
COUNCIL HOUSE BUILD & DESIGN STANDARD: Committee Briefing

Purpose of Report

1. Following the Committee's Work Programing Forum for 2019-20, Members agreed to receive quarterly updates on the Council's Council House Development Strategy – with the first update being a verbal briefing at Committee.

2. In particular, Members wished for the update to include:
 - An update on the current status of property developments;
 - An update on the scheduling of planning submissions
 - A focused update on design standards – to include an update on possible work with shared design standards with Housing Associates (*as mentioned at CASSC's June 2019 Committee*) and detailed progress of the required update on Design Standards (*as mentioned at CASSC's May 2019 Committee*)
 - Update on placemaking – with particular focus on what is informing placemaking.

Background

3. In line with Capital Ambition, the Council's Housing Development team are aiming to build 1,000 new homes by May 2022, delivering 2,000 new homes in the longer term.

4. Currently, there are just under 8,000 people on the housing waiting list. A recent Local Housing Market Assessment indicated that 2,024 new affordable homes are required each year to meet the demand. However, on average over the last 5 years the social housing sector has only delivered around 250 new homes each year.
5. The key objectives for the strategy are:
 - Clear Vision
 - Understanding Need
 - Land
 - Procurement
 - Delivering in Volume and at Pace
 - High Standards
6. Within the meeting, Members will receive the presentation attached at **Appendix A** in order to be informed on the current status of developments, the current scheduling of planning submissions and the required update on design standards.

Scope of Scrutiny

7. The scope of this scrutiny is to use the evidence presented to Committee to judge whether the Council's developments in its Council House Build programme is progressing sufficiently and being delivered effectively.

Way Forward

8. Councillor Lynda Thorne, Cabinet Member for Housing & Communities has been invited to attend for this item and may wish to make a statement. She will be supported by officers from the People & Communities Directorate who will be providing Members with a briefing on their requested areas.

Legal Implications

9. The Scrutiny Committee is empowered to enquire, consider, review and Recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters there are no direct legal implications. However, legal implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any legal implications arising from those recommendations. All decisions taken by or on behalf of the Council must (a) be within the legal powers of the Council; (b) comply with any procedural requirement imposed by law; (c) be within the powers of the body or person exercising powers on behalf of the Council; (d) be undertaken in accordance with the procedural requirements imposed by the Council e.g. Scrutiny Procedure Rules; (e) be fully and properly informed; (f) be properly motivated; (g) be taken having regard to the Council's fiduciary duty to its taxpayers; and (h) be reasonable and proper in all the circumstances.

Financial Implications

10. The Scrutiny Committee is empowered to enquire, consider, review and recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters there are no direct financial implications at this stage in relation to any of the work programme. However, financial implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any financial implications arising from those recommendations.

RECOMMENDATIONS

The Committee is recommended to:

- i. Consider the information provided in this report, its Appendix and information received at the meeting;
- ii. Decide whether it wishes to relay any comments or observations to the Cabinet.

DAVINA FIORE

Director of Governance and Legal Services

10 Dec 2019