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| Meeting | COMMUNITY SCRUTINY COMMITTEE |
| Time/Day/Date | 6.30 pm on Tuesday, 26 October 2021 |
| Location | Council Chamber, Council Offices, Coalville |
| Officer to contact | Democratic Services |

AGENDA

| Item | | Pages |
|--|---|----------------|
| 1. APOLOGIES FOR ABSENCE | | |
| 2. DECLARATION OF INTERESTS | | |
| | Under the Code of Conduct members are reminded that in declaring disclosable interests you should make clear the nature of that interest and whether it is pecuniary or non-pecuniary. | |
| 3. PUBLIC QUESTION AND ANSWER SESSION | | |
| | To receive questions from members of the public under rule no.10 of the Council Procedure Rules. The procedure rule provides that members of the public may ask any question on any matter in relation to which the Council has powers or duties which affect the District, provided that three clear days' notice in writing has been given to the Head of Legal and Support Services. | |
| 4. MINUTES | | |
| | To approve and sign the minutes of the meeting held on 22 July 2021 | 3 - 6 |
| 5. ITEMS FOR INCLUSION IN THE FUTURE WORK PROGRAMME | | |
| | To consider any items to be included in the work programme. The plan of forthcoming Cabinet decisions and the current work programme are attached for information. | 7 - 24 |
| 6. DRAFT HOUSING STRATEGY | | |
| | Report of the Head of Housing | 25 - 52 |
| 7. RECOMMENDATIONS FROM THE INCREASING THE SUPPLY OF AFFORDABLE HOUSING TASK AND FINISH GROUP | | |
| | Report of the Head of Housing | 53 - 70 |

Circulation:

Councillor J Houlton (Chairman)
Councillor R L Morris (Deputy Chairman)
Councillor C C Benfield
Councillor A J Bridgen
Councillor T Eynon
Councillor J Geary
Councillor M D Hay
Councillor G Houlton
Councillor J G Simmons
Councillor M B Wyatt

MINUTES of a meeting of the COMMUNITY SCRUTINY COMMITTEE held in the Council Chamber, Council Offices, Coalville on THURSDAY, 22 JULY 2021

Present: Councillor K Merrie MBE (Chairman)

Councillors C C Benfield, T Eynon, J Geary, M D Hay, J G Simmons, M B Wyatt, J Clarke (Substitute for Councillor J Hoult) and R L Morris (Substitute for Councillor G Hoult)

In Attendance: Councillors D Bigby, R D Bayliss, R Blunt, R Johnson, J Legrys and S Sheahan

Portfolio Holders: Councillors

Officers: Mr D Bates, Mrs C Hammond, Marquez, Mrs B Smith, Vickery, Miss E Warhurst and Mr P Wheatley

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors A Bridgen, G Hoult and J Hoult.

2. DECLARATION OF INTERESTS

The Monitoring Officer read out a statement, in relation to the planning application that had been submitted to the Planning department, to develop the land that was to be discussed at Item 7 - Disposal of NWLDC Land Holding in Cropston Drive/Waterworks Road. She advised members of the committee that they were not to take into account any planning issues or concerns that were being raised by the local community in relation to the planning application, when considering the report in front of them.

Councillors K Merrie and R Morris declared the following in relation to item 7 – Disposal of NWLDC Land Holding in Cropston Drive/Waterworks Road:-

“I am here tonight to contribute to any comments that this committee may wish to make in order for Cabinet to make a decision on the method of disposing of this site. I note that the decision to dispose of the site has already been made by Cabinet previously.

I recognise that as a member of the Planning Committee, I may be asked to determine a planning application in relation to this site through that committee at a later date. In the event that I participate in that decision-making process, I will do so with my planning hat on and having regard to all the advice and material before me at that time and having regard to the discussion and debate at that meeting. I will not let my participation tonight predetermine any decision I may make at that Planning Committee.

My comments tonight will be to inform Cabinet to make its own decision on the method of disposal. In the event that I participate in the decision-making process at Planning Committee, I will be making my own decision on the matter before me at that time.”

Councillor K Merrie declared a non-pecuniary interest in item 7 - Disposal of NWLDC Land Holding in Cropston Drive/Waterworks Road, as the Leicestershire County Council Division Member for the site.

Councillor M B Wyatt declared a pecuniary interest in item 7 - Disposal of NWLDC Land Holding in Cropston Drive/Waterworks Road, as he was against the proposal to sell the land for housing development and he could not support the recommendations detailed in the report. He stated that he would leave the meeting for the consideration of the item.

3. PUBLIC QUESTION AND ANSWER SESSION

There were no questions received.

4. MINUTES

Consideration was given to the minutes of the meeting held on 19 May 2021.

It was moved by Councillor J Geary, seconded by Councillor T Eynon and

RESOLVED THAT:

The minutes of the meeting held on 19 May 2021 be approved as a correct record.

5. ITEMS FOR INCLUSION IN THE FUTURE WORK PROGRAMME

The Chairman referred members to the committee's work programme and the Cabinet's Executive Decision Notice. He advised members that work was currently being undertaken to improve the scrutiny work programming process and the proposals would be considered by the Cross Party Working Group and then by both Scrutiny Committees.

Members were invited to make requests for additional items to be included. No comments were made.

By affirmation of the meeting, it was

RESOLVED THAT:

The Future Work Programme be received and noted.

6. EXCLUSION OF PRESS AND PUBLIC

It was moved by Councillor J Clarke, seconded by Councillor J Geary and

RESOLVED THAT:

In pursuance of Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the remainder of the meeting on the grounds that the business to be transacted involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Act and that the public interest in maintaining this exemption outweighs the public interest in disclosing the information.

Having declared a pecuniary interest in item 7, Councillor M B Wyatt left the meeting at 6.40pm.

7. DISPOSAL OF NWLDC LAND HOLDING IN CROPSTON DRIVE/WATERWORKS ROAD

Mr M Vickery, project manager presented the report to members.

To enable the committee to make informed comments to Cabinet, members asked a number of questions in relation to the report, which were responded to by Mr M Vickery.

It was moved by Councillor J Simmons, seconded by Councillor R Morris and

RESOLVED THAT:

The proposed recommendations to Cabinet in the report be endorsed.

8. MARLBOROUGH CENTRE

The Head of Economic Regeneration presented the report to members, supported by Councillor R Blunt and the Head of Finance.

To enable the committee to make informed comments to Cabinet, members asked a number of questions in relation to the report, which were responded to by the Head of Economic Regeneration and Councillor R Blunt.

It was moved by Councillor J Geary, seconded by Councillor J Clarke and

RESOLVED THAT:

The recommendations as set out in the report be endorsed and supported.

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 8.17 pm

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Community Scrutiny Committee – WORK PROGRAMME (as at 15/10/21)

| Date of Meeting | Item | Lead Officer | Witnesses | Agenda Item Duration |
|-------------------------|--|--|-----------|---|
| 24 November 2021 | | | | |
| 24 November 2021 | Dog Fouling, Fly Tipping and Littering Update | Paul Sanders, Head of Community Services | n/a | 15 minutes |
| 24 November 2021 | Shop Front Scheme Update | Barrie Walford, Business Focus Team Manager | n/a | 15 minutes |
| 24 November 2021 | North West Leicestershire Cycling and Walking Draft Strategy | Paul Sanders, Head of Community Services | n/a | 15 minutes |
| 24 November | North West Leicestershire Visitor Economy | Paul Wheatly, Head of Economic Regeneration | n/a | 15 minutes |
| 9 February 2022 | | | | |
| 9 February 2022 | Flood Management in North West Leicestershire | Chris Elston, Head of Planning and Infrastructure, Mike Murphy, Head of Human Resources and Organisational Development | | 15 minutes |
| 9 February 2022 | Planning Enforcement (Effectiveness) | Chris Elston, Head of Planning and Infrastructure | n/a | 15 minutes |
| 9 February 2022 | North West Leicestershire Economic Growth Plan | Barrie Walford, Business Focus Team Manager | n/a | Estimated 30 minutes including presentation and Q & A |
| 6 April 2022 | | | | |
| 29 June 2022 | | | | |

Requests for Items

| Date request Received | Requested by | Summary of request | Consideration by scrutiny Y/N | Reasons |
|-----------------------|--------------|--------------------|-------------------------------|---------|
| None at present | | | | |

Principles and Criteria used for Assessing Items Put Forward

Identify Issues for consideration by Scrutiny

- Consulting with members of Scrutiny Committees, senior officers, Cabinet members – horizon scanning on policy development
- Looking at the corporate priorities, Council Delivery Plan and Cabinet Forward plan – identify key issues/topics for investigation/inquiry
- Considering events and decisions in the Council's calendar which could require an input/consultation via scrutiny – eg budget setting, CDP development
- Considering requests from members – eg via another forum or scoping report submitted
- Evaluating the Council's performance – eg quarterly reports, end of year reports, reviewing success of a particular scheme or initiative
- Reviewing any follow up work required after previous scrutiny work

Prioritise the potential list of scrutiny topics based on factors including

- the resources required to deliver it (from members, offices and financially)
- the value and level of impact which could be achieved
- link to the council's priorities
- whether it is a regular recurring item which requires consideration before Cabinet/Council approval
- consideration of the guidance for selecting scrutiny topics

| Topics are suitable for Scrutiny when | Topics are not suitable for Scrutiny when |
|---|--|
| Scrutiny could have an impact and add value | The issue is already being addressed elsewhere and change is imminent |
| The topic is of high local importance and reflects the concerns of local people | The topic would be better addressed elsewhere (and will be referred there) |
| The resources are available that would be required to conduct the review – staff and budget | Scrutiny involvement would have limited or no impact on outcomes |
| It avoids duplication of work elsewhere | The topic would be sub-judice or prejudicial to the councils interests |
| The issues is one that the committee can realistically influence | The topic is too broad to make a review realistic |
| The issue is related to an area where the council or one of its partners is not performing well | New legislation or guidance relating to the topic is expected in the next year |

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Please note that work is currently underway on the scrutiny work programming process and proposals will be considered by the Scrutiny Cross Party Working Group and both Scrutiny Committees in due course.

Forward Plan Scoping Actions – Community Scrutiny Committee (as at 13.10.21)

| Item | Date requested | How requested | Who requested | Scoping Form Y/N | Officer responsible | Key Stakeholders | Task & Finish Group Y/N | Chair Agreed Y/N | Meeting scheduled |
|--|----------------|---------------|-----------------|------------------|----------------------------------|----------------------------|-------------------------|------------------|-------------------|
| Environmental Enforcement | 23 Oct 19 | Committee | Cllr Wyatt | No | Clare Proudfoot/ Paul Sanders | LCC, Environment Agency | No | - | TBC |
| Status: | | | | | | | | | |
| Officers to scope with Councillor Wyatt. | | | | | | | | | |
| | | | | | | | | | |
| MARLBOROUGH SQUARE | - | - | Officer request | - | Paul Wheatly | - | No | TBC | TBC |
| Status: | | | | | | | | | |
| Officers currently working on reporting timeline for Scrutiny Committee and Cabinet. | | | | | | | | | |
| | | | | | | | | | |

Items raised at the previous meeting to be considered in accordance with the new work programming process in due course:

- Covid-19 and the Impact on the Community
- An anti-social behaviour update
- How the Development Corporation was affecting the Community

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DRAFT Notice of Executive Key Decisions

The attached notice lists the matters which are likely to be the subject of a key decision by the Council's executive and executive decision making bodies. This notice is produced in accordance with the Constitution adopted by North West Leicestershire District Council and will be published a minimum of 28 days before the date on which a key decision is to be made on behalf of the Council.

Key Decisions

A key decision means a decision taken by the Cabinet, a committee of the Cabinet, an area or joint committee or an individual in connection with the discharge of a function which is the responsibility of the executive and which is likely:

- (a) to result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates; or
- (b) to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the area of the Council;
- (c) for the purposes of (a) and (b) above £100,000 shall be regarded as significant in terms of expenditure or savings, and any issue which, in the opinion of the Leader is likely to have an impact on people, shall be regarded as significant in terms of impact on communities.

The Council's Executive

The Council's executive committee is the Cabinet. The Cabinet comprises:

| | | | | | |
|-------------------------|---|----------------------------------|------------------------|---|---------------------------------------|
| Councillor R Blunt | - | Leader | Councillor A Woodman | - | Community Services |
| Councillor R Ashman | - | Deputy Leader and Infrastructure | Councillor N J Rushton | - | Corporate |
| Councillor T Gillard | - | Business and Regeneration | Councillor R D Bayliss | - | Housing, Property & Customer Services |
| Councillor K Merrie MBE | - | Planning | | | |

Confidential Items and Private Meetings of the Executive

Whilst the majority of the Cabinet's business at the meetings listed in this notice will be open to the public and media organisations to attend, there will inevitably be some business to be considered that contains, for example, confidential, commercially sensitive or personal information. This is a formal notice under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 that part of the Cabinet meetings listed in this Forward Plan may be held in private because the agenda and reports for the meeting contain exempt information under Part 1 Schedule 12A to the Local Government Act (Access to Information) Act 1985 (as amended) and that the public interest in withholding the information outweighs the public interest in disclosing it. Those items where it is considered that they should be considered in private are identified on the Notice.

Access to Agenda and Related Documents

Documents relating to the matters listed in this notice are available at least 5 clear working days prior to the date of decision as indicated below. Other documents relevant to the matters listed in this notice may be submitted to the decision maker.

