



# Doncaster Council

## Report

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Date: 3 December 2019

To the Mayor and Members of the Cabinet

Doncaster's Affordable Homes Programme

| Relevant Cabinet Member(s)                                 | Wards Affected | Key Decision |
|--|----------------|--------------|
| Councillor Glyn Jones<br>– Portfolio Holder for<br>Housing | All            | Yes          |

### EXECUTIVE SUMMARY

1. Doncaster Council has ambitious plans to deliver more affordable homes, including more council housing, as part of a wider delivery programme. During 2019/20, the first developments will include a range of general needs and more bespoke accommodation. This report seeks Cabinet approval for the first sites to be delivered ahead of a broader mixed tenure programme currently being developed and which will be the subject of a future report.
2. Sites will be funded through a combination of Housing Capital Programme funds; the use of One-for-One (141) capital receipts from Right to Buy (RTB) sales; and grant funding allocated from the Homes England Shared Ownership and Affordable Housing Programme (SOAHP) 2016/21 should the future bid be successful.

### EXEMPT REPORT

3. This report is not exempt. However, financial information to be presented in **Appendix 2** to the report, is not for publication as it refers to information relating to the financial or business affairs of any particular person (including the authority holding that information).

## RECOMMENDATIONS

4. It is recommended that the Mayor and Cabinet approve:

- development of sites within the next phase of the council house new build programme;
- enter into construction contracts through the framework for;

### Phase 5

| Scheme             | Area     | Proposed No of units |
|--------------------|----------|----------------------|
| Adwick Lane        | Toll Bar | 22                   |
| North Eastern Road | Thorne   | 20 (approx.)         |

### Phase 6

| Scheme              | Area       | Proposed No of units |
|---------------------|------------|----------------------|
| New Street          | Blaxton    | 6                    |
| Athelstane Crescent | Edenthorpe | 5                    |
| Appleby Road        | Intake     | 7                    |

- the drawdown of funding earmarked for these developments in the Housing Capital Programme;
- the use of One for One (141) capital receipts from the Right to Buy (RTB) to facilitate development;
- delegation to negotiate the purchase of affordable housing brought forward as part of the development of the land at North Eastern Road be given to the Director of Economy and Environment in consultation with the Housing Portfolio Holder and the Section 151 Officer, and
- delegation to accept Homes England grant funding be given to the Director of Economy and Environment in consultation with the Housing Portfolio Holder and the Section 151 Officer.

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

5. Residents of Doncaster will benefit from more homes, including more affordable homes being built in the borough. The homes in this phase of delivery will be incorporated into the Housing Revenue Account (HRA) and allocated in accordance with the Council's Allocation Policy.

## BACKGROUND

6. Doncaster Council has ambitious plans to ensure that the appropriate housing is developed in Doncaster to meet the current and future needs of residents.
7. There has been a successful Council House Build Programme which, to date, has seen the direct delivery of 447 Council Houses since 2013 in a number of areas across Doncaster.

Development to date has comprised:

**8. Phase 1, Part 1 & Part 2 2013/15 - 86 homes across 8 sites:**

| Delivered | Scheme                                   | Area      | Total No of units Delivered | Total No of units Direct Purchase |
|-----------|--|-----------|-----------------------------|-----------------------------------|
| Part 1    | Broomhill Drive                          | Cantley   | 7                           |                                   |
| Part 1    | Lawn Avenue                              | Woodlands | 3                           |                                   |
| Part 1    | Davis Road                               | Askern    | 10                          |                                   |
| Part 1    | Newlands Close                           | Cantley   | 10                          |                                   |
| Part 1    | Sherwood Avenue                          | Askern    | 3                           |                                   |
| Part 2    | Hackett Close (Trafalgar House)          | Carcroft  | 19                          |                                   |
| Part 2    | Marlborough Crescent (Marlborough House) | Askern    | 12                          |                                   |
| Part 2    | Bentley Colliery                         | Bentley   |                             | 22                                |

