

Appendix 5

Housing Principles

ISSUE

Although the Principles listed below as a whole were not approved by housing committee in September 2021, many of the individual principles did appear to have majority support. With further variation and consultation many of these principles could help form the basis for a future housing strategy;

1. Affordability for those on lowest incomes as top priority, plus quality of new indoor environments and the contribution of new housing to enhance and create community will be assessed on all Phase Two projects.

2. The core focus is additionality to delivery by others, to maximise additional new affordable housing in line with

a) funding opportunities and requirements, including any support from DLUHC to assist from the original 2017 funding allocation if not fully expended if DLUHC are prepared to agree

b) the adoption of an updated and revised CA housing strategy

c) additionality opportunities to be identified, including assisting councils review upwards affordable housing %s where worth reviewing on major developments.

3. The CA will be realistic about what it can best add, and communicate that clearly to Government, partners and the whole community.

It will follow on from winning DLUHC confidence in the quantity, value and quality of Phase One delivery, followed by discussions on further Government funding for CA AH delivery, including from DLUHC, Homes England and the Arc. Depending on funding anticipated to be available, the CA will engage councils, Registered Providers and Housing Associations/charities particularly local ones, developers and other providers of AH but only where the CA can support real additionality.

4. Where it can add value and this is supported by councils/developers, the CA will offer reviews with Local Planning Authorities, councils, developers and others for larger developments on maximising the % of affordable housing in other development in the CA area as a central part of developer contributions, recognising that %s of up to 50% are possible in some high value locations with additional potential development value, plus potential for higher %s in most other CA areas too. Discussion on re-phasing such schemes to achieve earlier development of AH is a further opportunity.

5. There will be an additional focus on

- co-operation with partners and councils, including in helping secure external funding and resources, land or scheme approvals

- working with existing partnerships. Councils, voluntary organisations and funding sources to assist people who are unintentionally homeless, and to assist rough sleepers off the streets.

This will be an additional proposal to Government seeking funding plus building on established support and generosity from several developers, and the wider development sector

- a CA-wide strategy and dataset with all partners that recognises the wide ranging other AH challenges including key worker housing, and opportunities for employers with land directly to assist their staff.

6. There will be an ongoing focus on Community Land Trusts plus housing co-operatives that deliver affordable housing, but with revised expectations on outputs and governance, so they are community-led and focused on greatest AH challenges in their location as their two central objectives, and existing CLT projects and commitments by the CA will be reassessed against a new set of principles.

7. The earlier CA work on modular housing delivery will be reassessed and the CA will target opportunities for partnerships along with district councils, social enterprises/charities and private sector partners, with the aim of producing low carbon, improved living and community environments for tenants and residents, and with a particular focus on opportunities with constituent councils to help

- single people and couples
- people made unintentionally homeless or in temporary accommodation or currently rough sleeping and make use of land which would not otherwise be available for housing, permanently or temporarily.

8. There will be an increased focus on achievement of net zero carbon, and low energy usage in all future development that the CA funds, assisted by expected improved Government regulations and incentives, and improved design and technology opportunities.

This might be tied in to supporting the Great Homes Upgrade to seek to lower energy bills and Reduce carbon emissions