If you wish to request or submit a document, or make representation in relation to any issue contained within this notice, please contact Democratic Services on telephone number 01530 454512 or by emailing memberservices@nwleicestershire.gov.uk

Executive Decisions

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| Decision | Decision Maker | Status of Decision | Public or Private (and reason – where private) | Date of Decision | Contacts | Documents to be submitted to the Decision Maker | Considered by Scrutiny or other Committee |
|---|----------------|--------------------|---|------------------|---|---|---|
| Local Plan Review - Development Strategy | Cabinet | Key | Public | 7 December 2021 | Councillor Keith Merrie MBE keith.merrie@nwleicester-shire.gov.uk Planning Policy & Land Charges Team Manager Tel: 01530 454677 ian.nelson@nwleicestershire.gov.uk | Report Local Plan Review - Development Strategy | Issue will have been discussed at Local Plan Committee of 27 October 2021 |
| Housing Strategy | Cabinet | Key | Public | 7 December 2021 | Councillor Roger Bayliss Tel: 01530 411055 roger.bayliss@nwleicestershire.gov.uk Head of Housing Tel: 01530 454780 chris.lambert@nwleicestershire.gov.uk | Draft Strategy Document Housing Strategy | Community Scrutiny Committee - 29 September 2021 |
| Minutes of the Coalville Special Expenses Working Party | Cabinet | Key | Public | 7 December 2021 | Councillor Andrew Woodman Tel: 07970 520357 andrew.woodman@nwleicestershire.gov.uk Head of Community Services Tel: 01530 454832 paul.sanders@nwleicestershire.gov.uk | Minutes of the Coalville Special Expenses Working Party | Coalville Special Expenses Working Party - 12 October 2021 |

| Decision | Decision Maker | Status of Decision | Public or Private (and reason – where private) | Date of Decision | Contacts | Documents to be submitted to the Decision Maker | Considered by Scrutiny or other Committee |
|--|----------------|--------------------|---|------------------|--|--|--|
| PSPO - Netherfield Lane | Cabinet | Key | Public | 7 December 2021 | Councillor Andrew Woodman Tel: 07970 520357 andrew.woodman@nwleicester.gov.uk Head of Community Services Tel: 01530 454832 paul.sanders@nwleicester.gov.uk | PSPO - Netherfield Lane | This is a review of an existing PSPO which will include a public consultation, we would struggle to take it to scrutiny and meet the legislative deadline. |
| 2021/22 Quarter 2 Performance Report 16 | Cabinet | Key | Public | 7 December 2021 | Councillor Richard Blunt Tel: 01530 454510 richard.blunt@nwleicester.gov.uk Head of Human Resources and Organisational Development Tel: 01530 454518 mike.murphy@nwleicester.gov.uk | 2021/22 Quarter 2 Performance Report | Corporate Scrutiny Committee - 10 November 2021 |
| Affordable Housing Supplementary Planning Document | Cabinet | Key | Public | 7 December 2021 | Councillor Keith Merrie MBE keith.merrie@nwleicester.gov.uk sarah.lee@nwleicester.gov.uk | Report outlining consultation comments and suggested response along with proposed changes as necessary Affordable Housing Supplementary Planning Document | Consultation responses to be considered by Local Plan Committee following Cabinet |

| Decision | Decision Maker | Status of Decision | Public or Private (and reason – where private) | Date of Decision | Contacts | Documents to be submitted to the Decision Maker | Considered by Scrutiny or other Committee |
|---|----------------|--------------------|---|------------------|---|---|--|
| Disposal of an empty property in Kegworth | Cabinet | Key | Private Information relating to the financial or business affairs of any particular person (including the authority holding that information) | 7 December 2021 | Councillor Roger Bayliss Tel: 01530 411055 roger.bayliss@nwleicestershire.gov.uk Housing Asset Management Team Manager jas.singh@nwleicestershire.gov.uk | Disposal Policy approved by Cabinet on 21 September 2021 Disposal of an empty property in Kegworth | Decision being sought under approved Disposal Policy |
| January 2022 | | | | | | | |
| Empty Properties 17 | Cabinet | Key | Private Information relating to any individual. Information relating to the financial or business affairs of any particular person (including the authority holding that information) | 11 January 2022 | Councillor Andrew Woodman Tel: 07970 520357 andrew.woodman@nwleicestershire.gov.uk Head of Community Services Tel: 01530 454832 paul.sanders@nwleicestershire.gov.uk | Empty Properties | Not to be considered by a Scrutiny Committee. |
| Zero Litter Campaign | Cabinet | Key | Public | 11 January 2022 | Councillor Andrew Woodman Tel: 07970 520357 andrew.woodman@nwleicestershire.gov.uk Head of Community Services Tel: 01530 454832 paul.sanders@nwleicestershire.gov.uk | Zero Litter Campaign | 29/09/21 Dog Fouling, Fly Tipping and Littering Update |

| Decision | Decision Maker | Status of Decision | Public or Private (and reason – where private) | Date of Decision | Contacts | Documents to be submitted to the Decision Maker | Considered by Scrutiny or other Committee |
|---|----------------|--------------------|---|------------------|---|---|---|
| Customer Service Strategy | Cabinet | Key | Public | 11 January 2022 | <p>Councillor Roger Bayliss Tel: 01530 411055 roger.bayliss@nwleicestershire.gov.uk</p> <p>Strategic Director of Housing and Customer Services Tel: 01530 454819 andy.barton@nwleicester.gov.uk</p> | Customer Service Strategy | Corporate Scrutiny Nov 21 |
| Council Tax Base 2022/23 | Cabinet | Key | Public | 11 January 2022 | <p>Councillor Nicholas Rushton Tel: 01530 412059 nicholas.rushton@nwleicestershire.gov.uk</p> <p>Head of Finance Tel: 01530 454 707 dan.bates@nwleicestershire.gov.uk</p> | Council Tax Base 2022/23 | Not to be considered by a Scrutiny Committee - The calculation of the council tax base is prescribed in statute |
| Former Tenant Rent Arrears, Current Tenant Rent Arrears, Council Tax, Non Domestic Rates and Sundry Debtor Write Offs | Cabinet | Key | Public | 11 January 2022 | <p>Councillor Nicholas Rushton Tel: 01530 412059 nicholas.rushton@nwleicestershire.gov.uk</p> <p>Head of Finance Tel: 01530 454 707 dan.bates@nwleicestershire.gov.uk</p> | Former Tenant Rent Arrears, Current Tenant Rent Arrears, Council Tax, Non Domestic Rates and Sundry Debtor Write Offs | Not to be considered by a Scrutiny Committee. Under the constitution Cabinet are required to approve write-offs over £10,000. |

| Decision | Decision Maker | Status of Decision | Public or Private (and reason – where private) | Date of Decision | Contacts | Documents to be submitted to the Decision Maker | Considered by Scrutiny or other Committee |
|--|----------------|--------------------|---|------------------|---|---|---|
| Draft Budget and Council Tax 2021/22 | Cabinet | Key | Public | 11 January 2022 | <p>Councillor Nicholas Rushton Tel: 01530 412059 nicholas.rushton@nwleicestershire.gov.uk</p> <p>Head of Finance Tel: 01530 454 707 dan.bates@nwleicestershire.gov.uk</p> | Report Draft Budget and Council Tax 2021/22 | Corporate Scrutiny - 8 December 2021 |
| February 2022 | | | | | | | |
| Budget and Council Tax 2021/22 16 | Cabinet | Key | Public | 1 February 2022 | <p>Councillor Nicholas Rushton Tel: 01530 412059 nicholas.rushton@nwleicestershire.gov.uk</p> <p>Head of Finance Tel: 01530 454 707 dan.bates@nwleicestershire.gov.uk</p> | Report Budget and Council Tax 2021/22 | Will have already been considered by Scrutiny and public consultation carried out |
| 2022 - 2027 Medium Term Financial Plans | Cabinet | Key | Public | 1 February 2022 | <p>Councillor Nicholas Rushton Tel: 01530 412059 nicholas.rushton@nwleicestershire.gov.uk</p> <p>Head of Finance Tel: 01530 454 707 dan.bates@nwleicestershire.gov.uk</p> | | Corporate Scrutiny Committee - 1 September 2021 |

| Decision | Decision Maker | Status of Decision | Public or Private (and reason – where private) | Date of Decision | Contacts | Documents to be submitted to the Decision Maker | Considered by Scrutiny or other Committee |
|--|----------------|--------------------|---|------------------|--|--|---|
| Treasury Management Strategy Statement 2022/23 and Prudential Indicators 2022/23 - 2024/25 | Cabinet | Key | Public | 1 February 2022 | Councillor Nicholas Rushton Tel: 01530 412059 nicholas.rushton@nwleicestershire.gov.uk Head of Finance Tel: 01530 454 707 dan.bates@nwleicestershire.gov.uk | Treasury Management Strategy Statement 2022/23 and Prudential Indicators 2022/23 - 2024/25 | Corporate Scrutiny Committee - 5 January 2022 |
| Investment Strategy - Service and Commercial 2022/23 20 | Cabinet | Key | Public | 1 February 2022 | Councillor Nicholas Rushton Tel: 01530 412059 nicholas.rushton@nwleicestershire.gov.uk Head of Finance Tel: 01530 454 707 dan.bates@nwleicestershire.gov.uk | Investment Strategy - Service and Commercial 2022/23 | Corporate Scrutiny Committee - 5 January 2022 |
| Marlborough Square Public Realm | Cabinet | Key | Public | 1 February 2022 | Councillor Richard Blunt Tel: 01530 454510 richard.blunt@nwleicestershire.gov.uk Head of Economic Regeneration Tel: 01530 454 354 paul.wheatley@nwleicestershire.gov.uk | Report and appendices Marlborough Square Public Realm | To be considered at Scrutiny on 26th October 2021 |

| Decision | Decision Maker | Status of Decision | Public or Private (and reason – where private) | Date of Decision | Contacts | Documents to be submitted to the Decision Maker | Considered by Scrutiny or other Committee |
|---|----------------|--------------------|---|------------------|---|---|---|
| Minutes of the Coalville Special Expenses Working Party | Cabinet | Key | Public | 1 February 2022 | <p>Councillor Andrew Woodman Tel: 07970 520357 andrew.woodman@nwleicester.gov.uk</p> <p>Head of Community Services Tel: 01530 454832 paul.sanders@nwleicester.gov.uk</p> | Minutes of the Coalville Special Expenses Working Party | Coalville Special Expenses Working Party - 14 December 2021 |
| 1 March 2022 | | | | | | | |
| There are no items to be considered. | | | | | | | |
| 29 March 2022 | | | | | | | |
| 2021/22 Quarter 3 Performance Report | Cabinet | Key | Public | 29 March 2022 | <p>Councillor Richard Blunt Tel: 01530 454510 richard.blunt@nwleicester.gov.uk</p> <p>Head of Human Resources and Organisational Development Tel: 01530 454518 mike.murphy@nwleicester.gov.uk</p> | 2021/22 Quarter 3 Performance Report | Corporate Scrutiny Committee - 9 March 2022 |

| Decision | Decision Maker | Status of Decision | Public or Private (and reason – where private) | Date of Decision | Contacts | Documents to be submitted to the Decision Maker | Considered by Scrutiny or other Committee |
|---|----------------|--------------------|---|------------------|--|--|---|
| Former Tenant Rent Arrears, Current Tenant Rent Arrears, Council Tax, Non Domestic Rates and Sundry Debtor Write Offs | Cabinet | Key | Public | 29 March 2022 | Councillor Nicholas Rushton Tel: 01530 412059 nicholas.rushton@nwleicestershire.gov.uk Head of Finance Tel: 01530 454 707 dan.bates@nwleicestershire.gov.uk | Former Tenant Rent Arrears, Current Tenant Rent Arrears, Council Tax, Non Domestic Rates and Sundry Debtor Write Offs Former Tenant Rent Arrears, Current Tenant Rent Arrears, Council Tax, Non Domestic Rates and Sundry Debtor Write Offs | Not to be considered by a Scrutiny Committee. Under the constitution Cabinet are required to approve write-offs over £10,000. |
| North West Leicestershire Economic Growth Plan 2022 | Cabinet | Key | Public | 29 March 2022 | Councillor Tony Gillard Tel: 01530 452930 tony.gillard@nwleicestershire.gov.uk Head of Economic Regeneration Tel: 01530 454 354 paul.wheatley@nwleicestershire.gov.uk | North West Leicestershire Economic Growth Plan 2022 | To be considered by Community Scrutiny Committee 9 February 2022. |

April 2022

There are no items to be considered.