**9. Phase 2, 2016/17 - 124 homes across 10 sites:**

| Scheme                         | Area             | Total No of Units Delivered | Total No of units Direct Purchase |
|--------------------------------|------------------|-----------------------------|-----------------------------------|
| Layden Drive                   | Scawsby          | 57                          |                                   |
| Ashwood House                  | Adwick Le Street | 10                          |                                   |
| Abbey Green                    | Dunscroft        | 6                           |                                   |
| Whitcomb Drive                 | Rossington       | 3                           |                                   |
| Wildflower Close               | Rossington       | 4                           |                                   |
| Shelley Avenue                 | Balby            | 6                           |                                   |
| Victoria Court                 | Bentley          | 17                          |                                   |
| Mere Lane                      | Armthorpe        | 12                          |                                   |
| Croasdale Gardens              | Carcroft         | 5                           |                                   |
| Granby Road Site (Yew Gardens) | Edlington        |                             | 4                                 |

**10. Phase 3, 2017/21 - 151 homes across 4 sites:**

| Scheme                        | Area     | Total No of Units Delivered | Total No of units Direct Purchase |
|-------------------------------|----------|-----------------------------|-----------------------------------|
| Fossard Close                 | Wheatley | 4                           |                                   |
| Willow Grove                  | Thorne   | 35                          |                                   |
| Bristol Grove                 | Wheatley | 74                          |                                   |
| Askern Colliery (The Springs) | Askern   |                             | 38                                |

11. Askern Colliery (The Springs) the council have purchased 26 of the 38 homes, and is purchasing a further 12 homes over the next 12 months.

**12. Phase 4, 2019/20 - 86 homes across 3 sites:**

| Scheme         | Area         | Total No of Units Delivered | Total No of units Direct Purchase |
|----------------|--------------|-----------------------------|-----------------------------------|
| Warde Avenue   | Balby        | 25                          |                                   |
| Old Road       | Conisborough | 41                          |                                   |
| Thompson Dixon | Edlington    |                             | 20                                |

13. The Council, working closely with Homes England, have succeeded in obtaining almost £10 million in Shared Ownership and Affordable Homes Programme (SOAHP) grant funding to support the Council House Build Programme to date.

14. To benefit from any remaining grant funding Homes England require that any new developments must start on site no later than March 2020 and must complete no later than March 2022.

15. Proposed funding for phase 5 and phase 6 will be;

| Phase | Scheme              | Area       | No of Units | Proposed Funding Source                        | Additional Information   |
|-------|---------------------|------------|-------------|--|--|
| 5     | Adwick Lane         | Toll Bar   | 22          | Housing Capital Programme Resources            | Start on site by March 2020  |
| 5     | North Eastern Road  | Thorne     | 20          |  | The site is currently being advertised to achieve best value for the Council |
| 6     | New Street          | Blaxton    | 6           | 141 RTB Receipts and Housing Capital Resources | New delivery focus on smaller infill sites                                   |
| 6     | Athelstane Crescent | Edenthorpe | 5           |  |  |
| 6     | Appleby Road        | Intake     | 7           |  |  |

16. The council will promote and develop truly mixed income, mixed tenure developments and communities as part of the emerging future delivery plan. This is to be achieved through the use of a number of potential delivery vehicles and will form the basis of what will become the seventh phase of Council delivery. An example of how future mixed schemes will deliver homes to meet the diverse needs of our communities is the proposal to develop the former Nightingale School site on Cedar Road, Balby. The development of this council owned site could incorporate market housing for sale; affordable housing for rent; older peoples housing; adapted homes and accommodation to meet the diverse needs of our armed forces veterans and their families.

17. We are particularly keen to ensure that, in delivering our Housing Strategy, we continue to ensure that:

- Homes are more energy efficient, offering opportunities for residents to save money as well as reduce greenhouse gas emissions;
- Liveability and sustainability of place is promoted and optimised; and
- Place-shaping and community building are at the heart of what we enable - with added focus on supporting the diverse needs of residents and promoting places where people want to live and be part of their community.

