

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No. 7

meeting date: THURSDAY, 3 SEPTEMBER 2015
title: PROPOSED AMENDMENT TO THE ADDRESSING HOUSING NEEDS POLICY
submitted by: CHIEF EXECUTIVE
principal author: RACHAEL STOTT – HOUSING STRATEGY OFFICER

1 PURPOSE

1.1 Committee to approve an amendment addressing the housing needs policy.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives – To address the housing needs for households in the borough.
- Corporate Priorities - None
- Other Considerations – None.

2 BACKGROUND

2.1 In January 2012, Committee approved the policy which sets out the affordable housing requirements in the borough 'Addressing Housing Needs'. Since this time, the policy has failed to deliver the older persons accommodation which is in the highest demand.

3 ISSUES

3.1 The housing waiting list has 445 households registered for bungalow accommodation. Last year 2014, we secured bungalows on just three sites in the borough. These were the first bungalows that had been brought forward since the introduction of the policy in January 2012. Developers are reluctant to provide bungalows on sites as they deliver less units per m³ than the equivalent of apartment type accommodation. However, evidence from the SHMA and housing waiting list confirm the need for bungalow accommodation.

3.2 82% of all households on the over 55s/older people on Ribble Valley's housing waiting list request a bungalow. As a percentage of total households on the waiting list, this is 48% of all households. The SHMA clearly acknowledges the higher than average pensionable age population in the borough and consequently lower proportion of the population that is working age. More importantly this is forecast to rise significantly over the next 5 years.

3.3 The resident population and the labour market are accepted as the two main drivers of the housing market. Since 2001 the numbers of the population age 60-74 has markedly increased. The household composition in the borough indicates older persons households constitute 11.2% of all households compared to 8% regionally. In terms of the identified house type need, the largest need is for one bed accommodation followed by 2 bed. Therefore, to improve the market balance in future years, older person's accommodation is the area that requires the most input.

- 3.4 The Core Strategy Key Statement H2 housing balance confirms that determination of applications will reflect the local needs in terms of house type and tenure. The SHMA housing needs survey and housing waiting list will be used to determine if a development meets local need. This is further detailed in H3 affordable housing providing housing for older people is a priority for the Council within the Strategy. Therefore, the proposed alterations are recommended.

Paragraph 5.1 - Addressing Housing Needs policy.

Accommodation for the Elderly

- 5.1 Providing housing for the elderly has been a priority within the Housing Strategy for many years. However, the market has not met the needs of the elderly and their preferred accommodation type. Therefore, there is a requirement for 15% of large developments to be units for the elderly (over 55 year olds) built to lifetime homes standard. This will be achieved by:

- on sites of 30 units or more a requirement for 15% of the units to be for the elderly,
- of the 15% elderly accommodation a minimum of 50% would be affordable and included within the affordable offer of 30%.
- the remaining 50% of the elderly accommodation could be market housing and be sold at market value or rent. A local connection requirement would be applied to these units.

For example: Site of 60 units in total – will seek to achieve 30% affordable which would deliver 18 affordable units. In addition 15% must be accommodation for the elderly, which is 8 units that must be units built to lifetime home standard. Of the 8 units 50%, 4 in this case need to be affordable and can be included in the affordable offer of 18, a further 4 will be market value properties with a requirement that they are sold to households with a local connection.

Recommended

Providing housing for older people has been a priority within the Housing Strategy for many years. However, the market has not met the needs of older persons and their preferred accommodation type. The housing waiting list and the SHMA clearly support the need for bungalows, therefore there is a requirement for 15% of larger developments to be bungalows for the elderly built to lifetime homes standard and this will be achieved by:

- On site over 10 units or more a requirement of 15% of the units to be for the elderly.
- Of the 15% elderly accommodation, a minimum of 50% will be affordable and included within the affordable offer of 30%.
- The remaining 50% of the older persons accommodation could be market housing and sold at market value or rent. A local connection requirement will be applied to these units.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications

- Resources – The resource implication will be on the developer to provide the units; this may lead to a viability issue on some developments.
- Technical, Environmental and Legal – Any Section 106 Agreement will be required to include bungalow's for older persons.
- Political – By amending the policy, the Council is responding to the evidence of the housing waiting list.
- Reputation – To address the housing needs of the borough is the Council's priority and the amendments will ensure that the housing needs of the older persons are met.
- Equality & Diversity – No implications identified.

5 RECOMMENDED THAT COMMITTEE

5.1 Agree to amend paragraph 5.1 of the Addressing Housing Needs policy as set out above, to reflect the housing needs of older person's in the borough.

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BACKGROUND PAPERS

None.

For further information please ask for Rachael Stott, extension 4567.

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