



# Doncaster Council

## Report

---

Date: 13<sup>th</sup> March 2019

To the Chair and Members of the  
Regeneration and Housing Overview & Scrutiny Panel

### AFFORDABLE HOUSING DELIVERY PROGRAMME UPDATE

Relevant Cabinet Member(s)	Wards Affected	Key Decision
Cllr Glyn Jones	All	No

### EXECUTIVE SUMMARY

1. The report provides a high level update on the process and current position on the development of the Council's future affordable housing delivery programme to meet unmet housing need across Doncaster.

### EXEMPT REPORT

2. Not applicable.

### RECOMMENDATIONS

3. Members of the Regeneration and Housing Scrutiny Panel are asked to note the information contained within the report and provide comment.

### WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?

4. Current and future citizens of Doncaster will have a greater choice of general needs affordable housing and specialist accommodation to meet their needs and aspirations.

### BACKGROUND

5. Delivering more homes, including more affordable homes, is a key Government priority which is also reflected within the City Region and in Doncaster.

6. The need for more affordable homes is articulated through the Doncaster Housing Strategy 2015-2025 and reflected in the Living theme of Doncaster Growing Together (DGT).
7. The Council has an existing programme of delivering affordable housing to meet local housing need through both direct delivery of new Council houses and an ongoing Housing Association Development Programme. In delivering these programmes the Council and its' partners maximise external funding opportunities where applicable – primarily through our work with Homes England.
8. Members should note that from 2013/14, up to and including those profiled to complete by the end of March 2019, 991 units of affordable housing will have been delivered. This includes 331 units delivered direct through the Council House Build programme, and 660 delivered through the Housing Associations Development Programme and 106 units on private sites.
9. There remains, however, an unmet need for which we must plan over the coming years. It is essential that the programme is informed by a detailed evidence base of affordable housing requirements, including types and locations, along with robust needs information. The Council will utilise information from a range of sources to inform the future programme, including:
  - The Housing Needs Survey;
  - Housing Register Bidding Data
  - Service specific data from internal and external partners and agencies.
10. The delivery programme will aim to meet the varied housing needs of our residents by delivering a range of property types including, but not limited to, accommodation for:
  - General Needs
  - Older People
  - Care Leavers
  - Adults with Learning Disabilities and Autism
  - Physical Disabilities linking to the Accessible Housing Register
  - Homeless / at risk of Homeless
11. The creation of the future programme will clearly articulate how the delivery programme will contribute to the wider Transformation Programme objectives across the Council. Through the ongoing collaborative work with Adult Services, Children's Services, Doncaster Children's Trust, Public Health and Doncaster Clinical Commissioning Group (CCG) there are opportunities being explored to deliver accommodation which could assist in driving down costs being borne by the Council and Health partners, where bespoke housing solutions could offer improved outcomes for residents / service users whilst reducing revenue spend.
12. A key element of the future programme is that accommodation is delivered in the right locations. The Housing Needs Study, received in draft at the end of February 2019 will form a key part of the evidence base informing the location and type of accommodation to be developed. Work on the detailed

development programme can commence on the back of this once the final report and detailed settlement information is received.

13. Land within the Housing Revenue Account (HRA) will be prioritised for affordable housing however the future programme may also incorporate General Fund land following land and assets reviews. Where there is an identified need and the Council does not have land in its direct ownership we will work with external partners to identify suitable sites or consider acquiring additional land to facilitate delivery.
14. In order to deliver the number and type of properties required to meet current and future needs it will be necessary to consider different routes to delivery, which will include:
  - Direct provision of new build council houses funded through the HRA;
  - Strategic enabling of housing through Housing Association partners;
  - Increasing the number of units provided through s106 obligations;
  - Exploring opportunities for reconfiguration / refurbishment of existing stock and assets;
  - Capturing other appropriate provision including delivery by Private Sector developers and Investors.
15. It is envisaged that schemes will vary significantly in size and type and we will actively work to deliver through the most appropriate route, including SME's where feasible, to be involved in programme delivery.
16. All schemes included within the development programme will be subject to consultation with relevant stakeholders and be taken through the relevant decision making process.

## OPTIONS CONSIDERED

17. There are no specific options to consider, the report is for update and discussion.

## REASONS FOR RECOMMENDED OPTION

18. The report is for update and discussion.

## IMPACT ON THE COUNCIL'S KEY OUTCOMES

- 19.

