

**TELFORD & WREKIN COUNCIL**

**CABINET – 11<sup>th</sup> JANUARY 2011**

**DELIVERING THE LOCAL INVESTMENT PLAN 2010 - 13**

**REPORT OF THE STRATEGIC HOUSING & DEVELOPMENT PLANS MANAGER**

**1. SUMMARY OF MAIN PROPOSALS**

- 1.1 To provide Cabinet with an update on the projected delivery of housing in the borough through the Local Investment Plan (LIP), the Local Housing Strategy and the Council's approved Capital Investment Programme. Also to seek further delegation to ensure delivery of these schemes.

**2. RECOMMENDATIONS**

- 2.1 That the report is noted.
- 2.2 That Cabinet exercises the discretionary powers under Section 2 of the Local Government Act 2000 (promotion of wellbeing) in agreeing the recommendations in this report.
- 2.3 That delegated authority is granted to the Strategic Housing & Development Plans Manager, following consultation with the Cabinet Member for Housing, Regeneration & Prosperity and the Cabinet Member for Adult Care & Support, to undertake and/or authorise all steps to give effect to and implement the Housing Strategy and Local Investment Plan.
- 2.4 That delegated authority is granted to the Head of Property & ICT to negotiate and, following consultation with the Cabinet Member for Housing, Prosperity & Regeneration, to enter into such land and property transactions as give effect to and implement the Housing Strategy and Local Investment Plan.
- 2.5 That the Head of Governance be granted delegated authority to execute such documents as are necessary or appropriate to give effect to the recommendations in this report.

### 3. SUMMARY IMPACT ASSESSMENT

<b>COMMUNITY IMPACT</b>	Do these proposals contribute to specific Priority Plan objective(s)?	
	Yes	<b>HOUSING, REGENERATION &amp; PROSPERITY PRIORITY PLAN</b>  <b>ADULT CARE &amp; SUPPORT PRIORITY PLAN</b>
	Will the proposals impact on specific groups of people?	
	Yes	The proposals will impact generally upon any person in the borough with an unmet housing need. This includes people who are older, have a disability or live in rural areas.
<b>TARGET COMPLETION/ DELIVERY DATE</b>	The programme will be delivered over 2010/11 and 2011/12.	
<b>FINANCIAL/VALUE FOR MONEY IMPACT</b>	Yes	As highlighted in paragraph 4.4 the 2010/11 – 2013/14 Capital programme includes an allocation of £1.35m in 2010/11 for the enabling programme. The scheme balance of £0.65m is included within the 2011/12 allocation.  Additionally, the allocation for the completion of the Lightmoor Extracare scheme and the additional Extracare scheme(s) (i.e. £1.2m) is within the 2011/12 Capital Programme.
<b>LEGAL ISSUES</b>	Yes	The Council has the power to do anything which it considers is likely to achieve any one or more of the promotion or improvement of the economic, social or environmental wellbeing of the area under Section 2 of the Local Government Act 2000. Many of the strategies and programmes in the LIP and the Housing Strategy have been developed in order to achieve these “wellbeing” objectives.  Before relying on the wellbeing power the Council must have regard to the Guidance issued by the Secretary of State in relation to use of the wellbeing power, and in determining whether to or how to exercise that power the Council must also have regard to its Sustainable Community Strategy.  In relation to the provision of grant funding to Registered Social Landlords to ensure delivery of affordable housing units in the borough, there is also a specific power contained in Section 22(3) of

		<p>the Housing Act 1996 for local authorities to make grants to registered social landlords, which underpins the proposals contained in this report for the provision of grants to support the delivery of new affordable housing in the borough.</p> <p>The delegated authorities recommended in this report would only be exercisable after consultation with the Cabinet Members for Regeneration and Adult Care &amp; Support, and would only be exercisable within budgets which have already been approved by full Council.</p> <p>Financial transactions with third parties must be governed by appropriate legal agreements to impose legal obligations on those third parties to deliver the required outcomes. Where appropriate, the Council should also seek to protect its grant funding and investment through the taking of securities and guarantees</p>
<b>OTHER IMPACTS, RISKS &amp; OPPORTUNITIES</b>	Yes	Appropriate legal funding agreements will be put in place to protect the Council's investment.
<b>IMPACT ON SPECIFIC WARDS</b>	No	Proposals set out in this report have potential implications for households in all wards across the borough, although schemes will be located in specific areas.

#### **4. INFORMATION**

- 4.1 The Local Investment Plan (LIP) for Telford & Wrekin, 2010–2013: *Recovery, regeneration and growth* – approved by Cabinet in January 2010, sets out a long term programme of joint investment by The Council and the Homes and Communities Agency (HCA) in housing and regeneration in the borough.
- 4.2 The LIP brings together a range of internal and external resources, including the Council's Housing Capital Programme. The latter helps to lever in other significant investment from the Department of Communities & Local Government (DCLG), Homes & Communities Agency (HCA), the private sector and housing associations. The main outputs from the LIP include:
- The delivery of new market housing
  - The delivery of new affordable housing, including specialist and general provision.
  - The renewal or adaptation of the existing housing stock of the borough.
  - Tackling homelessness and supporting people who are vulnerable.

