

Name of meeting: Cabinet
Date: 20 January 2020
Title of report: Housing Delivery Plan Update

Purpose of report: To provide an Update to Cabinet on progress

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Not applicable - update report not decision
Key Decision - Is it in the <u>Council's Forward Plan (key decisions and private reports)?</u>	Key Decision - No Private Report/Private Appendix - No
The Decision - Is it eligible for call in by Scrutiny?	Yes
Date signed off by <u>Strategic Director</u> & name Is it also signed off by the Service Director for Finance? Is it also signed off by the Service Director for Legal Governance and Commissioning?	Karl Battersby - 12.12.2019 Eamonn Croston - 12.12.2019 Julie Muscroft - 13.12.2019
Cabinet member portfolio	Cllr Peter McBride Cllr Cathy Scott

Electoral wards affected: All

Ward councillors consulted: Ward councillors were consulted in 2018 prior to a previous Cabinet report. This is an update report.

Public or private: Public

Has GDPR been considered?

There is no personal data contained in this report.

1. Summary

Housing and Regeneration have an important role to play in allowing Kirklees to build on its strengths and achieve its growth potential. There is a need to provide high quality housing on a scale and of a type that responds to the needs of a growing population and economy. The report approved at Cabinet on 29th August 2018 set out the approach to delivering the growth element of the Housing Strategy and provided a clear framework to guide activity to support Housing Growth.

The ambition is for 10,000 new homes in Kirklees by 2023 of which 1,000 will be on land currently owned by the Council. The Kirklees Local Plan has identified priority growth locations for a range of purposes that collectively contribute significantly to the achievement of overarching growth ambitions, this was adopted on 27 February 2019. The Local Plan is now the statutory development plan for Kirklees and has superseded the Kirklees Unitary Development Plan.

The Housing Growth activity includes the development of 41 Council owned sites through a variety of projects and programmes. In addition to this support is also provided to assist private sector developers in bringing forward their sites. This includes site-specific planning advice, brokering contact with potential development or investment partners and advice in relation to overcoming barriers to development.

The activity covers the following projects and programmes;

- Supporting the delivery of Strategic Allocation sites
- Accelerated Construction Homes England grant funded Programme
- Specialist and Supported Housing
- Small Affordable Housing Sites
- Market disposal
- Strategic Registered Providers programme
- Council New Build programme (currently focussed on regenerating smaller sites close to existing Council housing)

In addition to the above Kirklees Neighbourhood Housing are delivering the Housing Buy Back Scheme.

2. Information required to take a decision

In September 2018 the Council held the Big Build event to launch the Housing Growth ambition. This event was attended by over 100 people from a range of organisations who heard from the Leader, Chief Executive and Senior Managers from the Council along with Nick Walkley Chief Executive from Homes England.

Significant activity has taken place over the last year to explore opportunities and test options for delivering Housing Growth, ensuring the best use of council owned land and working with partners and the private sector to maximise outcomes.

Following on from a successful recruitment campaign the Housing Growth and Regeneration team has increased its capacity and capabilities in order respond to the ambitious plans for growth.

Significant progress has been made in the last year. Appendix 1 provides a summary of this in relation to the various Housing Growth programmes and projects currently underway and in development.

3. Implications for the Council

- **Working with People**

The Housing Growth work covers a wide range of activity and the Council is working with a range of partners to deliver market and affordable housing which meets local needs, alongside specialist accommodation such as Extra Care schemes and supported accommodation for people with learning disabilities. There is therefore significant benefit to Kirklees citizens in providing access to housing across a range of tenures as part of a programme of quality housing developments.

In addition, as part of the construction process, the benefits of the local supply chain and opportunities for apprenticeships and training is maximised at every opportunity.

- **Working with Partners**

To deliver the significant number of new homes needed the Council is working with a wide range of partners in both the private and public sector such as Registered Providers, Homes England, West Yorkshire Combined Authority, private sector developers and investors. One example is the specialist supported housing scheme at Mayman Lane where the Council is working with Calderdale, Wakefield and Barnsley in partnership with the National Health Service England (NHSE) which allocated £1.784m capital grant from the Transforming Care Partnership to fund appropriate bespoke housing with care and support for people with a profound learning disability. The scheme is currently on site and being delivered by specialist provider Choice Support a registered charity with expertise in this provision.

- **Place Based Working**

The needs of Kirklees residents and communities varies widely and by using intelligence and information we are focussing our resources in the best way possible to achieve the best outcome for residents. The specialist housing including the Extra Care Housing programme is a good example of this where we are using information on housing needs and age demographics to ensure best use of our sites and meet the needs of local communities.

- **Climate Change and Air Quality**

Taking into account the Climate Emergency resolution we are exploring all opportunities to encourage energy efficient building methods, supporting the delivery of low carbon housing. We will continue to look at improvements to environmental standards and a future report will be brought to Cabinet outlining this in more detail, this is also anticipated to include proposals for a Passivhaus pilot scheme to be brought forward within the council house building programme.

- **Improving outcomes for children**

The plan has been developed in conjunction with a wide cross section of the council including Children's Services. There is a clear focus on ensuring the housing environments we create give children the best start in life. Work is also underway to identify opportunities to meet the needs identified in the Children's Sufficiency Strategy which identifies the preferred model for Children's homes in the future will be provided for in small group homes of a domestic nature integrated into wider developments.

- **Other (eg Legal/Financial or Human Resources)**

The Housing Growth Board was established in September 2018 following approval of the Cabinet report. The remit of the Board is to provide robust governance to the Housing Growth programme and support the Strategic Director in respect of the delegated authority. All proposed land transactions included in the Housing Growth activity set out in the Cabinet report are considered and recommended for approval (site by site) by the Board through stages. The Board includes senior Council Officers from Finance and Accountancy, Legal Services and Procurement and Commissioning.

4. Consultees and their opinions

Officers engaged with ward members on sites in the Housing Delivery Plan in summer 2018 as set out in the Cabinet report approved on 29th August 2018, the feedback was contained in Appendix 3 of the 2018 report. Ongoing updates and engagement continues as projects and programmes reach appropriate stages of development.

5. Next steps and timelines

The current position in relation to the range of Housing Growth programmes and projects is included in Appendix 1. Whilst rigorous project management and risk mitigation measures are in place across all of the Housing Growth projects the activity is subject to a range of external factors and risks which may impact adversely on delivery.

6. Officer recommendations and reasons

It is recommended that Cabinet note the progress made to date in relation to the Housing Delivery Plan and the impact this will have on Housing Growth.

7. Cabinet Portfolio Holder's recommendations

The Cabinet holders note the officer's recommendations in relation to the progress made to date on the Housing Delivery Plan, and the impact that this will have on housing growth.

8. Contact officer

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9. Background Papers and History of Decisions

Cabinet Report – Housing Delivery Plan. Approved 29th August 2018
Cabinet Report – Dewsbury Riverside Masterplan. Approved 19th March 2019

10. Service Director responsible

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