June 2022

| Decision | Decision Maker | Status of Decision | Public or Private (and reason – where private) | Date of Decision | Contacts | Documents to be submitted to the Decision Maker | Considered by Scrutiny or other Committee |
|---|----------------|--------------------|---|------------------|---|---|---|
| Treasury Management Stewardship Report 2021/22 | Cabinet | Key | Public | 7 June 2022 | Councillor Nicholas Rushton Tel: 01530 412059 nicholas.rushton@nwleicester.gov.uk Head of Finance Tel: 01530 454 707 dan.bates@nwleicester.gov.uk | Treasury Management Stewardship Report 2021/22 | Audit and Governance Committee - 20 April 2022 |
| Former Tenant Rent Arrears, Current Tenant Rent Arrears, Council Tax, Non Domestic Rates and Sundry Debtor Write Offs | Cabinet | Key | Public | 7 June 2022 | Councillor Nicholas Rushton Tel: 01530 412059 nicholas.rushton@nwleicester.gov.uk Head of Finance Tel: 01530 454 707 dan.bates@nwleicester.gov.uk | Former Tenant Rent Arrears, Current Tenant Rent Arrears, Council Tax, Non Domestic Rates and Sundry Debtor Write Offs | Not to be considered by a Scrutiny Committee. Under the constitution Cabinet are required to approve write-offs over £10,000. |
| Minutes of the Coalville Special Expenses Working Party | Cabinet | Key | Public | 7 June 2022 | Councillor Andrew Woodman Tel: 07970 520357 andrew.woodman@nwleicester.gov.uk Head of Community Services Tel: 01530 454832 paul.sanders@nwleicester.gov.uk | Minutes of the Coalville Special Expenses Working Party | Coalville Special Expenses Working Party - 27 April 2022 |

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

COMMUNITY SCRUTINY COMMITTEE –
TUESDAY, 26 OCTOBER 2021



| | | |
|---|---|---------------------------|
| Title of Report | DRAFT HOUSING STRATEGY | |
| Presented by | David Scruton/Chris Lambert Housing Strategy and Systems Team Manager/Head of Housing | |
| Background Papers | 2016 Strategy 2016 Housing Strategy | Public Report: Yes |
| Financial Implications | The draft strategy identified priority areas of focus but does not contain a specific action plan and so there are currently no direct financial implications | |
| | Signed off by the Section 151 Officer: Yes | |
| Legal Implications | There are no recommendations with direct legal implications | |
| | Signed off by the Monitoring Officer: Yes | |
| Staffing and Corporate Implications | None | |
| | Signed off by the Head of Paid Service: Yes | |
| Reason Agenda Item Submitted to Scrutiny Committee | To allow Scrutiny Committee to consider the draft Housing Strategy and provide an input prior to consideration by Cabinet | |
| Recommendations | THAT SCRUTINY CONSIDER THE DRAFT STRATEGY AND PROVIDE RECOMMENDATIONS FOR CABINET CONSIDERATION | |

1. BACKGROUND

- 1.1 The Housing Strategy is a non-statutory document that allows the Council to set out its areas of focus for housing. The current strategy was adopted in 2016 covering the period 2016-2021. The draft strategy that has been produced is again intended to cover a 5 year period.
- 1.2 The strategy supports and compliments other strategic documents and underpins the Council's identified priorities. One of the most apparent synergies is with the Local Plan development however there are other interdependencies and overlaps with other initiatives such as the Zero Carbon Roadmap.
- 1.3 The diagram below illustrates some of the key interdependencies of the Housing Strategy



2. CONSULTATION ON AND DEVELOPMENT OF THE NEW STRATEGY

- 2.1 Consultation on the new strategy was carried out in two phases, initially two questionnaires were developed one for the public and those working directly with the public who may be facing housing issues within the district and one for partner agencies, with partner agencies encouraged to complete both if appropriate.
- 2.2 The surveys were promoted through a range of methods including direct contact with customers and partners where we had details as well as social media posts and a number of promotional postcards distributed to key sites around the district including leisure centres.
- 2.3 As a result of this phase we received 140 responses to the “customer” survey and 16 to the partner one.
- 2.4 During this consultation phase a data analysis exercise was carried out and the results of this and the consultation directly fed into a draft strategy document.
- 2.5 A draft strategy document was produced for further consultation developed with a number of key questions within the text that consultees were encouraged to respond

to. A further questionnaire was developed to capture these responses along with more general comments about the draft document.

- 2.6 These responses then informed a revised draft which is the document being considered by the Community Scrutiny Committee.

3. THE NEW STRATEGY DOCUMENT

- 3.1 The strategy identifies four priority areas for action, namely;

- Developing a Better Understanding of Need
- Encouraging More Flexible Homes
- Future Proofing Investment
- Rebalancing supply

- 3.2 Furthermore the document places particular emphasis on the need to make best use of existing housing recognising the relatively small contribution to overall stock that newbuild will make over the lifetime of the strategy.

- 3.3 The first of the priority areas, developing a better understanding of need is a reflection that there are areas where our evidence is not as robust as it could be and so a key activity over the lifetime of the strategy will be building a more complete evidence base to inform future decision making.

- 3.4 The draft strategy document that has been amended to reflect feedback from consultation is included for consideration.

| Policies and other considerations, as appropriate | |
|--|---|
| Council Priorities: | The strategy has the opportunity to cut across all Council priorities with particular emphasis on <ul style="list-style-type: none"> - Developing a clean and green district - Local people live in high quality, affordable homes - Our communities are safe, healthy and connected |
| Policy Considerations: | A range of housing and planning policies impact on the scope of the strategy |
| Safeguarding: | None identified |
| Equalities/Diversity: | The strategy identifies the need to have a better understanding of the housing needs of a range of groups displaying protected characteristics including those with disabilities and the elderly. |
| Customer Impact: | The strategy will indirectly impact on customers as there will be implications for new homes and services developed. |

| | |
|------------------------------------|--|
| Economic and Social Impact: | Whilst the strategy itself will not directly derive an social or economic impact the document is likely to inform significant investment which will deliver these outcomes. In particular the focus on rebalancing supply is likely to produce tangible benefits in those areas. |
| Environment and Climate Change: | The strategy has identified the climate change agenda as a key driver for investment in new and existing housing. |
| Consultation/Community Engagement: | An extensive consultation process was undertaken prior to developing the draft strategy targeting partners and public. The same groups were then encouraged to comment on and develop the draft strategy document that was produced after initial feedback |
| Risks: | There are no identified risks with the strategy document although adequate risk management will form part of any actions resulting from the strategy. |
| Officer Contact | David Scruton Housing Strategy and Systems Team Manager david.scruton@nwleicestershire.gov.uk |

Housing Strategy 2021-2026

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DRAFT

Introduction

On average people move 8 times in their lifetimes with 3 or 4 of these moves occurring between the ages of 18 and 30. Furthermore research has found the number of moves reducing since the 1970s despite the assumption the population is more mobile. Therefore it is important that we consider how we can meet changing housing needs within existing homes as for a range of reasons relying on a move to address housing difficulties will not be an appropriate solution.

Newbuild only accounts for around a 1% increase in housing stock in a given year and so over the life of this strategy is likely to only account for a little over 5% of the housing stock in the district. New build brings the added advantages of being able to be designed to fit the need at the time, however the existing stock forms by far and beyond the volume. As a result to ensure our housing continues to meet our communities needs we will have to focus at least as much on our existing stock as the opportunity new development brings.

Therefore when considering how we meet the housing needs of the district we need to focus

- Firstly on meeting need within existing homes wherever possible
- Secondly on making the best of use existing stock
- Thirdly on using newbuild to balance the housing market

This strategy sets the priorities and ambitions for the next five years. It sets context for the local plan which will ultimately set out our development policies in the years ahead, whilst considering a more holistic approach to housing need and how best to meet that.

Whilst we cannot under estimate the impact Covid has had on housing from a range of perspectives equally we need to ensure that this does not become a Covid Housing Strategy and we endeavour to understand those issues and changes to the housing market that are likely to be short term and reactive as opposed to those that may be the start of longer term structural changes.

Whilst many will hope that the homes utilisation as a class room was a short term solution to an immediate problem, more people will now be considering the opportunities and flexibility that working from home affords.

About North West Leicestershire

North West Leicestershire boasts enormous diversity including heritage and history, amazing places to visit like Donington Race Circuit, miles of hidden nature trails and days out to delight everyone.

The main business centres are Measham and Ibstock in the south of the area, Ashby de la Zouch and Coalville in the centre of the region and Castle Donington and Kegworth to the North in addition to many businesses to be found throughout the more rural parts.

The region has an excellent transport network with both the M1 & M42 allowing swift access to all parts of the country. This, allied to the rail link at East Midlands Parkway and East Midlands Airport providing national and international services to major European & Transatlantic business destinations - North West Leicestershire is perfectly placed to drive business success and growth further.

Links to Wider Council Objectives

The Council vision is that: "North West Leicestershire will be a place where people and businesses feel they belong and are proud to call home"

The Council's Delivery Plan identifies five key priorities,

- Supporting Coalville to be a more vibrant family-friendly town
- Our communities are safe, healthy, and connected
- Local people live in high quality, affordable homes
- Support for businesses and helping people into local jobs
- Developing a clean green district

This vision and these priorities underpin the ambitions of this strategy and wherever possible wider objectives will support these key priorities even when not directly delivering them.

Progress since the last strategy

The 2016 Housing Strategy identified three key themes, Supply, Standards and Support.

Within that these three themes a number of Aim's were developed namely:

- Maintain and Increase the supply of good quality new homes
- Vacant sites and empty homes
- Improve the quality of affordable housing stock
- Improve standards in private sector
- Work with partners from health and social care to implement housing related areas of Care Act 2014 guidance
- Reduce Excess winter deaths
- Prevent homelessness
- Create sustainable and inclusive communities where people want to live

Whilst there have been some significant challenges since the strategy was developed there have been some significant successes over that time.

The Council delivered on its ambition to be a developer of new affordable housing completing a number of newbuild developments.

We have also worked with partners to develop a new affordable housing scheme on a site previously occupied by an empty sheltered scheme in Ibstock providing 13 new affordable homes, all for rent to people off the Council's housing register.

Plans are also underway for the Council to directly develop on two additional former sheltered schemes, one in Measham and one in Moira.

Since the last Housing Strategy the Council have fully implemented the Homeless Reduction Act placing a far greater emphasis on homeless prevention.

To support the Care Act we have introduced closer working with LCC Occupational Therapist (OT) team, made amendments to the Aids and Adaptations Policy to enable tenants to request some alterations to their home direct without the need for an OT assessment and we have broadened the range of adaptations to properties enabling people to live independently for longer in their home.

Understanding Information

The Council is perhaps uniquely placed in terms of the amount of data it generates, holds and can access to understand housing needs, wants and pressures at a local level. However there is a risk

that we find ourselves data rich and knowledge poor. A key task then is to use our wealth of data to identify key information and trends to inform our decision making.

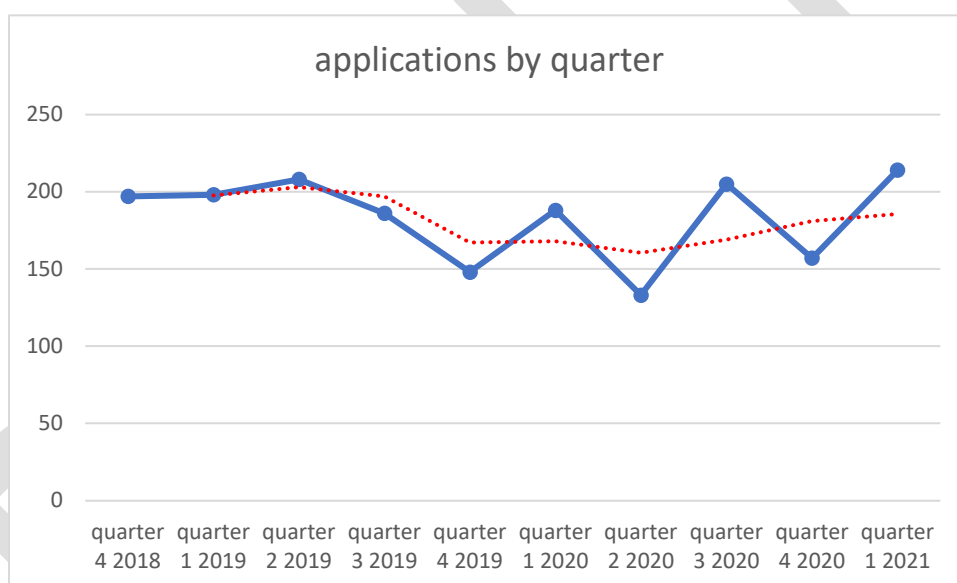
Demand

Housing Register

The housing register is possibly the most comprehensive data set the Council holds in terms of demand for housing assistance and whilst it cannot be seen as a substitute for a housing need model capturing only historic and current information it does provide rich evidence both in terms of changes in demand but also in terms of the detail as to why people are currently in housing difficulties.

Whilst overall numbers on the register are subject to a range of factors, new applications over any time period where eligibility and qualification remain broadly the same provides a reasonable indicator of changing demand.

The graph below shows the number of housing applications which were ultimately accepted by quarter covering the period October – December 2018 through to January to March 2021.



There is a significant level of fluctuation over time but the trend illustrated by the broken red line indicates a slight increase over the last three quarters suggesting demand is rising.

As well as overall demand the register allows us to understand the type of properties needed. The table below shows applications by type of property required. As can be seen over half of those on the register require a one bedroom property (although they may desire something larger) and less than 3% of applicants required a property with 4 bedrooms or more.

| Bedroom Need | Households |
|--------------|------------|
| 1 | 50.64% |
| 2 | 36.72% |
| 3 | 9.72% |
| 4 | 2.58% |
| 5 | 0.26% |

At the 1st August 2021 there were 1,163 households on the housing register. Each is assigned a category to reflect their prevailing housing situation. The table below sets out the number of applicants in each of the top 5 categories.

| Category | No. |
|--|-----|
| Insecure Accommodation | 228 |
| Assured Shorthold Tenancy- adequately housed | 184 |
| Multiple Needs | 105 |
| Transfer- adequately housed | 105 |
| Medical/Mobility Need | 102 |

Applicants in the Insecure Accommodation category will include those lodging with family and friends as well as those who have been asked to leave more settled accommodation. Those with multiple needs will have been assessed as having a need to move for more than one reason such as being overcrowded and having a medical need to move. Around a quarter of the applicants on the register are currently assessed as adequately housed in their current accommodation, suggesting the register captures aspiration rather than absolute need.