4.3 Investment in existing housing stock is delivered through a range of established mechanisms, including planned funding programmes and reacting to expressed demand. The delivery of new housing is achieved through a number of sub-programmes, working jointly with the HCA, including:

- The Small Sites programme.
- The Market Intervention Fund
- A housing enabling grant funding programme
- Other enabling initiatives

4.4 The Council's housing enabling programme is currently projected to deliver 61 new affordable homes over 2010/11 and 2011/12, in return for a total investment by the Council of some £2 million (average cost per unit £32,800). The Council's contribution will also lever in additional external investment of £5.3 million (260%), as part of an overall package of £7.3 million. These outputs exclude the Council's contribution to the new extra care housing scheme at Lightmoor, for which the balance of £200,000 is programmed for 2011/12. The 2011/12 Capital Programme also provides other resources still to be allocated, including the balance of enabling funds and a further sum of £1 million to contribute to a package of funding for an additional Extra care housing scheme.

4.5 As described in the LIP, the programme will be delivered by the provision of grant funding by the Council to established local housing association partners, through a number of small schemes across the borough. For example:

- helping to make best use of the existing stock of the borough and meet the housing needs of the ageing population by the provision of 12 or 13 bungalows on a site close to Malinslee local centre.
- bringing the long term empty property at London House, Park Street, Madeley back into housing use by the creation of 7 apartments for people with a learning disability.
- meeting general housing needs, including two small infill schemes in Oakengates (to replace empty or defective properties - total 5 houses) and a small rural scheme (4 houses)

These schemes will help the Council to meet a number of its other broader priorities including meeting the housing needs of the ageing population, helping vulnerable people to live more independently and supporting the local economy.

4.6 As well as the above initiative, officers have also been able to develop to delivery stage the Small Sites programme and the Market Intervention Fund, which have been reported separately to Cabinet and approved.

4.7 The provision of funding by the Council will be subject to long term legally binding funding agreements and nomination agreements with the providers, mirroring the approach of the HCA. This will ensure that the provision reflects the Council's commissioning intentions and will be for the use of local people, either through nomination (in the case of specialist housing) or through the 'Choose Your Home' process (for general needs housing). The agreement will also protect the Council's investment by ensuring that, in the event of the disposal of the property on which the

grant has been paid, that the Council’s investment will be protected, i.e. by its return, or reuse (at current value) for a similar purpose. Local lettings plans for each scheme will also be agreed between the Council and the respective provider.

4.8 There are a number of diverse and innovative programmes emerging to deliver the work of the Housing & Regeneration Partnership Board (HRPB), and from implementation of the LIP strategies and the Housing Strategy. The terms of reference for the HRPB themselves state that the Board will:

- “focus on delivery,
- act quickly,
- be creative and flexible in its approach, and
- intervene”

4.9 Decisions of the HRPB still need to be approved through the Council’s and the HCA’s own internal approval processes, involving either reports to Cabinet or the exercise of delegated authorities by officers. Given changing market conditions, and the uncertain and changing position of some key partners, there is a real need to approach programmes and individual transactions in a flexible way and, on occasion, to be able to react quickly in order to ensure delivery. The recommendations in this report are made in order to provide this flexibility in the negotiation and delivery of the LIP and Housing Strategy programmes by officers, whilst still retaining elected Member influence on decision making.

## 5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

<b>Section:</b>	<b>Issues to consider:</b>
Community Impact – Specific Groups	<p><b>Equality Impact Assessment</b></p> <p>Appropriate housing can help people to live more independently in their own homes. For example:</p> <ul style="list-style-type: none"> <li>• Older people - Extra care housing – provides independent accommodation in a supportive environment, with good access to care and support services.</li> <li>• People with a learning disability – appropriate individual or shared accommodation helps people to live more independently in their communities.</li> </ul> <p>Affordable homes in rural parts of the borough can help people with a strong local connection to continue living in these areas.</p> <p>General needs affordable housing will be allocated through the borough-wide ‘Choose Your Home’ scheme’. Specialist or supported housing will be allocated on the basis of a dual assessment of housing and care &amp; support needs.</p>

## 6. **PREVIOUS MINUTES**

26 January 2010 – CB 140. Approval of the Local Investment Plan  
12 October 2010 – CB 77. Approval of the Housing Strategy

## 7. **BACKGROUND PAPERS**

- Local Investment Plan, 2010 – 2013. (Telford & Wrekin Council and Homes & Communities Agency, 2010).
- Service & Financial Planning 2010/11 – 2012/13: Overview and Revenue Budget (Telford & Wrekin Council, 2010).
- Service & Financial Planning 2010/11 – 2012/13: Capital Programme (Telford & Wrekin Council, 2010)

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