

DATE: 4 July 2023  
MY REF: Cabinet Executive – Supplemental item.  
YOUR REF:  
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**To Members of the Cabinet Executive**

Councillor Terry Richardson (Leader)	– Leader of the Council
Councillor Maggie Wright (Deputy Leader)	– Finance, People & Performance Portfolio Holder
Councillor Nigel Grundy	– Neighbourhood Services & Assets Portfolio Holder
Councillor Les Phillimore	– Housing, Community & Environmental Services Portfolio Holder
Councillor Ben Taylor	– Planning Delivery and Enforcement & Corporate Transformation Portfolio Holder

Dear Councillor,

A meeting of the **CABINET EXECUTIVE** will be held in the Council Chamber - Council Offices, Narborough on **MONDAY, 10 JULY 2023** at **5.30 p.m.**. Please find attached a supplemental item that is required for the meeting and is in addition to the agenda and report pack that has already been circulated.

Yours faithfully



**Louisa Horton**  
**Corporate Services Group Manager and Monitoring Officer**

**SUPPLEMENTAL ITEM**

11. Cabinet Executive Response to Scrutiny Recommendations: Affordable Housing (Pages 3 - 10)

To consider the report of the Cabinet Executive (enclosed).

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## Blaby District Council

### Cabinet Executive

<b>Date of Meeting</b>	10 July 2023
<b>Title of Report</b>	<b>Cabinet Executive Response to Scrutiny</b> <b>Recommendations: Affordable Housing</b> This is not a Key Decision and is on the Forward Plan
<b>Lead Member</b>	<b>Cllr. Les Phillimore - Environmental Health, Housing &amp; Community Services</b>
<b>Report Author</b>	Housing Services Manager

#### 1. What is this report about?

- 1.1 The purpose of this report is to provide Members with a response to the recommendations as set out in the Scrutiny Commission report to Cabinet Executive dated 07 November 2022.

#### 2. Recommendation(s) to Cabinet Executive

- 2.1 That Cabinet agree to consider and accept the response to the recommendations as set out at Appendix 1 of this report.

#### 3. Reason for Decisions Recommended

- 3.1 It is the duty of the Cabinet Executive to respond to Scrutiny reports and recommendations.

#### 4. Matters to consider

- 4.1 At the Cabinet Executive meeting on 7 November 2022, the Scrutiny Commission provided a report detailing the continuing and increasing challenge of enabling affordable housing provision within the Blaby District.

This report concluded with the recommendation of the Scrutiny Working Group, which is set out in Appendix A.

The latest Housing and Economic Needs Assessment has confirmed that the District has an overall need for 534 new affordable homes per annum. During the 2022/23 financial year affordable housing delivery remained low. This is mainly due to the overall development downturn which continued as a consequence of the pandemic and a significant shortage of materials and skilled labour in the building industry.

This current financial year presents new opportunities with several all-affordable homes being developed with our Registered Provider Partners. These schemes are underway and on track to deliver 174 new affordable homes in this financial year. They will include homes for single people, families and importantly the first specialist supported schemes in the District for a number of years. Details of the all affordable housing schemes are given in the table below:

Table 1 – All Affordable Housing Schemes (Commenced)

<b>Site</b>	<b>Location</b>	<b>Registered Provider</b>	<b>Number of units</b>
<b>Henson Park</b>	<b>Whetstone</b>	<b>East Midlands Housing</b>	<b>78</b>
<b>Cambridge Rd</b>	<b>Whetstone</b>	<b>Midland Heart</b>	<b>49</b>
<b>Council Depot Site</b>	<b>Littlethorpe</b>	<b>East Midlands Housing</b>	<b>32</b>
<b>Grove Road</b>	<b>Blaby</b>	<b>Nottingham Community Housing Association</b>	<b>15</b>
			<b>Total = 174</b>

Three of the above schemes have benefited from the Council utilising section 106 commuted sums which are ring-fenced for affordable housing delivery. These funds are essential in leveraging out additional grant from external sources, therefore ensuring the viability of these much needed developments which will benefit local communities.

In recent years the majority of our affordable housing provision has come from developer obligations on major schemes. Currently there are several major schemes with planning permission, some of which are underway and these will deliver a further 157 affordable units (in addition to those listed in the above table) up until the end of the 2025 financial year.

Despite the healthy pipeline of new affordable homes it should be noted that we will still fall considerably short of the number of homes required to meet the demand of 534 new affordable homes each year. We have an increasing homelessness issue and over 700 households are currently registered on the Councils Choice Based Lettings System.