The register also assigns an application type to reflect whether a household has support needs or not. The table below shows the number of applicants assessed as having support needs. Those who are registered for sheltered housing will often be older owner occupiers who need specialist older persons accommodation that they cannot access in the market, either as a result of availability of affordability.

| Application Type | No. |
|------------------|-----|
| General Needs | 972 |
| Supported | 204 |
| Sheltered | 48 |

Support is currently provided in traditional sheltered corridor schemes for older people, over 60 for council properties although some Registered Providers use a lower age criteria, and a number of designated supported properties currently fitted with hard wire lifelines.

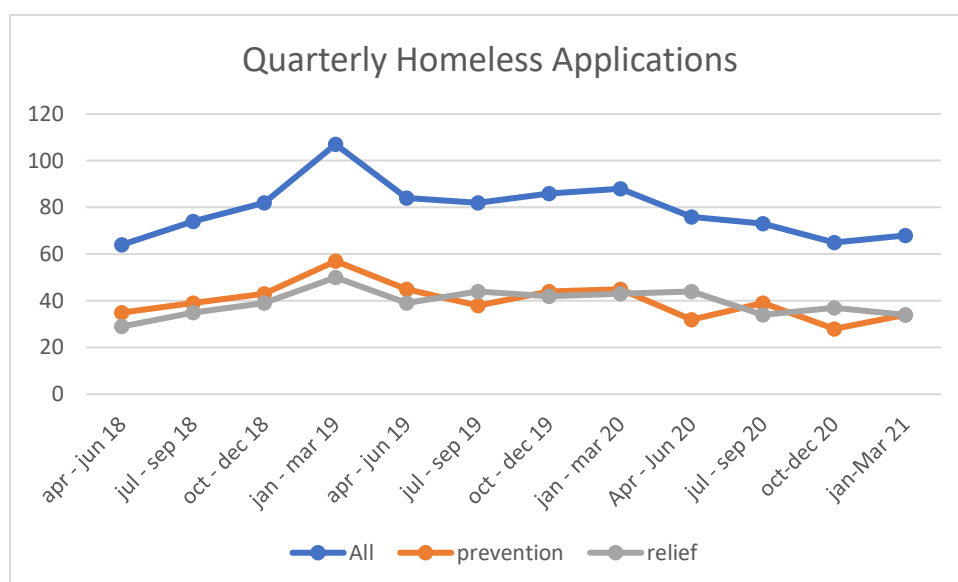
Housing applications are also assessed in terms of mobility needs. The table below shows the breakdown of applications by mobility category.

| Category | No. |
|-----------------------|-----|
| General Needs | 837 |
| Single Level Required | 262 |
| Wheelchair accessible | 15 |

Homelessness

An data set that is a better indicator of need are the homelessness records. Furthermore because of a relatively standard application of the legislation and a national statutory reporting requirement it is possible to compare demand quite effectively.

The graph below shows the number of homeless decisions made quarterly since June 2018 which coincided with the introduction of the new Homelessness regime. It shows that whilst there was a noticeable rise in the first year of the Homelessness Reduction Act there has been a modest but ongoing reduction in people being accepted as homeless since the peak in the first quarter of 2019. Furthermore throughout the period the number of cases assisted pre-homeless, at prevention stage and post homelessness, relief stage have remained broadly equal suggesting no significant shift in the nature of approaches as the new system bedded in.



When we compare North West Leicestershire's most recent figures (January to March 2021) we can see that compared to national and regional figures our levels of homelessness are low.

| | Households assessed as threatened with homelessness per (000s) | Households assessed as homeless per (000s) |
|----------------------------------|--|--|
| England | 1.33 | 1.55 |
| London | 1.55 | 1.70 |
| Rest of England | 1.29 | 1.53 |
| East Midlands | 1.03 | 1.10 |
| North West Leicestershire | 0.75 | 0.75 |

Demand for Low Cost Home Ownership

Whilst the current government focus is on encouraging households into home ownership there is limited data available about current demand for subsidised market products and even less information about consumer preferences given the range of products available.

Given the range of products and routes into home ownership there is no single register of interest with consumers free to, and indeed needing to approach a range of different providers for different

products, although the Government appointed Help to Buy Agents do provide a co-ordinating role for Government funded shared ownership.

The Council is therefore currently reliant on modelling approaches to understand demand for these products. Given recent national planning policy changes have increased the level of LCHO likely to be delivered as well as introducing a new model tenure through First Homes as well as changes to the existing shared ownership product it will be increasingly important that we understand overall need for and comparative demand for the varying products available.

It is also worth noting that there are parts of the district with comparatively low value market stock which provide direct competition to new Low Cost Home Ownership products which will attract a new homes premium.

Housing Need Modelling

Although homelessness and waiting list data provides useful information in relation to current and past demand and trends it cannot be used as a proxy for future need. To understand future demand a more sophisticated approach is required and housing need models have been developed and refined over time to account for demographic alongside market change.

The most up to date modelling of housing need, to be met through new supply is the Housing and Economic Development Needs Assessment (HEDNA) published in January 2017.

This identified an overall need for 481 additional homes per annum of which 199 should be affordable homes between the period 2011 and 2031 in North West Leicestershire.

The 199 homes figure was a combined need for rent and low cost home ownership (intermediate) products. The study identified that the need for affordable housing should be split between 20% of those in need requiring intermediate products and 80% rented.

The income required to access intermediate products within North West Leicestershire was calculated to be £20,828

The HEDNA also makes recommendations as to the unit sizes that are required for both Market and Affordable housing.

| Type of Housing | Dwelling size | | | |
|--------------------|---------------|--------|--------|--------|
| | 1 bed | 2 bed | 3 bed | 4 bed |
| Market (HEDNA) | 0-10% | 30-40% | 45-55% | 10-20% |
| Affordable (HEDNA) | 30-35% | 35-40% | 25-30% | 5-10% |

Although a comparative figure was not included in the HEDNA the 2014 Strategic Housing Market Assessment (SHMA) a similar study in terms of its housing needs modelling, identified that 79% of the need for 1 bedroom affordable homes in North West Leicestershire were generated by an ageing population. This is an important factor to note as it has a significant impact on how this housing need can best be met with units types and facilities needing to reflect the likely occupants. The Council currently encourage 2 bedroom bungalows as the most appropriate unit type to meet this need allowing flexibility and the ability for an overnight carer if required in future.

Specialist Housing Need

Whilst housing need modelling is well established in terms of understanding overall housing need understanding demand for more specialist accommodation can be more challenging.

For older persons housing this is often based on assumptions about the proportion of the ageing population that are likely to need specialist housing.

However what is harder to forecast is the number of older people who will chose to remain in their existing accommodation, even where this is not entirely suitable. This will in part be informed by the quality of alternatives available and explains why despite an increasing aging population older sheltered accommodation can suffer some of the lowest demand of any social housing.

The Leicestershire County Council Adult Social Care Accommodation Strategy 2016-2036 identified a net need for 2,097 specialist homes for older people by 2036 within North West Leicestershire.

The Elderly Accommodation Council toolkit suggests a ratio for provision which would identify a need over the period as set out in the table below.

| Type | Need |
|--------------------|------|
| Sheltered | 1498 |
| Enhanced Sheltered | 240 |
| Extra Care | 300 |

The County Council Investment Prospectus 2019-2037 identified an investment need for the County Council of 120 units of Extra Care in the district over this period. This would amount to two schemes over the life of the prospectus.

Whilst it is widely accepted that prevalence rates can be a good indicator of likely demand for older persons housing such an approach is not as accepted for other groups with specific needs. Therefore to identify the need for other accommodation types it is more common to start with the existing customer base and try to predict likely changes in demand going forward which will in part be driven by the services people have previously received.

The Leicestershire Adult Social Care Accommodation Strategy for Working Age Adults 2017-2022 identified existing levels of need by district as well as forecast whether they say need increasing or decreasing over the next five years. The Working Age Adults Strategy seeks to develop supported housing for a range of people with social care needs and there will be a range of models that may be appropriate depending on individual need.

The assessment for North West Leicestershire is set out in the table below

| Element | Current Demand | Change over 5 years |
|---|----------------|---------------------|
| Pathway to Housing Waiting List | 11 | Static |
| Transforming Care Group | 22 | Rising |
| Young individuals in transition to adult services | 34 | Static |
| Currently living at home | 94 | Static |

As can be seen in the above table the largest cohort is those currently living at home and for a number of years the County Council have identified those with adult social care needs living with

aging parents as a group that are likely to need alternative accommodation as their needs change and their parents age.

The HEDNA estimates the level of change of a number of health issues likely to impact on the suitability of housing within the District although it is worth noting this is likely to overlap with the two groups identified in the previous 2 tables and cannot be considered in isolation.

| | Estimate Population 2011 | Estimated Population 2036 | Change | % increase |
|-------------------|-----------------------------|------------------------------|--------|------------|
| Dementia | 1,108 | 2,395 | 1,287 | 116% |
| Mobility Problems | 2,948 | 5,830 | 2,883 | 98% |

The HEDNA provided its own projections of need for specialist older persons housing forecasting the need for 1,332 specialist units by 2036.

It is worth noting that whilst there is a range of complimentary data around specialist housing need this will often overlap and at times reach quite varying conclusions as a result of different approaches. When planning specialist accommodation it is important to firstly agree a standardised baseline across all key stakeholders which includes the wishes of likely future inhabitant.

Supply

Current Housing Market

As noted above the majority of housing supply comes from the existing housing stock. As at 31st March 2020 this was estimated to amount to just over 46,000 homes in North West Leicestershire, 86% of which were in the Private Sector.

Of the remaining social homes 4,181 were owned by the Council and a further 2,165 by registered providers.

The Private Rented Sector

Historically tenure polarised between owner occupation and social rented housing however over the last 20 years the Private Rented Sector has grown significantly and begun to fulfil a range of functions.

- A short term solution to those saving up a deposit to purchase
- A necessary alternative to those unable to access social housing but unable to buy
- A tenure of choice for those who want flexibility, short term commitment and the widest choice in terms of location and facilities provided.

Although it is difficult to estimate the current size of the private rented sector in North West Leicestershire, at the time of the 2011 census, the last comprehensive data available, 10.2% of households in the district rented privately from a landlord or letting agency a figure that is likely to have increased. At the time North West Leicestershire was ranked 290 out of 348 Local Authority areas across England and Wales contrasting with the 37.8% who owned with a mortgage or loan who were ranked 64th out of 348. This suggests that traditionally at least the private sector has had less impact on the district.

The table below compares the size of the PRS at the time of the 2011 census for NWL and its neighbouring authorities.

| Authority | % PRS |
|-----------|-------|
|-----------|-------|

| | |
|---------------------------|------|
| Charnwood | 12.9 |
| Rushcliffe | 12.2 |
| Erewash | 11.8 |
| South Derbyshire | 11.8 |
| Hinckley and Bosworth | 10.3 |
| North West Leicestershire | 10.2 |
| North Warwickshire | 10.2 |
| Lichfield | 8.4 |

Even amongst our immediate neighbours there was significant variation at the time although the size of the PRS in North West Leicestershire was only slightly below Hinckley and Bosworth and above Lichfield.

Social Sector

The tables below show the current stock levels of rented homes owned by the Council and all properties owned by Registered Providers in the district at 1st August 2021.

The proportion of smaller units designated at supported or sheltered in the Council stock is particularly noticeable restricting the opportunities for smaller households without support needs to access accommodation.

| Local Authority Owned Stock by Category | | | | | | | |
|---|----------|-----|------|------|-----|---|------------------|
| ATTRIBUTE | BEDROOMS | | | | | | Total Properties |
| | 0 | 1 | 2 | 3 | 4 | 5 | |
| GENERAL | 45 | 217 | 922 | 1859 | 145 | 5 | 3193 |
| SHELTERED | 10 | 207 | 74 | 6 | | | 297 |
| SUPPORTED | 9 | 449 | 228 | 5 | | | 691 |
| | | | | | | | |
| Total | 64 | 873 | 1224 | 1870 | 145 | 5 | 4181 |

| Total Registered Provider stock (all tenures) as at end Q1 2021 | | | | | | | |
|---|----------|-----|------|-----|----|---|------------------|
| House type | BEDROOMS | | | | | | Total Properties |
| | 0 | 1 | 2 | 3 | 4 | 5 | |
| Flats | 16 | 404 | 235 | 4 | 0 | 0 | 659 |
| Bungalows | 0 | 93 | 312 | 28 | 1 | 0 | 434 |
| Houses | 0 | 71 | 843 | 872 | 39 | 1 | 1826 |
| Rooms in Shared houses | 0 | 4 | 6 | 0 | 1 | 0 | 11 |
| Rooms in hostel | 0 | 15 | 0 | 0 | 0 | 0 | 15 |
| Total | 16 | 587 | 1396 | 904 | 41 | 1 | 2945 |

Supported/Sheltered Registered Provider stock (all tenures)

| House type | BEDROOMS | | | | | | Total Properties |
|------------------------|----------|-----------|------------|----------|----------|----------|------------------|
| | 0 | 1 | 2 | 3 | 4 | 5 | |
| Flats | 0 | 18 | 23 | 1 | 0 | 0 | 42 |
| Bungalows | 0 | 21 | 106 | 0 | 0 | 0 | 127 |
| Houses | 0 | 0 | 3 | 1 | 4 | 0 | 8 |
| Rooms in Shared houses | 0 | 4 | 6 | 0 | 1 | 0 | 11 |
| Rooms in hostel | 0 | 15 | 0 | 0 | 0 | 0 | 15 |
| Total | 0 | 58 | 138 | 2 | 5 | 0 | 203 |

In particular with the nature of the right to buy planning for the shape of the future housing stock can be challenging as the Council has no control over which units are sold each year.

