

| Report of  | Meeting                   | Date       |
|--|---------------------------|------------|
| Director (Mark Lester)<br>Introduced by the Executive Member (Homes & Housing) | Executive Member Decision | April 2021 |

## Approve the local lettings policy for the Bungalows in CBC ownership

### Purpose of report

- To approve the proposed local lettings policy for recently acquired bungalows in CBC ownership.

### Recommendation(s)

- Executive Member is asked to consider the proposed local lettings policy (Appendix 1) in conjunction with the consultation responses (Appendix 2) and to approve the local lettings policy for bungalows.

### Executive summary of report

- A Residential Property Acquisition Strategy paper was prepared in 2017/18 as part of the proposal to form a Wholly Owned Company. The paper highlighted a requirement for the council to provide a further 71 affordable homes by 2024.
- The immediate shortfall of accommodation from the original 2017/18 Housing Strategy paper) was 9 properties (with Tatton on-stream) and officers have undertaken the acquisition of 9 bungalows from the open market and distributed throughout the borough.
- Bungalows, specifically, were identified as not being provided for through normal Registered Provider channels and there is a shortage on the private rental market.
- The primary purpose of the council acquiring bungalows was to enable step-down accommodation for over 55's to free up larger family accommodation – as identified in the Central Lancs Housing Study 2020.

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|--|-----|-----------|
| <b>Confidential report</b><br>Please bold as appropriate | Yes | <b>No</b> |
|--|-----|-----------|

|  |     |           |
|--|-----|-----------|
| <b>Key Decision?</b><br>Please bold as appropriate | Yes | <b>No</b> |
|--|-----|-----------|

### Reasons for recommendation(s) (If the recommendations are accepted)

- A local lettings policy is required to ensure the bungalows in CBC ownership are allocated in a fair and transparent manner.
- Bungalows, specifically, have been identified as not being provided for through normal Registered Provider channels and there is a shortage on the private rental market.

### Alternative options considered and rejected

9. To use the existing Select Move policy to allocate the bungalows to general need and not to develop a separate locally lettings policy. This was rejected as the purpose of the council buying bungalows was as a step-down accommodation for over 55's to free up larger family accommodation.

### Corporate priorities

10. 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                                    | x | An ambitious council that does more to meet the needs of residents and the local area |  |

### Background

11. A Residential Property Acquisition Strategy paper was prepared in 2017/18 as part of the proposal to form a Wholly Owned Company. The paper highlighted a requirement for the council to provide a further 71 affordable homes by 2024.
12. A review of the housing acquisition strategy is proposed in 2021 to reflect changes in the marketplace, new pipeline development schemes and the forthcoming Registered Provider Partnership Framework Agreement for affordable homes delivery.
13. The immediate shortfall of accommodation from the original 2017/18 Housing Strategy paper) was 9 properties (with Tatton on-stream) and officers have undertaken the acquisition of 9 bungalows from the open market and distributed throughout the borough.
14. These 9 bungalows, once refurbishment works are completed, should be available to let via Select Move from April 2021 onwards.

### Shortfall/Need

15. In March 2020 Icen were commissioned to undertake a Central Lancs Housing Study on behalf of the three Councils (Chorley, South Ribble & Preston) in terms of demand for new homes. Part of this reports identifies a gap in the market provision for step-down homes for the older occupiers. Whilst this report was specifically aimed at establishing future provision; the same principles apply to the existing market supply.
  - a. Issues of supply can also impact occupancy patterns, for example it may be that a supply of additional smaller bungalows (say 2-bedrooms) would encourage older people to downsize but in the absence of such accommodation these households remain living in their larger accommodation.
  - b. Councils should also consider the potential role of bungalows as part of the future mix of housing. Such housing may be particularly attractive to older owner-occupiers (many of whom are equity-rich) which may assist in encouraging households to downsize. However, the downside to providing bungalows is that they are relatively land intensive for the amount of floorspace created.
  - c. Recommendation: Taking into account the current housing stock and expected demographic trends – including the expectation that some older households will downsize if the right properties are available), this report points towards a need for different sizes of homes in the market and affordable sectors.

## Implications of report

16. This report has implications in the following areas and the relevant Directors' comments are included:

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

## Comments of the Statutory Finance Officer

17. No comment

## Comments of the Monitoring Officer

18. As long as an Equality Impact assessment is carried out the local lettings policy satisfies the councils obligations

Mark Lester  
Director Commercial Services

| Report Author     | Ext    | Date     |
|-------------------|--------|----------|
| Lorraine McIntyre | 274761 | 10.03.21 |

Following careful consideration and assessment of the contents of this report, I approve the recommendation(s) contained in Paragraph 2 of the report in accordance with my delegated power to make executive decisions.



**Dated 30/04/21**

**Councillor Graham Dunn**  
Executive Member for Homes & Housing