The Strategic Housing Team will continue to work closely with our current Registered Provider Partners who have Strategic Partnership status with Homes England, as well as also remaining agile and opportunistic in identifying any future opportunities and funding avenues in order to maximise affordable housing delivery.

#### 4.2 Proposal(s)

To accept the response to the recommendations as provided at Appendix A.

#### 4.3 Relevant Consultations

Relevant internal consultations have been undertaken.

#### 4.4 Significant Issues

None

### 5. What will it cost and are there opportunities for savings?

#### 5.1

	Current year	2023/24
Revenue	Nil	Nil
Capital	Nil	Nil

### 6. What are the risks and how can they be reduced?

6.1 None specifically to this report

### 7. Other options considered

7.1 None

### 8. Other significant issues

8.1 In preparing this report, the author has considered issues related to Human Rights, Legal Matters, Human Resources, Equalities, Public Health Inequalities, and Climate Local and there are no areas of concern.

### 9. Appendix

9.1 Appendix A – Recommendations & Comments

### 10. Background paper(s)

None

### 11. Report author's contact details

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Housing Service Manager

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## BLABY DISTRICT COUNCIL

## Cabinet Executive Response to Scrutiny Recommendations – Affordable Housing

Date submitted to Cabinet Executive: 7 November 2022

Cabinet Member responsible for compliance with notice of requirement: **Cllr. Les Phillimore – Housing, Community and Environmental Services.**

	Recommendation	Agreed YES/NO/ IN PART	Cabinet Response including proposed action	Responsible Officer	Action by date
R1	That Members continue to respond robustly to consultation in respect of the National Planning Policy Framework, where policies are proposed which encourage the increase of Affordable Home Ownership and where this is at the expense of other tenures which are needed in the Blaby District.	Yes	This is an on-going recommendation which should be considered in line with appropriate planning applications that include new affordable housing in the District.	Ian Jones – Housing Services Manager	On-going
R2	That Blaby District Council continue to support and grow relationships with housing providers and strategic partners and to continue to research and identify funding opportunities that will help Affordable Housing projects increase across the District.	Yes	The Council's Strategic Housing Team continue to strengthen relationships with affordable housing providers and in particular with Registered Providers that have a Strategic Partnership agreement with Homes England. This will allow us to maximise the amount of Government funding that is attributed to the District whilst also remaining agile and opportunistic to any new funding streams that may arise.	Ian Jones – Housing Services Manager	On-going
R3	That Blaby District Council work with housing providers to investigate new forms of housing		The Strategic Housing Team regularly discuss all forms of housing including modular and	Ian Jones – Housing	On-going

	Recommendation	Agreed YES/NO/ IN PART	Cabinet Response including proposed action	Responsible Officer	Action by date
	such as passivhaus that are also sustainable and contribute towards the green agenda.		passivhaus with our Registered Provider partners. All partners have an interest in modular homes and some have developed schemes in other areas, we will monitor the success of these schemes whilst looking to enable future modular schemes within the District.	Services Manager	
R4	That Scrutiny Commission is updated every 6-12 months on the need of Affordable Housing and new ways in which Affordable Housing sites can be achieved through different types of methods e.g. Modular Homes.		<p>The need for affordable housing in the District has never been greater. The latest Housing and Economic Needs Assessment points towards an acute need for rented tenures of affordable housing and an overall District need of 534 new affordable homes per annum.</p> <p>The majority of affordable homes continue to come from major schemes where 25% of all homes on all major developments are affordable homes.</p> <p>Due to an overall development downturn over the last 3 years only 158 affordable homes were built in the District. However there are a number of all affordable sites currently in development through our Strategic Partnerships with Registered Providers. Many of which will be completed during the current financial year resulting in over 175 new affordable homes. These will include homes for singles, families and specific schemes for those needing housing related support.</p>	Ian Jones – Housing Services Manager	On-going



	Recommendation	Agreed YES/NO/ IN PART	Cabinet Response including proposed action	Responsible Officer	Action by date
R5	That all Members receive in depth training on the topic of Affordable Housing from relevant Officers.		<p>The Housing Services Team carried out training with Members in October 2022 which was well attended and well received.</p> <p>A further training session will take place towards the end of June / early July which will be a refresher for some members and also providing new information for new members. The session will be more focussed on affordable housing.</p>	Ian Jones – Housing Services Manager	On-going
R6	That Members note the increasing need for temporary accommodation due to the growing number of families and single households becoming homeless and the pressures and demands that this puts on the service.		A number of temporary accommodation options are currently being considered and these options will be discussed with Members in due course.	Ian Jones – Housing Services Manager	On-going

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