Therefore to understand the likely need going forward it is important that the profile of affordable housing is understood as a dynamic situation.

Delivery of New Homes

Although new homes make up a small proportion of the overall housing stock the majority of existing homes are occupied on a long term basis and so new supply makes a disproportionate contribution to meeting housing need.

The table below shows net completions of housing per year for the period 2011 – 2020. Over this period delivery has averaged 616 homes per year across all tenures against the need figure identified in the HEDNA of 481 per annum.

| Year | Completions |
|---------|-------------|
| 2011/12 | 235 |
| 2012/13 | 365 |
| 2013/14 | 428 |
| 2014/15 | 686 |
| 2015/16 | 628 |
| 2016/17 | 727 |
| 2017/18 | 978 |
| 2018/19 | 710 |
| 2019/20 | 790 |

Delivery of new affordable housing over the first 10 years of the period covered by the HEDNA split between rented and affordable home ownership is set out in the table below. The average delivery over this period has been 122 homes per year, remaining below the need figure of 199 units per year identified in the HEDNA.

| Year | Rented | Affordable Home Ownership | total |
|---------|--------|---------------------------|-------|
| 2011-12 | 44 | 16 | 60 |
| 2012-13 | 60 | 31 | 91 |
| 2013-14 | 125 | 32 | 157 |

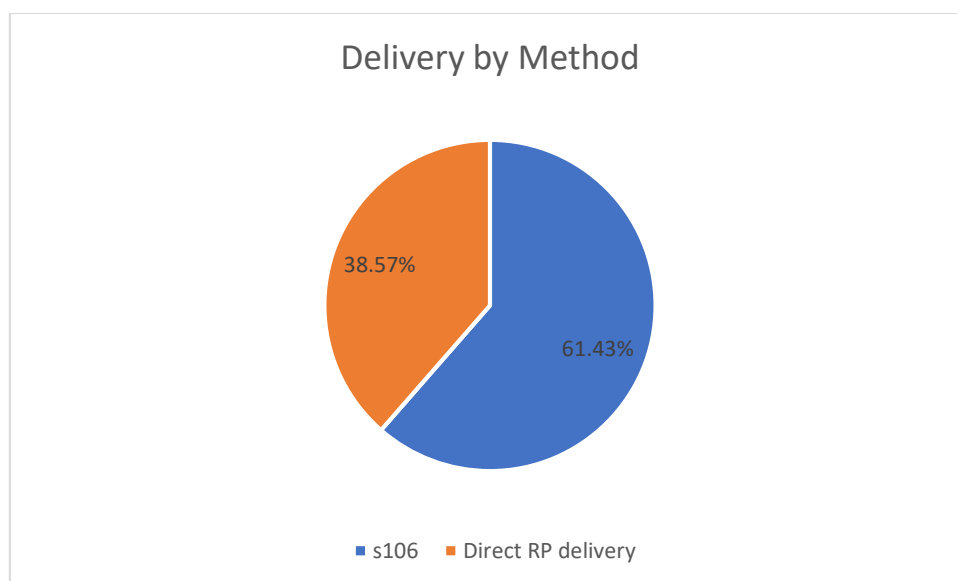
| | | | |
|---------|-----|----|-----|
| 2014-15 | 77 | 40 | 117 |
| 2015-16 | 87 | 39 | 126 |
| 2016-17 | 96 | 44 | 140 |
| 2017-18 | 92 | 52 | 144 |
| 2018-19 | 104 | 13 | 117 |
| 2019-20 | 109 | 20 | 129 |
| 2020-21 | 100 | 48 | 148 |

Over this period around 73% of homes were delivered for rent, as the modelling suggested 80% of need was for rented units this means that the shortfall for rented homes was greater than LCHO. It is worth noting that this is in part though as a result of section 106 schemes negotiated when the identified need suggested a 70/30 split and demonstrates the issue of the implications of the long lead in times of affordable housing. Furthermore during the delivery period there have been a number of Homes England funded programmes with an increased emphasis on Shared Ownership increasing the opportunities to bring forward such schemes.

The table below shows delivery split between those units that have come forward through the planning system as a result of section 106 agreements and those delivered directly by Registered providers.

| Year | s106 | Direct RP delivery | Total |
|---------|------|--------------------|-------|
| 2011-12 | 6 | 54 | 60 |
| 2012-13 | 86 | 5 | 91 |
| 2013-14 | 87 | 70 | 157 |
| 2014-15 | 80 | 37 | 117 |
| 2015-16 | 89 | 37 | 126 |
| 2016-17 | 63 | 77 | 140 |
| 2017-18 | 112 | 32 | 144 |
| 2018-19 | 65 | 52 | 117 |
| 2019-20 | 62 | 67 | 129 |
| 2020-21 | 105 | 43 | 148 |
| Total | 755 | 474 | 1229 |

Although there is some fluctuation year on year around two thirds of homes were delivered by the market over this period as illustrated in the chart below.



The Council also monitors the size of homes that are built each year.

The table below compares actual delivery against the HEDNA recommendation. Because the HEDNA produced a range target the mid-point of the range was used for comparison purposes.

| | | 1 bed | 2 bed | 3 bed | 4+ bed |
|------------|---------|---------|---------|---------|--------|
| Market | 2018/19 | -2.60% | -24.30% | -13.40% | 35.30% |
| | 2019/20 | -3.90% | -22.70% | -15.30% | 36.90% |
| Affordable | 2018/19 | -17.12% | 31.73% | -12.12% | -7.50% |
| | 2019/20 | -14.70% | 22.20% | -5.00% | -7.50% |

As can be seen neither sector has effectively delivered against identified need. That may in part be due to the fact that housing need models plan for balancing the housing needs over a long term period whereas in practice developers focus on addressing immediate need and demand. This is reflected in the oversupply of 2 bedroom homes in the affordable sector, although this is in part because of our approach to meeting older persons need as identified above. Within the market sector there has been an oversupply of larger homes, 4 bed and above compared to identified need with an undersupply of all smaller property sizes.

There is a suggestion that the emphasis on larger homes for market sale at the expense of smaller units which by default are more affordable generates a demand for both the housing register and low cost home ownership which could be fully met by the market if a proportion of smaller units like 2 bed townhouses were built for outright sale. As we develop an understanding of the comparative demand and need for the increasing range of low cost home ownership products it is important we understand the role that entry level fully market housing could play in meeting the need.

Affordability

Alongside availability the other factor that needs to be addressed is affordability if people's housing needs are to be met.

Hometrack is a housing market data tool which calculates the comparative cost of different tenures based on a large and wide ranging data set. The table below shows average costs across the district as of August 2021.

| | Average price | Repayment mortgage | LCHO | Private rent | Intermediate rent |
|----------------|---------------|--------------------|------|--------------|-------------------|
| 1 bed property | £142,500 | £729 | £569 | £472 | £378 |
| 2 bed property | £150,000 | £767 | £599 | £624 | £499 |
| 3 bed property | £200,000 | £1,023 | £799 | £750 | £600 |

This demonstrates that with the exception of for 2 bed properties private rental is a more affordable option than Low Cost Home Ownership. This anomaly reflects the relatively small differential in average sale prices compared to rental yield. Understanding the relationship between private rents and LCHO costs is important when understanding the demand for such products.

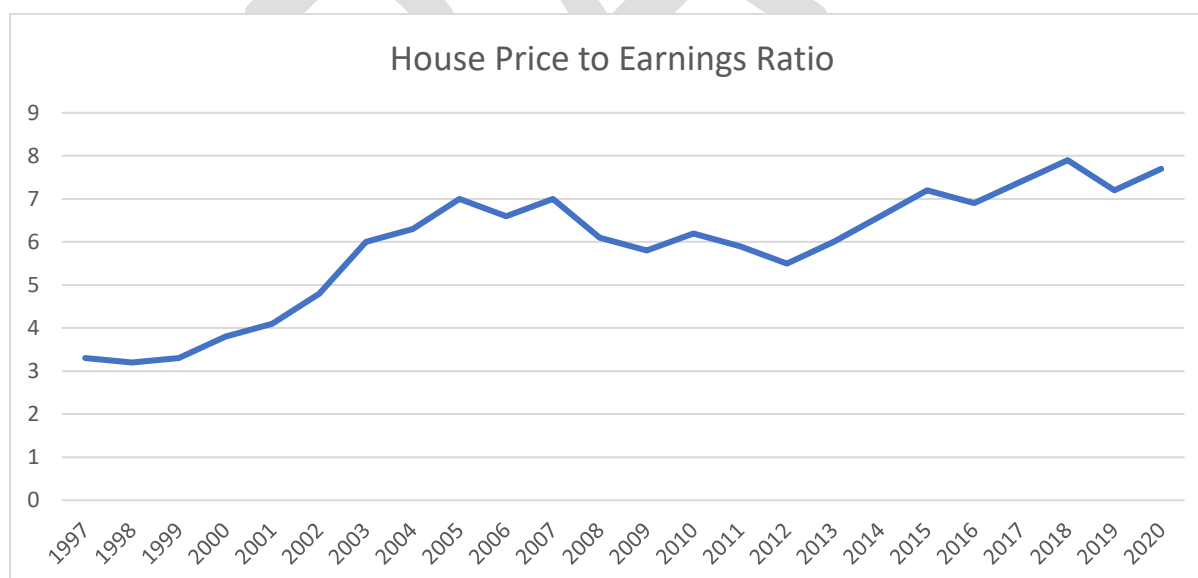
Owner Occupation

At the time of the 2011 census 72.5% of households within the district defined themselves as owner occupiers with an additional 1% shared owners.

Whilst for existing home owners (providing they do not need to trade up) rising house prices are seen as a positive thing, for would be first time buyers housing affordability is a key factor in whether they can meet their housing needs through their tenure of choice.

The Office of National Statistics produce a House Price to Earnings ratio figure for local authority districts in England and Wales.¹

As we can see, since the late 1990s the ratio has more than doubled from just over 3 to close to 8 and despite a period of slight decline between 2007 and 2013 the trend has been upward for over 20 years.



Affordability in the Private Rented Sector

As can be seen from the Hometrack comparison table above the PRS is considerably cheaper than purchasing a property with a repayment mortgage. The issue of affordability is particularly pertinent for those who are reliant on state assistance to cover their housing costs.

¹ [Housing affordability in England and Wales - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/housing/articles/housingaffordabilityinenglandandwales)

The table below sets out the Local Housing Allowance rates (the level of eligible housing costs that will be covered by benefit) payable for different property sizes across the district. The majority of the district falls into the Leicester and Surrounds Broad Rental Market Area (BRMA) with a small number of homes on the borders falling into East Staffordshire and Derby. LHA is paid against calculated bedroom need rather than the actual size of the property rented. When we compare the figures with the estimated costs in the Hometrack average above we can see a gap for all sizes of accommodation in all of the three Broad Rental Market Areas.

| BRMA | Shared room rate | 1 bedroom | 2 bedrooms | 3 bedrooms | 4 bedrooms |
|-------------------------|------------------|-----------|------------|------------|------------|
| Leicester and surrounds | £338.00 | £448.76 | £563.46 | £673.14 | £892.54 |
| Eastern Staffordshire | £290.68 | £423.84 | £523.55 | £623.31 | £792.83 |
| Derby | £272.26 | £393.90 | £498.64 | £593.36 | £792.83 |

To gain an indication of the availability of accommodation within LHA rates a sample of Rightmove adverts was carried out on 8th June 2021 comparing property sizes with the respective LHA rates for the area they fell within. The results are set out in the table below.

| Property Size | No. of Properties within LHA | Number of adverts |
|---------------|------------------------------|-------------------|
| Single Room | 0 | 12 |
| 1 bed | 0 | 7 |
| 2 bed | 3 | 21 |
| 3 bed | 1 | 21 |
| 4 bed | 1 | 6 |
| All | 5 | 67 |

As can be seen just 5 out of 67 or 7.5% of the properties advertised were accessible to someone reliant on Local Housing Allowance highlighting the challenge faced by those on low incomes unable to access social housing.

Affordability in the Social Sector

Whilst it is generally expected that by their very nature homes in the social sector will be affordable there are a number of factors that can challenge this assumption. Firstly the introduction of the total benefit cap means that for some households even social housing may be considered unaffordable and the introduction of the size criteria for benefits in social housing mean that through a lack of choice a number of people are living in homes where their housing costs are not met in full by benefits.

Furthermore the Rightmove cost comparison suggests that with the exception of 2 bedroom homes, Low Cost Home Ownership is likely to be a more expensive alternative to private renting despite being an affordable housing product.

Even then in the social sector it is important we understand need to ensure that properties remain affordable in the long term.

Issues Identified During Consultation

Members of the public were encouraged to identify whether their current accommodation met their needs, if and how their needs had changed over time and whether they were intending to move in the near future.

Of the 140 individuals who responded 40% of people responding felt their own home didn't meet their needs, 20% were aware of others experiencing housing difficulties and the reasons people felt that homes were unsuitable were similar for both groups.

The qualitative responses were most useful allowing us to triangulate information from housing register applications, the HEDNA and other sources to gain a greater understanding of the housing issues people face.

