

HOUSING ANNUAL MONITORING REPORT 2015/16

Report of the: Head of Place Development
Contact: Karol Jakubczyk, Kate Turner
Urgent Decision?(yes/no) No
If yes, reason urgent decision required:
Annexes/Appendices (attached): Annex 1: Housing Annual Monitoring Report 2015/16
Other available papers (not attached):

REPORT SUMMARY

The Local Plan Annual Monitoring Report (AMR) assesses the performance of adopted planning policies and tracks the Council's progress against the Local Plan Programme. An AMR, which concentrates on the performance of our local plan housing policies has been produced for 2015/16 and the 2016/17 AMR will provide a composite catch-up on all indicators. The 2015/16 document meets the requirements set out in national planning policy for producing a housing delivery trajectory and five year housing land supply statement. It also has an important role in informing the partial review of the Core Strategy. The AMR also includes the Local Plan Programme agreed by this Committee in July 2016.

RECOMMENDATION (S)

- (1) That the contents of the Housing Annual Monitoring Report 2015/16 be noted, approved and published on the Council's website.

Notes

1 Implications for the Council's Key Priorities, Service Plans and Sustainable Community Strategy

- 1.1 The Local Plan is intended to provide the spatial planning mechanism for the delivery of the vision which is set out in the Sustainable Community Strategy. Meeting housing need, whether market or affordable, lies at the heart of the Local Plan. Securing an appropriate level of housing delivery will assist in the achievement of the Council's Key Priorities.

2 Background

- 2.1 The Local Plan Annual Monitoring Report (AMR) is under normal circumstances prepared at the end of each financial year. The last Local Plan AMR covered the period 2014 – 15 and was published during July 2015. Due to a shortage of resources it has not been possible to prepare a full Local Plan AMR for 2015/16.
- 2.2 Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to publish monitoring information to the public at least yearly in the interests of transparency. The preparation of the Local Plan AMR for 2015/16 has currently been progressed only in respect of housing data and progress against the published Local Plan Programme. It is anticipated that the 2016/17 AMR will provide a composite catch-up on all indicators so that a comprehensive record is maintained.
- 2.3 National planning policy states that Local Authorities must identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. National planning policy also highlights the importance of evidence in the preparation of policy, and the AMR provides an important resource for this. It emphasises the importance of an up-to-date Local Plan. The AMR serves as a tool to show where policies are underperforming and where action needs to be taken to bring these up to date.
- 2.4 The Housing AMR at Appendix 1 will ensure that we meet national planning policy requirements relating to the delivery of new housing. The Housing AMR is comprised of the following elements:
 - A summary of the housing completions this reporting year (April 2015-March 2016) and completions in the Borough since 2006
 - The Housing Trajectory
 - The Five Year Housing Land Supply Statement
 - A summary of the 'affordable' housing completions this reporting year and future projections.
 - Progress against the published Local Plan Programme.

3 Main headlines from the Housing AMR 2015/16

- 3.1 We exceeded our target of 181 housing completions by 18 units during 2015-16. This demonstrates a similar number of housing completions as the previous reporting period (199 in 2015/16 and 193 in 2014/15). Notwithstanding meeting our housing target it is worth noting that it is lower than was anticipated in last year's housing trajectory. This can be explained by delays in completions at two large housing sites; The Linton's Centre and Ethel Bailey Close. These are now expected to complete during 2016-17.
- 3.2 We remain confident that we will be able to meet our housing target again next year and that we remain on course to achieve the overall (cumulative) housing target. The housing trajectory shows that we will meet our current target of at least 3620 homes by 2026. The identification of 18 sites, as preferred housing allocations, following the Housing Site Allocations consultation (February 2012) has helped us achieve this objective.
- 3.3 The statement of five year housing supply is included under Appendix C of the AMR. It sets out the current position over the five year period until March 2021. The Statement demonstrates that there is sufficient supply to meet housing target requirements for the next five year period. This meets the requirements set out in the NPPF. On the basis of the current Core Strategy target the Statement demonstrates that there is at least a ten year housing land supply.
- 3.4 We have an overall target of 35% of new dwellings to be provided as affordable (Core Strategy Policy CS9). In 2015-16, 49% of all completions were classified as 'affordable housing'. This equated to 102 affordable units. This is the highest percentage of affordable completions we have had over the last seven years and the second highest number since we started monitoring the Local Plan. This is mostly due to the successful return to use and redevelopment of West Hill Court (38), Shaftesbury House at 87 East Street (45 1 person units) and the Linton's Centre (16 units).
- 3.5 In the longer term it is likely that the number of affordable units being delivered on a yearly basis will decrease at a greater rate than previously anticipated. This is due to a number of factors, including the change in threshold at a national level (for small sites); the size of sites coming forward for development; changes to the permitted development regime; and the use of viability appraisals to negotiate down the scale of contribution.
- 3.6 The projections show that there is potential for an additional 76 affordable units to be delivered over the 35% target of 252 over the next four years. This will only equate to 28% of the overall housing delivered.

LICENSING AND PLANNING POLICY COMMITTEE
(DATE OF MEETING)

- 3.7 The Local Plan Programme contained in the AMR is that adopted by this Committee in July 2016. Progress against that programme is picking up, now that the staff resource is in place, and it is anticipated that the programme will be delivered in accordance within the timescales set-out therein.

4 Financial and Manpower Implications

- 4.1 There is an ongoing requirement to monitor the performance of our Local Plan policies, to produce the data which is reported annually in the AMR.
- 4.2 Additional staff resources have been secured to ensure that our monitoring regime meets the requirements set out in national planning policy and that we deliver the Local Plan in accordance with the agreed programme.
- 4.3 **Chief Finance Officer's comments:** All financial implications are detailed in the body of this report

5 Legal Implications (including implications for matters relating to equality)

- 5.1 **Monitoring Officer's comments:** The Council is in breach of its statutory obligation to publish an annual monitoring report in respect of 2015/2016. As acknowledged in the body of the report above, the document set out in Annexe 1 does not contain all of the prescribed information. Whilst the reasons for this are understood, it is important that the necessary information be published as soon as practicable, and that the report relating to the period 2016/2017 be produced without undue delay. It seems that there are no direct consequences arising from the failure to comply.

6 Sustainability Policy and Community Safety Implications

- 6.1 The Housing AMR provides a mechanism with which to assess the impact of those planning policies relating to strategic housing issues. The planning policies within the Core Strategy have been subject to sustainability appraisal.

7 Partnerships

- 7.1 The Planning Policy Team continues to work alongside the Council's Housing and Finance Teams (among others) to ensure the relevant data included within the Housing AMR is accurate and consistent.

8 Risk Assessment

- 8.1 The principal risk of failing to monitor development trends and needs and to publish the Housing AMR would be that the Council would be unable to demonstrate that the Local Plan policies are based on adequate, up-to-date and relevant evidence and meet identified needs over the plan period.

9 Conclusion and Recommendations

- 9.1 It is recommended that the Housing AMR be approved for publication on the Borough Council's website.

WARD(S) AFFECTED: (All Wards);