

Report of	Meeting	Date
Deputy Chief Executive (Introduced by the Executive Member (for Economic Development and Public Service Reform))	Executive Cabinet	15 th October 2020

CHORLEY COUNCIL REGISTERED PROVIDER PARTNERSHIP FRAMEWORK

PURPOSE OF REPORT

1. To seek approval to consult on the Registered Provider (RP) Partnership Framework.

RECOMMENDATION(S)

2. Approve the RP Partnership Framework for consultation.

EXECUTIVE SUMMARY OF REPORT

3. It is proposed that the Council progress with setting up a Registered Provider (RP) Partnership Framework mainly due to an influx of RPs in the borough recently that have no strategic relationship to Chorley. The Council currently have little control over which RPs developers work with. This has implications for the Council, particularly in relation to the allocation of the affordable homes as many of these RPs are not partners of Select Move which the Council uses to allocate affordable housing therefore the Council has to advertise the units on their behalf.
4. A RP Partnership Framework is a strategic partnership between a Council and the RPs who wish to work within their boundaries. It sets out an agreed framework for the delivery of affordable homes secured through s106 agreements and can provide Councils with direct control of the allocation of these affordable units. It will therefore give the Council opportunity to control which RPs can secure s106 units in the borough. The Council is a RP so will also be able to apply to be on the Framework and have the opportunity to secure some of these units.
5. The RP Partnership Framework is included at Appendix 1. It is proposed that it will be implemented in April 2021 following consultation and selection of partners.

Confidential report Please bold as appropriate	Yes	No
--	-----	-----------

Key Decision? Please bold as appropriate	Yes	No
--	-----	-----------

Reason Please bold as appropriate	1, a change in service provision that impacts upon the service revenue budget by £100,000 or more	2, a contract worth £100,000 or more
	3, a new or unprogrammed capital scheme of £100,000 or more	4, Significant impact in environmental, social or physical terms in two or more wards

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

6. To enable the Council to have direct control of the allocation of affordable units secured through s106 agreements.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

7. None.

CORPORATE PRIORITIES

8. This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all		A strong local economy	
Clean, safe and healthy homes and communities	✓	An ambitious council that does more to meet the needs of residents and the local area	✓

BACKGROUND

9. It is proposed that the Council progresses with setting up a Registered Provider (RP) Partnership Framework mainly due to an influx of RPs in the borough recently that have no strategic relationship to Chorley. The Council currently have little control over which RPs developers work with. This has implications for the Council, particularly in relation to the allocation of the affordable homes as many of these RPs are not partners of Select Move which the Council uses to allocate affordable housing therefore the Council has to advertise the units on their behalf.
10. A RP Partnership Framework is a strategic partnership between a Council and the RPs who wish to develop within their boundaries. It sets out an agreed framework for the delivery of affordable homes secured through s106 agreements and can provide Councils with direct control of the allocation of these affordable units. It will therefore give the Council opportunity to control which RPs can secure s106 units in the borough. The Council is a RP so will also be able to apply to be on the Framework and have the opportunity to secure some of these units.
11. The scope of the proposed RP Partnership Framework is as follows:
- Only RPs that are signed up to Select Move and have existing stock in the borough will be invited to join the Framework.
 - Developers will be required to give first refusal of the affordable units to the Council and if the Council do not wish to acquire the units then the RP can offer the units to any other RP on the Framework.
 - The Framework will include a fixed transfer price for affordable units so that developers know upfront what price they will get for their affordable units and factor this into

development appraisals to ensure their development is viable. It will also eliminate bidding wars between RPs.

- There will be a minimum of 5 partners to ensure that the Framework can meet the supply of affordable housing secured through s106 agreements.
- The Framework will be reviewed every 3 years.

THE RP PARTNERSHIP FRAMEWORK

12. The RP Partnership Framework is included in Appendix 1. It sets out the membership criteria, the application process including how applications will be assessed and scored, the process for allocating affordable units and the requirements of partners.
13. Fixed transfer values for the affordable units are also included which provide certainty to developers and RPs and ensure that the affordable units are truly affordable. Trebbi Continuum were appointed to produce a report setting out the transfer values.

NEXT STEPS

14. It is proposed that consultation on the RP Partnership Framework will take place for a minimum of 4 weeks in November/December with RPs and developers currently operating in the borough/neighbouring boroughs.
15. Following consultation, the RP Partnership Framework will be finalised taking into account the responses to the consultation, and approval to implement it will be secured via an Executive Member Decision. This is expected to be complete by February 2021.
16. Once the RP Partnership Framework is finalised, RPs will then be invited to apply to be a partner of the Framework. Applications will be assessed in accordance with Appendix 1 of the RP Partnership Framework and partners will be selected by a Selection Panel which will include elected member representation as well as officers.
17. It is expected that the RP Partnership Framework will be implemented in April 2021.
18. The Council will need to be in a position to acquire s106 affordable units by this date.

IMPLICATIONS OF REPORT

19. If the RP Partnership Framework is not implemented the Council will not be able to control which RPs acquire s106 affordable units from developers and there may continue to be an influx of RPs that do not have a strategic relationship with Chorley. The Council may also not be able to secure any of these affordable units.
20. This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal	✓	Integrated Impact Assessment required?	
No significant implications in this area		Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

21. The implementation of a RP Partnership Framework is important for the Council to manage external funding for its capital programme as well as the Council's ambition to deliver affordable housing of which £1.5m is included in the capital programme.

COMMENTS OF THE MONITORING OFFICER

22. The legal implications are properly set out in the body of the report.

CHRIS SINNOTT
DEPUTY CHIEF EXECUTIVE

Report Author	Ext	Date
Katherine Greenwood	5813	15/09/20