	<b>Outcomes</b>	<b>Implications</b>
	<p><b>Doncaster Working:</b> Our vision is for more people to be able to pursue their ambitions through work that gives them and Doncaster a brighter and prosperous future;</p> <ul style="list-style-type: none"> <li>• Better access to good fulfilling work</li> <li>• Doncaster businesses are supported to flourish</li> <li>• Inward Investment</li> </ul>	<p>More affordable housing can improve workforce mobility, which in turn makes it easier for employers to recruit suitably skilled and experienced employees.</p>

	<p><b>Doncaster Living:</b> Our vision is for Doncaster's people to live in a borough that is vibrant and full of opportunity, where people enjoy spending time;</p> <ul style="list-style-type: none"> <li>• The town centres are the beating heart of Doncaster</li> <li>• More people can live in a good quality, affordable home</li> <li>• Healthy and Vibrant Communities through Physical Activity and Sport</li> <li>• Everyone takes responsibility for keeping Doncaster Clean</li> <li>• Building on our cultural, artistic and sporting heritage</li> </ul>	<p>More affordable housing will enable more people to live in a good quality affordable home.</p>
	<p><b>Doncaster Learning:</b> Our vision is for learning that prepares all children, young people and adults for a life that is fulfilling;</p> <ul style="list-style-type: none"> <li>• Every child has life-changing learning experiences within and beyond school</li> <li>• Many more great teachers work in Doncaster Schools that are good or better</li> <li>• Learning in Doncaster prepares young people for the world of work</li> </ul>	<p>Stable homes are important to allow children to thrive in their educational environment.</p>
	<p><b>Doncaster Caring:</b> Our vision is for a borough that cares together for its most vulnerable residents;</p> <ul style="list-style-type: none"> <li>• Children have the best start in life</li> <li>• Vulnerable families and individuals have support from someone they trust</li> <li>• Older people can live well and independently in their own homes</li> </ul>	<p>Children, vulnerable families and older people alike, will benefit from suitable affordable housing provision.</p>
	<p><b>Connected Council:</b></p> <ul style="list-style-type: none"> <li>• A modern, efficient and flexible workforce</li> <li>• Modern, accessible customer interactions</li> <li>• Operating within our resources and delivering value for money</li> <li>• A co-ordinated, whole person, whole life focus on the needs and aspirations of residents</li> <li>• Building community resilience and</li> </ul>	

	self-reliance by connecting community assets and strengths <ul style="list-style-type: none"> <li>• Working with our partners and residents to provide effective leadership and governance</li> </ul>	
--	---	--

## **RISKS AND ASSUMPTIONS**

20. There are no specific risks and assumptions to consider at this time. The report is only for update and discussion.

## **LEGAL IMPLICATIONS [Officer Initials: AB Date: 18/02/2019]**

21. This report is for noting only and does not raise any legal implications directly at this stage. As the options set out in paragraph 12 are developed further bespoke legal advice should be sought.

## **FINANCIAL IMPLICATIONS [Officer Initials: DR Date: 20<sup>th</sup> February 2019]**

22. There are no quantifiable financial implications from such a high level update report. However, the programme will ultimately require considerable investment by the Council and the service will need to ensure that financial advice is sought throughout its development and that specific financial implications are considered through further reports when more detail is available.

## **EQUALITY IMPLICATIONS [AG Date 15/02/19]**

23. All housing developments supported by the Council will be accessible depending on individual need. Such assessments will not discriminate against any applicant in any way and particularly due to any of the protected characteristics of the Equality Act 2010.

All housing delivery partners must maintain a commitment to The Act.

## **CONSULTATION**

24. Consultation has previously been undertaken in respect of HRA sites as part of the Land and Asset review. In developing the future programme, consultation will be undertaken with Ward Members for sites within their ward, key stakeholders, and the Portfolio Holder for Housing and Equalities.

## **BACKGROUND PAPERS**

25. None

## **REPORT AUTHOR & CONTRIBUTORS**

Adam Goldsmith, Service Manager Strategic Housing

01302 736683

adam.goldsmith@doncaster.gov.uk

**Peter Dale**  
**Director of Regeneration and Environment**