

## Delegated Cabinet Member Decision Report

<b>Decision Maker and Portfolio area:</b>	<b>Councillor Roberts, Cabinet Member for Housing</b>
<b>Date of Decision:</b>	<b>19 August 2018</b>
<b>Subject:</b>	<b>Housing Delivery Action Plan</b>
<b>Report Author:</b>	<b>Elizabeth Dryden-Stuart, Strategic Planning and Information</b>
<b>Ward(s) Affected:</b>	<b>Borough-wide</b>

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**Reason for the decision:** To approve publication of the Housing Delivery Action Plan

***What are the alternative option(s) to be considered? Please give the reason(s) for recommendation(s):***

Option 1 – To approve the Housing Delivery Action Plan for publication in line with the requirements of the Housing Delivery Test Measurement results February 2018.

Option 2 – To not approve the Housing delivery Test Action Plan for publication. This would not comply with the requirements of the Housing Delivery Test Measurement results published February 2018.

**Recommendation(s):**

Option 1 - To approve the Housing Delivery Action Plan for publication in line with the requirements of the Housing Delivery Test Measurement results February 2018.

***What are the financial implications?***

There are no direct financial implications for adopting the delivery plan.

The increase in housing numbers delivered is needed to address the targets for new housing and will generate additional council tax income.

There are assumptions for growth in council tax included within the Medium Term Financial Strategy (MTFS).

Sam Smith

What are the **procurement** implications?

Not applicable

What are the **legal** implications?

Paragraph 75 of the National Planning Policy Framework requires local planning authorities to monitor progress in building out sites that have planning permission and where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under delivery and identify actions to increase delivery in future years. The Council is therefore required to produce an action plan. (A Evans)

What are the **Human Resources** implications?

Not applicable

**Equality and Diversity Impact Assessment** attached or not required because (please give reason)

Not applicable

What are the **property** implications

The Action Plan outlines the proposed delivery of the council's ambitions to improve the housing offer within Oldham and increase residential development within Oldham Town Centres as part of its future regeneration. This fully aligns with the Council's recently approved and published Housing Strategy, which similarly outlined how the council intends to improve delivery, in order to ensure that we provide a diverse Oldham Housing Offer that is attractive and meets the needs of different sections of the population at different stages of their lives. Bryn Cooke – Head of Housing and Property Partnerships.

**Risks:**

The requirement of the Council to meet the Housing Delivery Target over the next few years is going to be a significant challenge. This Action Plan sets out how the Council plans to meet the

target. Given the number of homes required under this test there is a risk the Housing Delivery Test is not met in future years (Mark Stenson)

**Co-operative agenda**

Publication of the Housing Delivery Action Plan will promote working together and openness and democracy values.

Has the relevant Legal Officer confirmed that the recommendations within this report are lawful and comply with the Council's Constitution? XX

Has the relevant Finance Officer confirmed that any expenditure referred to within this report is consistent with the Council's budget? XX

Are any of the recommendations within this report contrary to the Policy Framework of the Council? No

**There are no background papers for this report**

<b>Report Author Sign-off:</b>	
	<i>E.Dryden-Stuart</i>
<b>Date:</b>	4 <sup>th</sup> August 2019

Please list any appendices:-

<b>Appendix number or letter</b>	<b>Description</b>
1	Part 1 – Housing Delivery Context, Evidence and Root Cause Analysis
2	Part 2 – Housing Delivery Action Plan

**1.0 Background**

1.1 The Housing Delivery Action Plan has been prepared in response to the Housing Delivery Test (HDT). It sets out the root causes for housing delivery within Oldham, the key issues and how the council intends to improve delivery, in order to ensure that we provide a diverse Oldham Housing Offer that is attractive and meets the needs of different sections of the population at different stages of their lives.

- 1.2 The HDT has been introduced by the Government as a monitoring tool to demonstrate whether local areas are building enough homes to meet their housing need. It measures net additional dwellings provided over the past three years against the homes required over the same period.
- 1.3 Results on performance for each local planning authority in England are to be published annually in November. However, the 2018 Measurement was published in February 2019 and set out that Oldham Council has delivered 64% of its local housing need.
- 1.4 As a consequence, there is a need to:
- Produce an Action Plan identifying and analysing causes of under-delivery and setting out actions to address them.
  - Identify a 20% buffer of deliverable housing land in addition to the existing sites identified in the five-year housing land supply to be identified.
- 1.5 The Action Plan will be a live document, reviewed and updated as appropriate.

## **2.0 Current Position**

- 2.1 This is Oldham Council's first Action Plan, drawn up in response to the Housing Delivery Test published February 2019.
- 2.2 The Action Plan complements a number of existing council plans, policies and strategies which together provide a framework for the delivery of the council's housing priorities, in particular the Housing Strategy, the Oldham Town Centre Masterplan and the emerging Local Plan review.
- 2.3 Analysis of housing delivery and the make-up of the housing land supply identifies a number of issues, which together contribute towards under-delivery within the borough. In summary, these are:
- The increase in housing requirement to 692 a year is a significant increase on our requirement set out in the Local Plan (289 a year) and will require step change in housing delivery and supply.
  - Scale of development coming forward – minor sites (of less than 10 dwellings) make up 84% of sites granted planning permission in the last ten years. The number of major sites coming forward is relatively low. However, they form a significant proportion of the supply. Nevertheless 'major' sites in Oldham are still relatively small with the majority having a capacity of under 50 dwellings. As such, there is a need to increase the number of major sites coming forward, in particular those with a capacity of 200+ dwellings, especially as these are more attractive for housebuilders and which, as the analysis has shown, develop faster.

- Build-out rates - larger schemes are being commenced faster than smaller ones. Yet, as outlined above the number of major sites coming forward is relatively small.
- There is a need to ensure that brownfield sites come forward for development - 70% of the housing land supply is on brownfield land, with a significant proportion on sites of between 50 to 199 dwellings and 200+ dwellings, offering significant opportunities to broaden the breadth of development opportunities across the borough.
- Delivery of minor sites - evidence indicates that there is less of a market for minor sites where for individual dwellings there is less impetus for the site come forward quickly.
- Over-reliance on sites outside the planning system – with 54% of the housing land supply (as at 1<sup>st</sup> April 2018) made up of potential housing sites that do not currently have any planning status.
- There is an issue with getting planning permission implemented – this may be due to issues regarding viability and delivery.

2.4 Reflecting the issues identified an Action Plan has been prepared aimed at increasing delivery across the borough structured around the following themes:

- Improving capacity and processes;
- Increasing the delivery of sites within our housing land supply, particularly those sites made up of vacant land, vacant buildings and previously developed land; and
- Delivery of the council's ambitions to improve the housing offer within Oldham and increase residential development within Oldham Town Centres as part of its future regeneration.

### 3.0 Recommendations

3.1 The recommendation is to:

- To approve the Housing Delivery Action Plan for publication in line with the requirements of the Housing Delivery Test Measurement results February 2018.

Cabinet member

(Relevant Portfolio Holder) Hannah Roberts Date 19.08.19

