

Action List

- An Affordable Housing Service Improvement Plan in Chorley has been approved by Cabinet in June 09. Projects have been agreed and in some instances initiated - where relevant these have been denoted in the 'Actions Taken' Column.

Recommendations	Estimated Cost	Department(s) accountable	Action taken
1. The report be considered at individual Scrutiny Committees and Cabinet/Council.		For Chorley: Democratic Services	Chorley Current Arrangements: The report is scheduled to be considered at OSC on 9 November .
2. The Group meet six months after the recommendations have been adopted to review progress made.		For Chorley: Democratic Services	
3. A 50/50 split for affordable housing not be adopted in the interim period and each authority in Central Lancashire continue to utilise existing policy tenure splits until an analysis of the Housing Needs Survey has been carried out. A higher provision of social rented housing would be preferred.		For Chorley: Affordable Housing Officer	Chorley Current Arrangements: Negotiations of Tenure Split are currently being undertaken by AHO, RSL & Developer on a site by site basis to ensure viability of Developments. There is currently a 79-80% to 20-21% split.
4. Publicity promoting the concept of social housing and the wider benefits to the community giving a positive example, such as enabling young people to access housing in their local area.		For Chorley: Affordable Housing Officer in conjunction with Communications Department.	Chorley Current Arrangements: Publicity of Delivered Sites within Chorley are being programmed in with Communications to raise positive publicity. This would include a case study of a family.

<p>5. All authorities be requested to identify land for potential affordable housing and to call for land specifically for smaller sites for affordable housing from private owners.</p>		<p>For Chorley: Planning Policy and Urban Design Team Leader</p>	<p>Chorley Current Arrangements: Planning Policy Managers in the three authorities and in the Joint Team have been made aware of this. Discussion is required at this level as to the best way to fit it into work programme, particularly with regard to existing site allocations work.</p>
<p>6. The Joint Local Development Framework team be requested to produce a map showing those sites identified for affordable housing to highlight any sites adjacent between two authorities that could be merged.</p>		<p>For Chorley: Planning Policy and Urban Design Team Leader</p>	<p>Chorley Current Arrangements: Planning Policy Managers in the three authorities and in the Joint Team have been made aware of this. Discussion is required at this level as to the best way to fit it into work programme.</p>
<p>7. In addition to the Central Lancashire Councils other bodies, like the Police, PCT, Fire Service, Registered Social Landlords, English Partnership, Churches and Parish Councils and should be approached regarding land that could be brought forward for affordable housing on rural exception sites.</p>		<p>For Chorley: Corporate Director (Business)</p>	<p>Chorley Current Arrangements: Land Availability Project already initiated as part of an Affordable Housing Service Improvement Plan.</p> <p>Designated Lead for Land Availability Project is Corporate Director (Business) and progress being reported to Executive Cabinet as part of a Key Corporate Project.</p> <p>Some agencies are still to be contacted.</p>

<p>8. To investigate any flexibility in the Local Development Plan for each Authority to encourage rural exception sites where there is demonstrable housing need and broaden the local needs area around settlements and beyond specific villages without harming the green belt.</p>		<p>For Chorley: Planning Policy Officer</p>	<p>Chorley Current Arrangements: Review of Planning Policy Project already identified as part of AH Service Improvement Plan. Designated project Lead is Stephen Lamb within Planning Policy Dept.</p> <p>Planning Policy Managers in the three authorities and in the Joint Team have been made aware of this. Discussion is required as to the best way to fit it into work programme.</p>
<p>9. For each Authority to investigate how they can stimulate the local housing market and assist first time buyers. This could be through the provision of a local authority mortgage or assistance with a deposit.</p>		<p>For Chorley: Assistant Chief Executive (Business Transformation)</p>	
<p>10. To promote and advocate the bonds scheme with lettings agents and landlords and publicise new legislation regarding deposits / bonds.</p>		<p>For Chorley: Housing Options Service</p>	<p>Chorley Current Arrangements: Rental Bond Scheme has already been launched in June 09. Project administered by Homeless Prevention Officer.</p>
<p>11. To promote the provision of additional affordable housing with parish councils (and area committees where they exist) by keeping them informed at an early stage and the public generally through communication mechanisms used by each Authority.</p>		<p>For Chorley: Affordable Housing Officer Head of Planning</p>	<p>Chorley Current Arrangements: Corporate Director (Business) now attends quarterly Parish Leads Meeting.</p> <p>Intention for AHO to develop links/ attendance at this Forum.</p>

