How often does the organisation meet? And how often have you attended?:-

This committee has not met this year

Key issues arising for Fylde Borough Council:-

Examples of issues could be those that may affect decisions regarding budget setting, challenges for residents, policy changes that affect partnership working etc

This is a vital Committee, very important to Education provision in Fylde.

We really need to hold a meeting ASAP

Who did you inform of these issues within Fylde Borough Council?:-

Planning Committee

In the light of these meetings, is it worthwhile for the Council to continue to have a representative/representatives on this body?:-

It would be if it met!

Any further comments?:-

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	10 MARCH 2021	8
COVID 19 RECOVERY			

PUBLIC ITEM

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

SUMMARY OF INFORMATION

A verbal update will be provided to members on the COVID 19 Recovery as it relates to the terms of reference of the committee.