

Title of Report	NEW AFFORDABLE HOUSING SUPPLY STRATEGY 2020	
Presented by	Chris Lambert Head of Housing	
Background Papers	None	Public Report: Yes
Financial Implications	There are no direct financial implications associated with this report although the strategy will inform the use of existing resources	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	There are no legal implications	
	Signed off by the Deputy Monitoring Officer: Yes	
Staffing and Corporate Implications	There are no staffing implications. This strategy supports Corporate Delivery Plan priorities	
	Signed off by the Acting Head of Paid Service: Yes	
Purpose of Report	To seek scrutiny input into the strategy ahead of consideration by Cabinet	
Reason agenda item submitted to Scrutiny Committee	<i>To allow Scrutiny Committee to provide input into the draft strategy</i>	
Recommendations	COMMUNITY SCRUTINY COMMITTEE COMMENT ON THE DRAFT AFFORDABLE HOUSING SUPPLY STRATEGY FOR CONSIDERATION BY CABINET ON 22 SEPTEMBER 2020.	

1. BACKGROUND

- 1.1 The Housing Strategy 2020-21 sets out an objective to “Maintain and increase the supply of affordable homes, in a challenging financial environment, including the construction and acquisition of new affordable homes by North West Leicestershire District Council (NWLDC).”
- 1.2 The Council recognises that it has a role as the strategic housing authority to work to address the housing needs of the district. At the same time it has a direct role in the delivery of affordable housing as a developing landlord.
- 1.3 As an organisation that has only recently resumed its development programme it is important that we balance our twin roles to ensure that as a provider the development we are involved in compliments rather than competes with other developing organisations active within the district.
- 1.4 This Strategy identifies the Council’s priorities for affordable housing and identifies the actions that will be taken to ensure that the right size, type and quality of affordable housing delivered in the right places within North West Leicestershire.

2. THE NEW AFFORDABLE HOUSING SUPPLY STRATEGY

2.1 The Strategy sets out the range of products that fall within the definition of affordable housing and the mechanisms of delivery. It then considers the success to date in delivery of affordable housing.

2.2 .It then considers the level of affordable housing need in the district including the need for specialist accommodation

2.3 Finally the strategy identifies the gap between supply and demand for affordable housing and sets out areas that the council can improve delivery both as a strategic enabler and also as an affordable housing provider in its own right.

3. PRIORITIES FOR COUNCIL DEVELOPMENT

3.1 The strategy has identified a number of priority actions to support the Council's ambition to increase and improve affordable housing supply. These are:

- We will work with the County Council to understand the levels of need for specialist housing within the district
- We will develop a clear and transparent approach to section 106 agreements, in particular how we will deal with situations where a developer cannot provide a policy compliant on site affordable housing scheme.
- The Council will continue to offer financial support to registered providers developing in the district. Our priority will be to support schemes that meet needs which are not easily met through other routes.
- We will work with Homes England to develop a more pro-active approach to larger predominantly affordable housing developments within the District.
- As a developer we will begin a programme of pro-active site acquisition to accelerate new home delivery.
- We will procure a new development partner to support us with the next phase of our newbuild programme whilst growing our in house capacity to develop sites directly in the future.
- We will pro-actively seek partnerships that can bring added value to our development aspirations
- We will continue to appraise section 106 opportunities however we will only bid for properties where there is no viable bid from other registered providers.
- We will consider the opportunities within our own programme to develop specialist accommodation that is not forthcoming through other programmes.

Policies and other considerations, as appropriate	
Council Priorities:	- Local people live in high quality, affordable homes
Policy Considerations:	None identified
Safeguarding:	None identified
Equalities/Diversity:	The strategy identifies the need for specialist housing directly targeted at some groups with protected characteristics and seeks to improve delivery in these areas.
Customer Impact:	The aim of the strategy is to increase delivery of affordable housing within the district which will have a direct positive impact on customers on the housing

	register.
Economic and Social Impact:	Increasing the delivery of affordable housing will have positive impacts both economically and socially. The strategy aims to increase investment in housing in the district with the end result of providing safe affordable housing for some of the most socially excluded residents of the district
Environment and Climate Change:	No direct impacts
Consultation/Community Engagement:	No direct consultation has taken place ahead of the development of the strategy although the strategy does reflect issues identified through more general stakeholder engagement
Risks:	No risks identified
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