The majority of people who reported their homes did not meet their needs either reported issues from growing families or the need to downsize with issues raised extending beyond simply the number of bedrooms. People who needed more space reported the need for storage and outdoor space whilst those ready to downsize reported issues such as difficulties maintaining large spaces such as gardens.

Respondents were asked about whether they had changed the way they used their housing over the last two years. It is not surprising that a number of respondents identified either home schooling or working from home as changes.

It is unlikely that there will be a significant long term shift to home schooling although the success of provision during lockdowns may change the way schools deal with issues such as staff absence or other short term outbreaks of disease in the future, whilst it is likely that many employers and staff will want to maintain some of the benefits that can come from working from home.

As a result whilst we are unlikely to be specifying home offices and class rooms within our expectations for new housing the opportunity for space to be used flexibly is one that should be promoted and architects should be encouraged to demonstrate within their designs the multi-function nature of layouts and consider broad band connectivity both to and within the home.

The issue of affordability was raised by a number of respondents and specific concerns around the tendency to focus newbuild on larger homes (borne out by data above) and the difficulties faced accessing mortgage finance in non-secure employment were raised.

Transport was identified as a key issue by a number of respondents both in terms of the importance of secure and convenient parking but also access to efficient public transport as well as the need for sufficient facilities to reflect the level of growth in some parts of the district.

A number of issues raised by partners overlapped with those of the public, in particular the need for sufficient infrastructure to support the level of growth the district has seen in recent years.

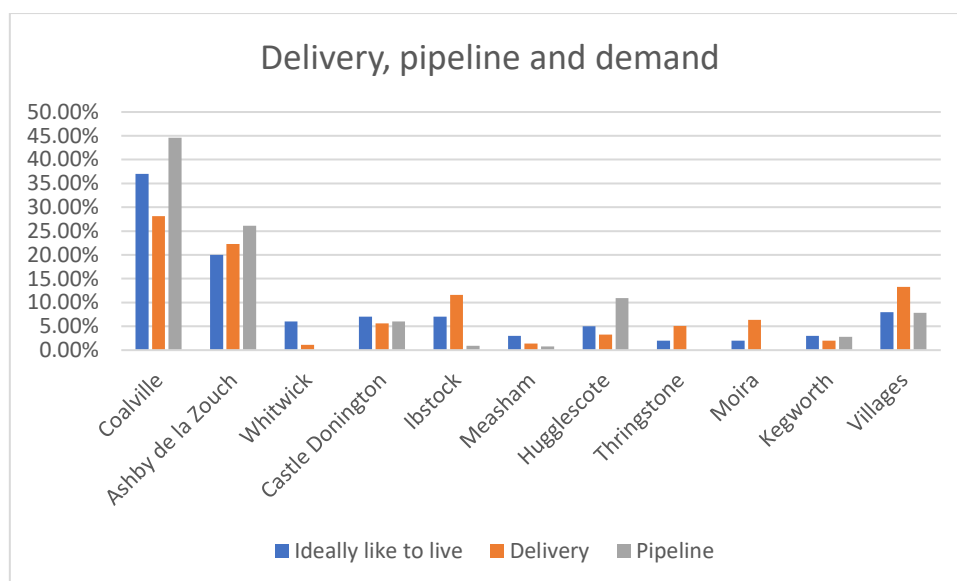
Partners did raise concerns about the sustainability of growth at a similar scale going forward both due to physical constraints such as the Rive Mease Special Area of Conservation and the costs of meeting infrastructure requirements and their impact on deliverability and viability.

Concerns were raised that there appeared to be a shift in the pattern of delivery of affordable housing and this was leading to a concentration of new homes in a more limited number of areas.

Further analysis of the pattern of development of new affordable housing considered below.

Patterns of Development

The table below shows the special spread of demand for new affordable housing as identified through housing register applications, the location of actual delivery over the last 6 years together with the pipeline of delivery as expected through planning permissions and site allocations.



The chart does appear to demonstrate an increasing concentration with 82% of pipeline delivery concentrated in Ashby, Coalville and Hugglescote whilst only 62% of housing register applicants identified them as their first area of choice. A number of large village settlements whilst demonstrating a degree of demand see little or no development planned in future years.

To ensure that demand and need are met where they arise work will need to be done to rebalance delivery of new affordable housing going forward and indeed the Council is exploring opportunities in Whitwick, Measham and Moira as part of its newbuild programme which will assist this rebalancing. We will work with all stakeholders to identify opportunities to bring forward affordable housing across the district.

Furthermore the Council remains committed to new rural affordable housing as a method of protecting local communities and ensuring they remain vibrant and will continue to explore opportunities to develop affordable housing in rural areas through exception sites and other routes and maintain partnerships to facilitate rural development.

Concerns have been raised that development over recent years has had an impact on the character of settlements and infrastructure has not always met aspirations as communities grow. Whilst the table above illustrates affordable housing the pattern for market housing should be similar and so an increased focus on development in larger settlements should mitigate these concerns to an extent. Furthermore new site allocations are subject to a formal assessment of suitability although infill development in existing settlements may not be subject to the same scrutiny. When assessing potential infill developments for affordable housing consideration as to existing community infrastructure will be considered as part of a holistic assessment both in terms of the principal of development but also in terms of the type and tenure of accommodation developed.

Constraints to Development

A further challenge identified are the constraints currently facing development. Some of these are geographical, such as the fact that a significant proportion of the district cannot sustain further

housing development at this time due to the limitations imposed by the river Mease Special Area of Conservation. However it is equally important to understand that a range of other factors act as a constraint on development where they impact on viability and these must be borne in mind when setting priorities and balancing competing aspirations, including specification, tenure and property types.

Peoples Changing Housing Needs

Responses to the consultation confirmed that changing housing needs are in many cases a natural part of peoples changing lives. Some of these changing needs will be best met by adapting the existing surroundings whilst others will require a change of home.

The majority of people will be able to address these changing needs themselves either through home improvement or alterations or moving home in a controlled manner, therefore our focus should be on those who are unable to meet their needs themselves.

To do this we should ensure that new homes are planned to be flexible and wherever possible those that can meet more specialist needs are prioritised when planning new affordable housing.

Structural Changes

The facilities that are deemed necessities to housing change over time. It is less than 4 generations ago that indoor sanitation became standard by which time only two thirds of homes had electricity. It is less than one generation since mobile phone reception and internet connectivity went from a luxury to a near universal pre-requisite in a new home. A range of factors not least environmental concerns are likely to change the infrastructure that becomes standard within our homes.

Electric Vehicles

It is very clear that the interaction between people's homes and transport is one of particular importance. This has held true for many years and the Victoria railway network made a significant impact on urban development. More recently the availability of car parking has become an increasing priority for new home seekers and in future the access to electric charging points is likely to be a key consideration for home seekers.

Whilst such infrastructure can be easily accommodated in new development ensuring that such facilities are easily accessible in existing housing where a significant proportion was developed before the advent of the motor car itself will prove more challenging.

Clean Energy

Energy usage both in terms of electricity generation and direct heating systems have caused a considerable contribution to climate change and if the Government are to meet the targets they have committed to retrofitting existing housing stock will be a significant challenge which will come at a significant cost.

Estimates to make existing homes zero carbon vary between £10,000 and £20,000 and as well as funding there are likely to be challenges in terms of scaling up interventions.

Connectivity

The recent Covid restrictions have forced many individuals to become remote workers connected through virtual meetings to work colleagues they had recently shared an office with whilst children were forced to join virtual classrooms.

This coupled with a reliance in internet connectivity for media and the development of the internet of things has lead to a significant increase in demand for internet bandwidth.

Future smart homes could be built with the infrastructure already in place to see us through our life from virtual schooling through to assistive technology to allow us to remain independent in our old age and increasingly the data capacity of new developments will be as critical as water supply or electricity.

Retrofitting is expensive and intrusive and so wherever possible housing should be developed that is future ready. Furthermore opportunities should be taken to retrofit the necessary infrastructure into existing homes alongside currently planned work wherever appropriate.

Demographic Changes

There is anecdotal evidence that the demographics of the district are changing with an increase in Houses in Multiple Occupation particularly in areas that service new industry such as the distribution centres around the Airport and East Midlands Gateway.

If this is the case then further inward investment such as the Free Port and HS2 may amplify the effect and it is important we understand the wider implications on the Housing Market

The new Census data due between March 2022 and March 2023 will provide the most comprehensive indication of changes and a range of Council held data sets can be used to triangulate and better understand the likely impacts over the medium term.

Identifying the most effective way to meet changing needs

One challenge will be identifying the most effective way of meeting peoples changing needs and identifying the most suitable resources. For example there has been a focus on new development in recent years that at times has perhaps neglected the benefits from investing in existing homes. Whilst initiatives such as socially prescribing home improvements have been explored they have not gained significant traction. When addressing challenges around both Zero Carbon but also household affordability the ability to invest in existing homes in all tenures will be key and has a significant role in meeting need in situ.

Expectations and understanding around specialist accommodation is constantly evolving. For example retirement housing built in living memory in many cases does not meet the changing needs and expectations of our current growing ageing population. In other areas too improvements in technology and healthcare together with a focus on independence means that a more responsive bespoke offer combining appropriate accommodation, technology and support will be required and a uniform “supported housing” offer is no longer fit for purpose.

We will work to bring together all necessary stakeholders to ensure that our offer meets both existing and emerging needs.

The Housing White Paper

In November 2020 the Government published its Housing White paper setting out changes to the way social housing organisations will operate in the future. The white paper has implications for the Council as a landlord but also as an enabler and facilitator. For example the white paper extends the notion of the decent home standard and considers good quality homes and neighbourhoods.

Neighbourhood is seen as both a physical but also social concept and includes issues such as anti-social behaviour. In many areas an effective response will require multiple landlords to work together effectively with other agencies.

The Council will work with other social landlords within the district to co-ordinate activity to best meet the objectives of the White Paper.

To reflect the mixed tenure characteristic of much of the district a focus on the wider quality of neighbourhoods both new and existing is both necessary to embrace the ambition of the white paper but also to meet the aspirations of the wider community.

Areas for Action

To ensure the best fit between the districts housing needs and housing supply there are four priority areas for Action. These are

- Developing a Better Understanding of Need
- Encouraging More Flexible Homes
- Future Proofing Investment
- Rebalancing supply

Developing a better understanding of need

A number of the current data sources from which we derive our understanding of need are reaching the end of their effective period, census data for example is now over ten years old and the HEDNA is in the process of being refreshed. Furthermore the Council is improving the information that it holds and this will all allow more informed decisions to be made going forward.

The replacement document the Housing and Economic Needs Assessment (HENA) will also need to inform what role the district plays in meeting wider housing need in the sub-region.

Therefore a priority for the early years of this strategy is to consolidate the newly available data sets to build a better understanding of long term need to ensure that future investment is most suited to emerging and unmet need.

The Council is committed to providing choice to those in housing need and at times customer aspirations can be misaligned with objectively identified need. We will work to understand where need and demand are most misaligned and develop approaches to ensure we do not develop stock that will not meet the needs expected.

Currently the level of information on specialist needs is quite limited and focussed on physical components of a property such as accessible bathing facilities. Specialist needs are much broader than property components and can relate to the wider setting and neighbourhood accommodation is located in. To properly understand need it is important that the holistic requirements of accommodation are properly acknowledged.

Areas of focus will include

- Understanding the findings of the Census 2021
- Applying the revised HEDNA to existing and future policies
- Improving the quality of and making better use of Council owned data
- Ensuring we have needs data at a level necessary to make informed choices
- Agreeing a shared understanding of specialist need across key partners for all tenures and understanding the wishes of future residents
- Understanding the differing need for competing Low Cost Home Ownership products

As a result of the emerging evidence in this area need figures will evolve over the lifetime of this strategy and so a mechanism for maintaining this dynamic need information will need to be developed, as well as a clear and transparent mechanism for utilising the data in setting policies being mindful of relevant constraints.

Encourage more flexible Homes

Recent experience has demonstrated the need to be flexible and agile in our homes. Furthermore a move will not always be an appropriate or even achievable option when needs change. As a result we need to ensure that both in terms of new development and investment in existing homes and services we aim to ensure that homes can be as flexible to our changing needs as possible.

Areas of focus will include

- Good building design and layout to reflect expectations in the Council's local plan
- Space standards
- Developing more agile and responsive housing services
- Reviewing the designation of existing homes and who can live in them
- Considering how we approach adaptation as part of investment strategies

Futureproofing investment

There are likely to be a range of factors that impact on meeting our future housing needs including the need to move towards a Zero Carbon economy and an increasing reliance on information technology in all aspects of our life. To ensure that investment is most effective in terms of utility, future investment and environmental impact it is important that all significant investment is properly understood.

Furthermore when planning new investment it is important we involve all key stakeholders to ensure we are making the right investment decisions.

Many of these challenges will be shared by landlords working within the district and neighbouring districts. We will explore opportunities to share best practice, expertise and also opportunities to benefit from the economies of scale co-ordinated approaches may achieve.

Furthermore the Housing White Paper sets expectations around housing management that go beyond the physical stock. We will also look at the opportunities for shared investment in community development.

Areas of focus will include

- Supporting investment across all tenures
- Gaining an understanding of community investment needs
- Understanding the cost/benefit of capital and non-capital investment
- Ensuring investment in existing stock is as aspirational as newbuild
- Ensuring new technologies are adopted and implemented in collaboration with end users

Rebalancing supply

As we have outlined above there has been some success with delivering new homes. We have seen an increase over time of the number of new affordable homes being delivered and overall housing delivery has exceeded local targets for the last five years but there is a concern that in some areas

overall delivery has not been aligned to identified need. Therefore we need to identify what tools and levers we have to rebalance delivery going forward. The Council is approaching a Local Plan review and this will have a key role in delivering this objective.

