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| HOUSING AND COMMUNITIES COMMITTEE | AGENDA ITEM No: 3.5 |
| 09 March 2020 | PUBLIC REPORT |

Housing Committee Briefing Session

1.0 £170 million Affordable Housing Programme, Briefing Session

- 1.1. This report supports the briefing session provided for Overview & Scrutiny Group on 24th February 2020 and was agreed to be cascaded down to members of the Housing and Communities Committee to help them become more informed of the issues they may face when making decisions about housing grant applications.
- 1.2. This is a one of session presentation provided by the Housing Team of CPCA informing the Members of the challenges and pitfalls facing the Combined Authority, and how they in some cases be overcome.

| <u>DECISION REQUIRED</u> | |
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| Lead Member: | Cllr Chris Boden |
| Lead Officer: | Roger Thompson, Director of Housing & Development |
| Forward Plan Ref: | Key Decision: No |
| The Housing and Communities Committee is recommended to: (a) To understand the concept behind the decisions | Voting arrangements Simple majority of all Members |

2.0 BACKGROUND

- 2.1. A presentation from Housing Team was requested to understand the issues raised at O&S in November 2019. O&S thought it would be helpful if the Housing Committee Members viewed this presentation to understand the issue raised.

- 2.2. A presentation was drafted to look at the issues relating to building regulations, adaptable and accessible housing and planning issues, all problems which the Combined Authority face when looking at housing grant applications
- 2.3. During the first meeting at Housing Committee, Members wanted to be sure of due diligence, which was in practice. The CPCA is trying to overcome possible barriers and to encourage housing development in the region but is looking at Value for Money on the product that it will endorse.
- 2.4. Slides will include Building Regulations, Planning and Accessible and Adaptable homes, and a climate challenge agenda.
- 2.5. Overview and Scrutiny wanted to consider whether the Combined Authority should only fund developments that include homes that meet the criteria of creating a lifetime accessible home and minimising CO² emissions; or whether the Combined Authority adopt an approach whereby a percentage of investment funding for additional new homes is allocated to lifetime accessible and CO² reduction homes. This would be too restrictive, and developers would go to Homes England for funding because of the restrictions made on units to be of a particular type in the Combined Authority.
- 2.6. Furthermore, the Combined Authority does not have any planning or development Control departments to ensure these can be delivered. The Combined Authority is reliant on the Local Authorities planning and development control departments to deliver the necessary homes for their communities.
- 2.7. To look at collating data on the number of dwellings which the Combined Authority has invested in and plans to invest in, a) are accessible dwellings; and b) contribute to CO² emission reduction including quantifiable analysis of the annual direct (gas) and indirect (electricity) emissions from housing in which the combined authority had invested, with an indication of how this fits into local and national 2050 decarbonisation targets.
- 2.8. The Combined Authority will update their grant application form to request if units are accessible in line with Category 2 and Category 3 of building regulation Documents M but are unable to go back on historical data. However, these criteria are all optional unless specified in local plan documents by Local Authorities.
- 2.9. With regard to CO₂ emissions reduction this is a planning issue, and these criteria are optional unless specified in Local Authorities local plans, therefore the Combined Authority has not power to insist on the homes to comply. We will however encourage such developments to change to zero carbon emissions homes.

SIGNIFICANT IMPLICATIONS

3.0 FINANCIAL IMPLICATIONS

3.1. None

4.0 LEGAL IMPLICATIONS

4.1. None

5.0 OTHER SIGNIFICANT IMPLICATIONS

5.1. None known

6.0 APPENDICES

6.1. Appendix 1 – £170 million Housing Programme presentation, Briefing session