

CABINET - THURSDAY, 8 FEBRUARY 2024

Report of the Head of Strategic Housing Lead Member: Executive Member for Public and Private Sector Housing

Part A

HOUSING STRATEGY

Purpose of Report

The purpose of this report is to obtain Cabinet approval for the updated version of the Charnwood Borough Council Housing Strategy.

Recommendations

1. That Cabinet approve the new Charnwood Borough Council Housing Strategy for 2024 – 2029 at Appendix 1.
2. That delegated authority be given to the Head of Strategic Housing in consultation with the Executive Member for Public and Private Sector Housing to make minor amends to the Strategy.

Reasons

1. To set out the approach of the authority to delivering the supply of homes needed to support demographic, economic and employment growth in our area
2. To enable minor amendments to be made.

Policy Justification and Previous Decisions

Although there is no statutory requirement for a local authority to produce a housing strategy, councils still have responsibility to assess and meet the housing needs of their local population as housing delivery enablers. The housing strategy is a key element in setting out how this will be achieved. The existing strategy covered the period 2015 – 2020 and has now expired, therefore there is a need to develop a new strategy which reflects the current context.

Implementation Timetable including Future Decisions

If not subject to call in the new Housing Strategy will be effective from 01/04/24.

Report Implications

Financial Implications

None identified.

Risk Management

No specific risks have been identified with the Strategy, which largely reflects existing service delivery.

Equality and Diversity

None identified.

Climate Change and Carbon Impact

The aims of the Housing Strategy include improved energy efficiency of homes in the private sector and council owned housing stock.

Crime and Disorder

None identified.

Wards Affected

All wards.

Publicity Arrangements

The Housing Strategy will be published on the Charnwood Borough Council website where it can be accessed by residents and stakeholders.

Consultations

Presentations on the new Housing Strategy have been given to:

- Parish Clerks Liaison Meeting (20/10/23)
- HMAB (10/01/24)

Links to the Corporate Strategy

Caring for the Environment	Yes
Healthy Communities	Yes
A Thriving Economy	Yes
Your Council	Yes

Key Decision: Y

Date included on Forward Plan 10/01/24

Background Papers: None

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Part B

Background and Summary

Preparation of the Housing Strategy has required consideration of the National Planning Policy Framework (NPPF).

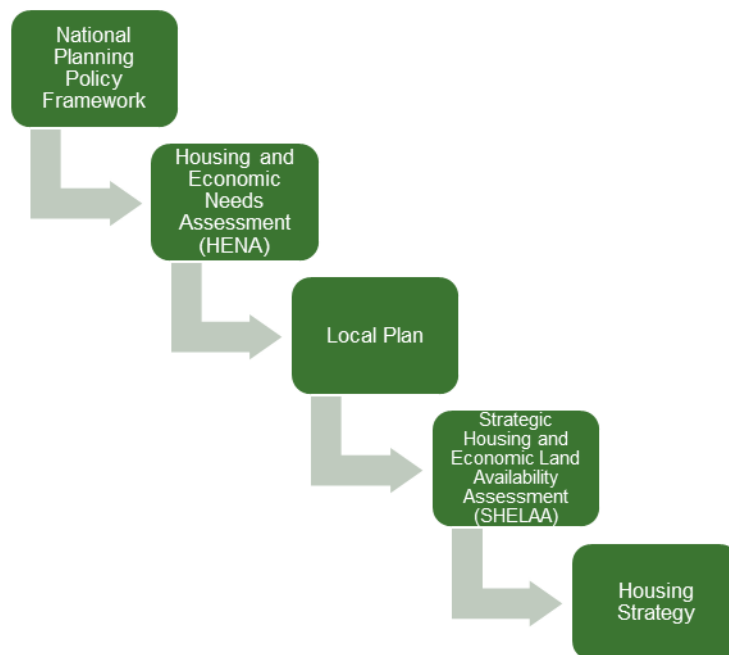
The NPPF sets out government planning policies and how these should be applied, providing a framework within which locally prepared plans for housing and other development can be produced.

The requirements of the NPPF must be considered in the Charnwood Local Plan and planning law requires applications for planning permission to be determined in accordance with the Local Plan.

Local Plans should set out the contributions expected from market-led development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure).

The Housing Strategy describes how affordable housing is delivered on market-led developments is secured through section 106 (s106) Agreements (Town and Country Planning Act 1990). These legal agreements between local authorities and developers are linked to planning permissions and can also be known as planning obligations or “development gain”.

The below chart shows how the local housing strategy sits in the broader policy and evidence base framework.



In this context, the strategy sets out how we intend to meet the challenge of delivering new homes for our growing population, monitor the quality of the private rented sector and respond to the climate emergency.

The aims for Charnwood Borough Council set out in the strategy are therefore:

- Deliver sufficient supply of new homes, calculated through a robust standard methodology, to meet the needs of a growing population
- Use the planning process to harness the potential of private development to deliver affordable homes for rent and purchase
- Align the location of homes with economic and employment needs and growth
- Work proactively with private developers and registered providers to meet the need for affordable homes
- Work collaboratively with strategic partners and commissioners to deliver specialist housing, including accommodation for older people
- Use council-owned assets, including land, to contribute to the supply of new homes
- Work with owners and landlords of homes in the private sector to improve property condition, including energy efficiency
- Deliver active asset management across our own housing stock to improve financial performance and property condition, including energy efficiency.

Appendices

Appendix 1 - DRAFT Charnwood Borough Council Housing Strategy 2024 – 2029

Appendix 2 - Equality Impact Assessment