There is a feeling amongst communities that development is not always addressing need and there are limited opportunities for the Council to influence the use or market housing. However where particular issues are identified some options may be available and should be considered.

Furthermore as the majority of supply available to meet new homes will come from existing stock we will explore opportunities to better align that with identified need.

Areas of focus will include

- Understanding the geographic spread of future affordable housing delivery and how this aligns to identified current and forecast future need
- How we can influence sizes and types of market housing
- The role of the Council as both a developer of, and enabler of affordable housing
- What options are available to meet specialist housing needs including how local plan policies can support this
- How we make retirement housing an attractive option when needed
- Options to change the approach to existing supply to more effectively meet identified need

To have a significant impact in this area it will be necessary to identify housing sub-markets and understand the drivers for activity within them which could include a range of agents, constraints and opportunities.

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

COMMUNITY SCRUTINY COMMITTEE – TUESDAY, 26
OCTOBER 2021

| | | |
|---|---|---------------------------|
| Title of Report | RECOMMENDATIONS FROM THE INCREASING THE SUPPLY OF AFFORDABLE HOUSING TASK AND FINISH GROUP | |
| Presented by | Report of the Task and Finish Group (Chris Lambert, Head of Housing, Lead Officer) | |
| Background Papers | Notes of meetings of the Task and Finish Group available from Committee Administration Team | Public Report: Yes |
| Financial Implications | | |
| | Signed off by the Section 151 Officer: Yes | |
| Legal Implications | The Land Compensation Act 1961 has been the subject of discussion on reform for a number of years, including a report from the Housing, Communities and Local Government Committee. The enclosure to this report covers the Government's response to that report. | |
| | Signed off by the Monitoring Officer: Yes | |
| Staffing and Corporate Implications | | |
| | Signed off by the Head of Paid Service: Yes | |
| Reason Agenda Item Submitted to Scrutiny Committee | The Task and Finish Group formed to review the subject of "increasing the supply of affordable housing" has concluded its work and produced the attached final report with recommendations to be considered by Community Scrutiny Committee. | |
| Recommendations | <p>That the Community Scrutiny Committee consider the recommendations of the Task and Finish Group and determine the recommendation they wish to make to Cabinet on the matter.</p> <p>Recommendation from the Task and Finish Group -</p> <ol style="list-style-type: none"> 1. <i>That Community Scrutiny recommends to Cabinet that the Council writes to Government encouraging a reform of the Land Compensation Act. Exact wording to be drafted by officers and included in the final report for agreement.</i> | |

| | |
|--|---|
| | <p>2. <i>That a target level of 199 new affordable homes (rented and low cost home ownership) be proposed for inclusion in the new housing strategy for new affordable housing development in the district subject to:</i></p> <p>a. <i>An enhanced joint working partnership with other housing providers, including increasing the frequency of meetings with registered providers active in the District.</i></p> <p>b. <i>Officers looking into waiting times targets for the various housing need bands on the housing waiting list.</i></p> |
|--|---|

1. REPORT

- 1.1 Attached to this covering report is the final report of the Task and Finish Group formed to examine increasing the supply of affordable homes.
- 1.2 The final report includes a series of recommendations for the Committee to consider and determine what recommendation to make to Cabinet on the matter. The outcome is scheduled to be considered by Cabinet at their meeting in November 2021.

| Policies and other considerations, as appropriate | |
|--|--|
| Council Priorities: | <p>Insert relevant Council Priorities:</p> <ul style="list-style-type: none"> - Developing a clean and green district - Local people live in high quality, affordable homes - Our communities are safe, healthy and connected |
| Policy Considerations: | Local Plan Housing Strategy |
| Safeguarding: | N/A |
| Equalities/Diversity: | Detail any equalities/diversity considerations made. |
| Customer Impact: | Detail any impact the decision will have on customers |
| Economic and Social Impact: | Increasing the supply of affordable homes will enhance the housing choices available for local residents in housing need |
| Environment and Climate Change: | New affordable homes will be constructed to an appropriately high level of thermal efficiency as part of our wider Zero Carbon Roadmap approach to becoming carbon neutral by 2030. |
| Consultation/Community Engagement: | None |
| Risks: | As part of its Corporate Governance arrangements, the Council must ensure that Risk management is considered and satisfactorily covered in any report put before elected Members for a decision or action. |
| Officer Contact | <p>Chris Lambert Head of Housing chris.lambert@nwleicestershire.gov.uk</p> |

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Increasing the Supply of Affordable Housing Task and Finish Group



| | |
|--------------------------|---|
| Title of Report | Task and Finish Group Final Report |
| Presented by | Councillor Keith Merrie - Task and Finish Group Chair. |
| Purpose of Report | To provide a summary of the work undertaken by the Task and Finish Group and to make recommendation to the Community Scrutiny Committee for them to consider approving for referral to Cabinet on as part of the process of developing a new Housing Strategy. |
| Recommendation | <p>That the Community Scrutiny Committee consider the recommendations of the Task and Finish Group and determine the recommendation they wish to make to Cabinet on the matter.</p> <p>Recommendation from the Task and Finish Group -</p> <ol style="list-style-type: none"> 1. <i>That Community Scrutiny recommends to Cabinet that the Council writes to Government encouraging a reform of the Land Compensation Act. Exact wording to be drafted by officers and included in the final report for agreement.</i> 2. <i>That a target level of 199 new affordable homes (rented and low-cost home ownership) be proposed for inclusion in the new housing strategy for new affordable housing development in the district subject to:</i> <ol style="list-style-type: none"> a. <i>An enhanced joint working partnership with other housing providers, including increasing the frequency of meetings with registered providers active in the District.</i> b. <i>Officers looking into waiting times targets for the various housing need bands on the housing waiting list.</i> |

1. BACKGROUND

- 1.1 The Task and Finish Group was established at the meeting of Communities Scrutiny Committee on 10 February 2021. The scope of the group was laid out in the report covering the role and purpose of the group.
- 1.2 The group membership was subsequently agreed as:
- Cllr E Allman
 - Cllr T Eynon
 - Cllr K Merrie
 - Cllr S Sheahan
 - Cllr N Smith
 - Cllr M Wyatt

Cllr K Merrie was appointed Chairman of the Group.

- 1.3 The Group held 4 meetings over the period from 14 April 2021 to 18 August 2021 with agendas for the meetings attached as Appendix 1 to illustrate the subjects covered. Copies of any documents are available on request from the Head of Housing.

2. THE WORK OF THE TASK AND FINISH GROUP

- 2.1 The Task and Finish Group considered a range of reports and presentations as part of their work to review the targets for affordable housing provision in the District.
- 2.2 As part of this process the group considered national reports pertinent to the subject (Shelter Report – “A vision for Social Housing”) information on historic supply levels of affordable housing, and data from our housing waiting list. The role of the Housing and Economic Needs Assessment study (HEDNA) which is a supporting document to our approved local plan was explained and data on Council house rent levels shared. The Group also considered a report on the operation of the Right To Buy (RTB) scheme to consider any options that might be available to reduce the rate at which homes were being sold.
- 2.3 The concluding report to the Task and Finish Group is attached as Appendix 2 and was used at the Group’s final meeting on 18 August 2021 to inform the debate which resulted in the Group’s final recommendations being agreed.

3. OUTCOME OF REVIEW

- 3.1 Having debated the final report, the Task and Finish Group concluded that the recommendation to be carried forward is that the target level of new affordable housing should be determined by the HEDNA study outcome, being 199 new homes per annum (split into 20% low-cost home ownership and 80% rented). It was noted that the HEDNA is currently being updated as part of the Local Plan refresh process.
- 3.2 The Group also recommended that the Council should lobby government to make reforms to the Compulsory Purchase legislation as referred to in the Shelter Report “A vision for Social Housing”.

- 3.2 A copy of the notes of the final meeting of the Task and Finish Group are attached as Appendix 3 to this report.

4. RECOMMENDATION

- 4.1 That the Communities Scrutiny Committee consider the recommendations of the Task and Finish Group and determine the recommendation they wish to make to Cabinet on the matter.

Recommendation from the Task and Finish Group 18 August 2021

The Group noted the report before them and unanimously agreed the following recommendations be included in the report to be considered by the Community Scrutiny Committee:

- 1. That Community Scrutiny recommends to Cabinet that the Council writes to Government encouraging a reform of the Land Compensation Act. Exact wording to be drafted by officers and included in the final report for agreement.*
- 2. That a target level of 199 new affordable homes (rented and low-cost home ownership) be proposed for inclusion in the new housing strategy for new affordable housing development in the district subject to:-*
 - a. An enhanced joint working partnership with other housing providers, including increasing the frequency of meetings with registered providers active in the District.*
 - b. Officers looking into waiting times targets for the various housing need bands on the housing waiting list.*

Agendas for Task and Finish Groups.



Community Scrutiny Committee

Increasing the Supply of Affordable Housing Task and Finish Group

**Wednesday 14th April 2021 at 5.30pm
Virtual Teams Meeting
AGENDA**

| Item No. | Item | Lead(s) | Page |
|----------|--|--------------------------|------|
| 1 | Welcome and Apologies | Chris Lambert | |
| 2 | Introductions and Appointment of Chair | | |
| 3 | Terms of Reference To receive and agree the terms of reference of the group. | Chair | |
| 4 | Supply of Affordable Housing – Current Position - PRESENTATION | David Scruton/Ian Nelson | |
| 5 | Task & Finish Group Outcomes | Chris Lambert | |
| 6 | Future Work Programme | | |
| 7 | Any Other Business | | |
| 8 | To agree the date and time of the next meetings – proposed 12 May, 23 June, and 28 July at 5.30pm | | |

Invitees

| Councillors | Officers |
|-------------------------|---|
| Terri Eynon | Chris Lambert |
| Bertie Harrison-Rushton | David Scruton |
| Keith Merrie | Ian Nelson |
| Sean Sheahan | Rachel Wallace |
| Nigel Smith | Others invited: |
| Michael Wyatt | Councillor Roger Bayliss (Portfolio Holder) |
| | |

Increasing the Supply of Affordable Housing Task and Finish Group

Wednesday 14 July 2021 at 6.30pm
Virtual Teams Meeting
AGENDA

| Item No. | Item | Lead(s) | Page |
|----------|---|-----------------------------|------|
| 1 | Welcome and Apologies | Chair | |
| 2 | Notes of last meeting – 12 May 2021 | Chair | 1 |
| 3 | Further Detail from Shelter Report <i>Report</i> | David Scruton | 2 |
| 4 | Right To Buy <i>Report</i> | Chris Lambert | 2 |
| 5 | Targets for the Delivery of Affordable Housing <i>Presentation</i> | Chris Lambert/David Scruton | - |
| 6 | Future Work Programme | Chris Lambert | 4 |
| 7 | Any Other Business | | - |
| 8 | Date and time of the next meeting – 18 August at 6.30pm | | - |

Invitees

| Councillors | Officers |
|-------------------------|---|
| Elliott Allman | Chris Lambert |
| Terri Eynon | David Scruton |
| Keith Merrie (Chairman) | Ian Nelson |
| Sean Sheahan | Rachel Wallace |
| Nigel Smith | Others invited: |
| Michael Wyatt | Councillor Roger Bayliss (Portfolio Holder) |
| | |

Report to the Task and Finish Group - 18 August 2021



Increasing the Supply of Affordable Housing Task and Finish Group

Wednesday, 18 August 2021

| | |
|--------------------------|--|
| Title of Report | Establishing a Target for the Supply of Affordable Housing |
| Presented by | Chris Lambert and Ian Nelson |
| Purpose of Report | To provide the group with further information in relation to establishing a new target for the provision of affordable housing within the District and further details of aspects of the Shelter Report "A vision for social housing" as requested at the last meeting. |
| Recommendations | <p>That the Group -</p> <ol style="list-style-type: none"> 1. Note the position regarding the Land Compensation Act 1961. 2. Agree a proposed target level for new affordable housing development in the District, to be incorporated into a final report to be presented to Community Scrutiny Committee on 29 September 2021 3. Agree to consider and approve the Task and Finish Group Final Report virtually prior to its submission to Community Scrutiny Committee. |

2. BACKGROUND

- 1.1 At the meeting of 14th July members of the group requested further information in relation to 2 of the recommendations from the Shelter Report "A vision for social housing," as well as further information in relation to the level of affordable housing need and historic supply.
- 1.2 They wished to gain a greater understanding of the Land Compensation Act 1961 as identified in the report of in need of reform and the net position in relation to Social

Homes in the District in relation to Shelter's aspiration to replace and Social Housing Sold in the Future. Furthermore the group wished to consider alternative approaches to identifying need.

1.3 These three issues are considered in turn below

3. LAND COMPENSATION ACT 1961

2.1 The Land Compensation Act (1961) stipulates that in the event of compulsory purchase, Landowners are to be reimbursed not only for the value of their land as it stood but for its potential value if it were used for something else in the future. This is often referred to as 'hope value'.

2.1 The Housing, Communities and Local Government Committee addressed this issue as part of a report on 13 September 2018 entitled Land Value Capture. A copy of the report can be viewed from the link below.