<p>12. Council publications be utilised to promote the availability of debt advice, with the strong message to those experiencing financial hardship to contact advisors and lenders as appropriate at an early stage.</p>		<p>For Chorley: Housing Options Service</p>	<p>Chorley Current Arrangements: Suite of Housing Options Leaflets produced, Inclusion of Government produced literature on Debt Advice is used for issue to customers. Use of Chorley Smile magazine.</p> <p>Specialist Housing Advisor recruited. Due to commence employment Aug 09. Will have responsibility for developing housing related debt advice services.</p>
<p>13. Where one isn't in place, councils give consideration to implementation of a Housing Authority Leasing Scheme.</p>		<p>For Chorley: Housing Enabling Manager</p>	<p>Chorley Current Arrangements: Review of Housing Association Leasing Scheme being completed to ascertain VFM.</p>
<p>14. Councils continue to investigate the possible use of Empty Dwelling Management Orders. Respective Chief Executives write to Communities and Local Government, the local MPs and the Government requesting that they review the Empty Dwelling Management Orders process with a view to changing the legislation and that the Minister for Housing and Planning also receives copy correspondence.</p>		<p>For Chorley: Neighbourhoods Directorate Chief Executive</p>	<p>Chorley Current Arrangements: Responsibility for Empty Property Enforcement currently responsibility of EHO within Neighbourhoods Directorate,</p>
<p>15. The empty homes function be placed within Strategic Housing.</p>			<p>Chorley Current Arrangements: (Strategic) Empty Property Officer resource identified as part of recommendations within the AH Service Improvement Plan. Expected to be implemented in next financial year (2010/2011)</p>

<p>16. The three authorities produce an Empty Homes Register based on a consistent approach, recording, if possible, the number of bedrooms.</p>		<p>For Chorley: Empty Property Officer</p>	<p>Chorley Current Arrangements: As 15 - Intention for Empty Property Officer to develop and manage 'Empty Property Register'.</p>
<p>17. To lobby Government to amend building regulations in England and Wales to reflect those in Scotland, with a view to ensuring that all new build meets minimum functional space standards to facilitate the transfer of properties to Registered Social Landlords.</p>		<p>For Chorley: Corporate Director (Business)</p>	
<p>18. Investigations be undertaken with the Homes and Communities Agency with a view to differential weighting of the various criteria contained within the Design and Quality Strategy and Standards to allow existing private housing stock being brought into the supply of affordable housing.</p>		<p>For Chorley: Corporate Director (Business)</p>	<p>See Recommendation 21 and HCA response</p>
<p>19. Local authorities to meet with RSL partners to discuss and agree an acceptable formula for pepper potting affordable housing within developments.</p>		<p>Housing Affordable Housing Officer. Head of Planning</p>	<p><u>In Chorley Current Position:</u> Discussions currently take place between AHO, RSL & Developer on a site by site basis to ensure viability & meet strategic objectives.</p> <p>Any formal Consultation on acceptable formula should involve AHO.</p> <p>Planning Policy Managers have been made aware of this.</p>

<p>20. The Code for Sustainable Homes be met in full in all new developments.</p>		<p>In Chorley: Affordable Housing Officer. Head of Planning</p>	
<p>21. The Homes and Communities Agency be invited to discuss matters of mutual interest relating to the provision of additional affordable housing, in particular</p> <ul style="list-style-type: none"> • Increasing grant rates to Registered Social Landlords • Relaxing design standards to enable private developments to be acquired for social housing • Funding to bring empty properties back into use as social rented units • Release of HCA landholdings in Central Lancashire at nil/minimal cost to Registered Social Landlords 			<p>Letter sent to HCA raising the issues.</p> <p>Response appended to draft report.</p>
<p>22. The above invitation be extended to an appropriate minister in the Department for Communities and Local Government.</p>			