

**CHORLEY B.C. PERFORMANCE MANAGEMENT
ACTION PLAN**

FINANCIAL YEAR 2007 / 2008

Indicator Number: PL006

Indicator Short Name: Affordable dwellings completed

| Year End | |
|-------------|--------|
| Performance | Target |
| 8 | 62.5 |

Please explain the reasons why the performance measure has not reached target:

The Borough is not a priority for Housing Corporation funding because other parts of the North West are considered to be in greater need. The opportunities for cross-subsidy from market housing schemes have been limited because of the overall restriction on house building which has only recently been eased. Of those schemes obligated to contribute to providing affordable housing a number of large sites are at an early stage of construction or have not yet started. At Buckshaw Village most of the affordable housing is, for logical scheme layout purposes, being provided just over the Borough boundary in the South Ribble part of the site. The commitment by Adactus Housing Association to provide 40 units per year for 5 years is only just starting with the acquisition of two sites from the Council. The post of Housing Needs and Investment Officer was vacant for most of last year significantly reducing our capacity to liaise with housing associations and developers about affordable housing opportunities.

Please detail corrective action to be undertaken to improve performance in the next financial year, including full details of timescales for implementation:

Contact is being maintained with the Housing Corporation in case any grant funding windfalls becomes available. Joint working with Preston and South Ribble is being developed in 07/08 to strengthen the case for funding assistance and bids for innovative schemes currently are being pursued. The recent easing of the overall housing restrictions was coupled with an increase in the minimum proportion of affordable housing to be sought from market housing schemes rising from 20% to 30% and should soon bear fruit. Housing land availability and market housing assessments are planned this year with the aim of improving information about available sites and increasing the justification for seeking more affordable housing from market housing schemes. This should put the authority in a good position to respond to the likely further relaxation of house building controls when the Regional Spatial Strategy is finalised early in 2008. The Housing Needs and Investment Officer post will be filled from 8 May 2007.

**Action Plan Owner: Julian Jackson/Roger Bailey
Unit: Development and Regeneration
Contact Number: 5280/5711**

Date: 30 April 2007

Please contact Policy and Performance on Ext 5325 if you have any queries.