[Land Value Capture \(parliament.uk\)](https://www.parliament.uk/publications/2018/09/land-value-capture/)

2.3 Amongst other conclusions the Committee stated that:

- There is scope for central and local government to claim a greater proportion of land value increases through reforms to existing taxes and charges, improvements to compulsory purchase powers, or through new mechanisms of land value capture.
- The Land Compensation Act 1961 requires reform so that local authorities have the power to compulsorily purchase land at a fairer price.

2.4 The Government published its response to the report in November 2018. On the issue of reform of the Land Compensation Act 1961 the Government stated that:

"We share the Committee's view that compulsory purchase compensation should be fair, reflecting the requirements of planning policy. This is what the current legal framework seeks to provide for."

"We are keen to let [these] recent reforms bed in but will continue to monitor their practical application and remain open to considering practical improvements to the framework."

On the issue of 'hope value' the Government note that any compensation is what the land or property would be worth on the open market if the scheme to which the Compulsory Purchase Order relates did not exist (i.e. in the 'no-scheme world') and that any 'hope value' would only be that insofar as it can be demonstrated to exist in the no-scheme world.

The government's response can be viewed from the link below.

[Cm9734 land_value.pdf \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/369734/land_value.pdf)

4. NET POSITION OF AFFORDABLE HOMES IN THE DISTRICT

- 4.1 In any year there are a number of factors that impact on the overall level of affordable housing available within the district. These can be considered under three broad headings, new supply, tenure change and demolition, with each of these capable of being further broken down into sub-categories.
- 4.2 It is worth noting that tenure change is not always a move from the affordable sector to market. Whilst many properties will transfer in this direction through initiatives such as the right to buy and shared owners staircasing out as well as through strategic disposals by landlords under an active asset management approach, there will also be purchases of Market stock for future use as affordable housing.
- 4.3 Furthermore it is worth noting that demolition will often take place to facilitate new developments when replacing social stock no longer fit for purpose with some newbuild would not be possible without demolition first taking place.
- 4.4 The table below shows the stock position of the Council as a landlord over the last 10 years

| Year | Stock @ 01/04 | RTB sales | Other sales | Demolitions | New Build | Gifted Units | Other Acquisitions | Stock @ 31/03 |
|--------------------------|---------------|-----------|-------------|-------------|-----------|--------------|--------------------|---------------|
| 2011/2012 | 4,481 | (2) | 0 | 0 | 0 | 0 | 0 | 4,479 |
| 2012/2013 | 4,479 | (15) | 0 | 0 | 0 | 0 | 0 | 4,464 |
| 2013/2014 | 4,464 | (36) | (14) | 0 | 0 | 0 | 0 | 4,414 |
| 2014/2015 | 4,414 | (23) | 0 | 0 | 0 | 0 | 0 | 4,391 |
| 2015/2016 | 4,391 | (33) | 0 | 0 | 0 | 0 | 0 | 4,358 |
| 2016/2017 | 4,358 | (45) | (2) | 0 | 0 | 0 | 1 | 4,312 |
| 2017/2018 | 4,312 | (39) | (11) | (22) | 2 | 26 | 0 | 4,268 |
| 2018/2019 | 4,268 | (46) | (1) | 0 | 22 | 19 | 0 | 4,262 |
| 2019/2020 | 4,262 | (54) | (1) | (32) | 24 | 0 | 2 | 4,201 |
| 2020/2021 | 4,201 | (33) | (1) | 0 | 8 | 0 | 16 | 4,191 |
| Total 2011/12 to 2020/21 | 4,481 | (326) | (30) | (54) | 56 | 45 | 19 | 4,191 |

- 4.5 The tables below shows total new affordable housing delivery across all partners over the same period and should be noted that the Council supply figures in the table above will also be included in the rented figures below

| Year | Rented | Affordable Home Ownership | total |
|------|--------|---------------------------|-------|
|------|--------|---------------------------|-------|

| | | | |
|---------|-----|----|-----|
| 2011-12 | 44 | 16 | 60 |
| 2012-13 | 60 | 31 | 91 |
| 2013-14 | 125 | 32 | 157 |
| 2014-15 | 77 | 40 | 117 |
| 2015-16 | 87 | 39 | 126 |
| 2016-17 | 96 | 44 | 140 |
| 2017-18 | 92 | 52 | 144 |
| 2018-19 | 104 | 13 | 117 |
| 2019-20 | 109 | 20 | 129 |
| 2020-21 | 100 | 48 | 148 |

4.6 The same units this time split between section 106 and direct delivery is provided below

| Year | s106 | Direct RP delivery | Total |
|---------|------|--------------------|-------|
| 2011-12 | 6 | 54 | 60 |
| 2012-13 | 86 | 5 | 91 |
| 2013-14 | 87 | 70 | 157 |
| 2014-15 | 80 | 37 | 117 |
| 2015-16 | 89 | 37 | 126 |
| 2016-17 | 63 | 77 | 140 |
| 2017-18 | 112 | 32 | 144 |
| 2018-19 | 65 | 52 | 117 |
| 2019-20 | 62 | 67 | 129 |
| 2020-21 | 105 | 43 | 148 |

3.7 In summary therefore, over the 10-year period from 2011/12 to 2020/21 there was a net reduction of 288 Council rented homes available. Over the same period there were an additional 1,229 affordable homes built or acquired by RP partners. The difference in the reduction in Council rented homes and new RP provision is an additional 941 affordable homes.

5. ASSESSMENT OF NEED

- 5.1 Currently the evidence base used to identify long term housing need for the purposes of the Local Plan is the Housing and Economic Development Needs Assessment (HEDNA). The current HEDNA identified an affordable housing need of 199 additional units per annum for North West Leicestershire, split 80/20 between rents and low cost home ownership.
- 5.2 The new HEDNA is currently being considered for approval and an updated document with a revised need figure is due later this year.
- 5.3 An alternative approach to identifying housing need is to consider the Council's Housing Register. The current breakdown of those on the register is shown below split by housing need banding.

| | waiting list | transfer | total |
|--|--------------|----------|-------|
|--|--------------|----------|-------|

| | | | |
|-----------|-----|-----|------|
| priority | 22 | 11 | 33 |
| high | 95 | 95 | 190 |
| medium | 367 | 186 | 553 |
| low | 181 | 6 | 187 |
| Potential | 23 | 115 | 138 |
| total | 688 | 413 | 1101 |

5.4 There are however a number of limitations to using housing register information -

- The Housing Register has eligibility and qualification criteria which means not everyone in need is necessarily represented
- Conversely the Council maintains a relatively open register in terms of need as reflected in the fact that 30% of applicants are in low or potential band indicating little housing need in their circumstances
- The overall numbers do not account for the proportion of applicants each year that are rehoused into the existing stock
- Any transfer applicant being rehoused will generate a vacancy to potentially to rehouse another applicant on the register into their vacated property

4.6 It is to try and reflect these factors as well as capture longer term demographic changes that the models used in studies like the HEDNA use a much broader range of data to identify unmet need in a more systematic way.

6. CONCLUSIONS

6.1 The compulsory purchase of land is very much a matter of last resort if a negotiated purchase cannot be achieved. To date this Council has not had to compulsorily purchase land for housing development, whether such development is private or public sector lead.

6.2 Whilst the Council has compulsory purchase powers available to it, their use, for example to help achieve housing development, would be governed by any legislation or regulations laid down by Parliament.

6.3 Therefore, the Council's ability to seek to ensure that any land acquired compulsorily is at a 'fairer price' is limited to seeking to influence Government.

6.4 Whilst over the last ten years the Council has seen a decline in stock numbers every year this has been counterbalanced by a successful and consistent RP development programme, supported by the ongoing provision of new Section 106 Planning gain properties.

6.5 Furthermore whilst we do not have a full picture of stock movements across the affordable sector and there are moves to increase opportunities for tenants renting from Registered Providers to buy their homes it is likely that RPs currently are increasing their stock overall in the district leading to a net increase in homes.

6.6 The position regarding housing need is fluid and affected by many factors in terms of both the housing market, people's individual circumstances and aspirations and the macro

economic climate. To smooth these factors the widely accepted approach is the use of studies such as the HEDNA, to inform both Planning and Housing roles within the Council.

- 6.7 The current HEDNA suggests a rented affordable housing need level of 160 units per annum (80% of 199 units) and the new HEDNA is expected to be available later this year.
- 6.8 The Task and Finish Group are invited to consider the information presented and determine what level of target for future provision of affordable rented housing they wish to purpose be included in the new Housing Strategy 2021, currently being drafted.

Minutes of the Task and Finish Group 18 August 2021.



Increasing the Supply of Affordable Housing Task and Finish Group

Wednesday 18 August at 6.30pm
Virtual Teams Meeting
Minutes
Meeting closed at 7.45pm

| Item No. | Item |
|----------|--|
| 1 | Welcome and Apologies |
| | There were no apologies. Councillor Wyatt was not in attendance. |
| 2 | Notes of last meeting – 14 July 2021 |
| | Councillor Eynon felt that the context of the wording at item 5 needed to be a little clearer in relation to the figures that the Council had been achieving as it related to the affordable housing across the whole, not just Council houses. Chris Lambert advised that he had looked into whether any assistance could be given with legal fees, in relation to Right to Buys, as asked by Councillor Allman at the last meeting, and the answer was that no assistance could be given. AGREED:- The notes of the last meeting be approved, subject to the amended wording at item 5. |
| 3 | Establishing a Target for the Supply of Affordable Housing |
| | Chris Lambert and Ian Nelson spoke to the report. Chris Lambert advised the group that there was an error in paragraph 3.7 of the report and that it should have read:- In summary therefore, over the 10-year period from 2011/12 to 2020/21 there was a net reduction of 288 Council rented homes available. Over the same period there |

| | |
|--|--|
| | <p>were an additional 1,109 affordable homes built or acquired by RP partners. The difference in the reduction in Council rented homes and new RP provision is an additional 821 affordable homes.</p> <p>In response to a question from Councillor Sheahan, Ian Nelson advised that he would need to look into what the reforms referred to in the report in relation to the Land Compensation Act were and if they tied in with the Shelter report.</p> <p>In response to a questions from Councillor Sheahan, Chris Lambert advised that, in relation to meeting targets when also being reliant on private sector to deliver properties, as it was difficult to predict when homes provided under Section 106 agreements by developers would be built, the Council currently had a 3 year rolling target of 300 properties rather than an annual one, to allow for fluctuations in the private sector delivery of new schemes. In relation to working in partnership with registered providers (RP), it had been common historically, but was less so now due to the competitive relationship between each partner as they agreed their development with Homes England. However the Council held annual meetings with the registered providers which form part of the housing strategy process. Chris advised that he would take the suggestion back to team members to look at possibly increasing the frequency of meetings with the registered providers. In relation to setting a target for waiting list times in each priority need banding, Chris Lambert advised that it was an interesting concept that would take some thinking through and advised that he would take the idea away to discuss with team members to see if was feasible to do.</p> <p>In response to a question from Councillor Eynon, Chris Lambert advised that, in terms of managing the Housing Benefit bill, there were significant sums of money available to support the provision of new affordable housing, the majority of which went to the RP partners, although the Council could bid for support if there were suitable schemes coming forward. He also noted that, following changes in 2011/12 to the Housing Revenue Account subsidy scheme, with the introduction of the self-financing scheme, this had prevented millions of pounds of tenant's money going into the national pot through the "negative subsidy" payments we used to make.</p> <p>In response to a question form Councillor Eynon, Ian Nelson advised that there was previously an official document on the assessment of affordable housing need and this advised that it was not unreasonable that an authority would not meet all the need. Chris Lambert advised that there were approximately 900 properties that were in the pipeline through approved S106 agreements from granted planning permissions but where still to be built.</p> <p>In response to a question from Councillor Allman, in relation to residents wanting to move following COVID and what the Council was doing to encourage movement, Chris Lambert advised that in Q1 last year (2019/20) 60 homes became vacant during the COVID period, which was normally between 75-80, in Q1 of the current year 72 had become vacant so numbers were moving back up.</p> <p>The members of the group then discussed the recommendations in the report and what target figure they wished to propose for the strategy.</p> <p>The Group noted the report before them and unanimously agreed the following recommendations be included in the report to be considered by the Community Scrutiny Committee:-</p> <p>3. That Community Scrutiny recommends to Cabinet that the Council writes to</p> |
|--|--|

| | |
|---|--|
| | <p>Government encouraging a reform of the Land Compensation Act. Exact wording to be drafted by officers and included in the final report for agreement.</p> <p>4. That a target level of 199 new affordable homes (rented and low cost home ownership) be proposed for inclusion in the new housing strategy for new affordable housing development in the district subject to:-</p> <p>c. An enhanced joint working partnership with other housing providers, including increasing the frequency of meetings with registered providers active in the District.</p> <p>d. Officers looking into waiting times targets for the various housing need bands on the housing waiting list.</p> |
| 4 | Next steps |
| | Chris Lambert set out the timeline for the completion of the work and advised that draft report to be considered by the Community Scrutiny Committee would be circulated to members for comment the following week. |
| 5 | Any Other Business |
| | There was no other business. |
| 6 | Next meeting |
| | It was noted that this was the final meeting of the group. Councillor Merrie thanked the members of the group for their valued input and officers for all their hard work. |

Attendees

| Councillors | Officers |
|-----------------------------------|---|
| Elliott Allman | Chris Lambert |
| Terri Eynon | Ian Nelson |
| Keith Merrie (Chairman) | Clare Hammond |
| Sean Sheahan | |
| Nigel Smith | Others invited: |
| Michael Wyatt – Not in attendance | Councillor Roger Bayliss (Portfolio Holder) |