**18.** Additional features, which increase the build cost but add value and future adaptation savings to Council housing include;

- Category 2 ground floor WC for accessible and adaptable dwellings (easily convertible to a shower);
- Category 2 first floor bathroom for accessible and adaptable dwellings;
- Corridors are at least 1050mm wide and internal doors permit accessible access;
- 1000mm wide straight staircase for possible future stair lift;
- Large windows for extensive natural daylight in living areas and bedrooms;
- General storage is accessed from circulation spaces;
- Windows allow for future triple glazing upgrade;
- Some 2 bed houses types have room in roof trusses for a possible future attic conversion to a third bedroom;

### What do we know?

**19.** The recent Housing Needs Assessment (HNA2018) identified a need for between 585 dwellings per annum (dpa) for baseline household growth and 912dpa to support jobs / growth aspirations. A housing target of 920dpa has been proposed for the forthcoming local plan.

**20.** The 2019 Housing Needs Study looked at the size/type mix of the overall need, as well as the tenure mix – providing a specific calculation of Affordable Housing Need (AHN). This was then further broken down by ward/settlement and by size/type. See Appendix 1.

### What is it telling us?

**21.** Of the overall target (920dpa) there is greatest need for 47% 3-bed houses; and 23% bungalows.

**22.** The AHN calculation follows a standard methodology whereby **net** need is calculated (current need plus future need, minus confirmed additions to supply from build programmes and supply in the form of turnover of existing units).

**23.** The net AHN for Doncaster is 209 dwellings per annum; and the greatest need is for 1-bed bungalows (23%) and 3-bed houses (22%). It should be noted the overall borough-level AHN (209dpa) arises due to significant net surpluses in many areas. Totalling only those settlements in need, identifies a total of around 600 affordable units per year.

**24.** There is significant variation in net AHN across different settlements ranging from a net need of 60+dpa each in Lower Wheatley and Balby; to a net surplus of 70+dpa each in Town Centre and Mexborough. The size/type mix in each settlement also varies across the borough - in some areas, the need is focussed towards 3-bed

houses, for others it's 1-2 bed bungalows. At least 75% of all affordable units should be available for rent, and the remainder available for shared ownership.

25. In addition to the information gained through the Housing Needs Study, we have a wealth of information from our Housing Register, which can also be utilised as part of a wider evidence base upon which to inform future development and interventions.
26. At the end of July 2019, 9,648 applicants were registered on Doncaster Council's Housing Register. Applicants interested in bidding for social housing, including some housing association accommodation, are required to be on the register prior to bidding for advertised properties.
27. During the 12 months ending July 2019, 1,665 properties were advertised through the Choice Based Lettings process. A total of 80,398 bids were received, equivalent of an average of 48 bids for every vacant property.
28. We will continue to monitor the demand for all types of accommodation within localities and settlements and use this to inform our investment decisions.
29. Doncaster's future Affordable Homes Programme 2019-2025 will build upon the successful delivery to date. However, as local authority resources become more stretched and site viability remains a barrier in many areas in the borough: volume delivery must give way to targeted intervention to meet the specific needs in communities.
30. An expanded development programme will allow the opportunity to work more closely with both our internal and external partners to develop schemes in Doncaster which will help improve outcomes for residents and help to minimise the Council's use of expensive 'out of area' housing placements for specialist provision when none is available within the borough to meet identified needs. This will be informed by ongoing work and will include:

### **Older People's Specialist Housing**

31. An ageing population will require some form of additional housing for older people and, whilst we expect most people to remain in their own homes, we recognise that other types of accommodation including more bungalows and supported accommodation will be needed.
32. Key areas of need;
  - Dementia Housing – Solution to fit in between residential and supported living such as Extra Care.
  - Extra Care accommodation is required in the North and Central areas but this type of accommodation is required across the borough and to target those below 55 with disabilities.
  - Consideration to be given to build a new model of extra care that will have a number of specific dementia bungalows and smaller units of apartments around a central hub.
  - Strategic Housing, Commissioning, Public Health and Care Management have made a number of visits to mixed schemes and propose that this model to be considered for North and Central. This model also included step up and step down re-ablement units to be considered but input required from Clinical Commissioning Groups (CCG).

- The new model would also capture an identified gap in services for those under the current 55 age limit criteria with a physical disability who require the 24/7 onsite care provision.

## **Accommodation to meet the needs of adults and families with Physical Disabilities**

### **33. Key Areas of Need;**

- The offer of accommodation, for adults and families with physical disabilities, in Doncaster needs to be improved. A number of placements are made out of area due to availability of residential options and ability to meet needs
- Consideration to be given to a re-model or new build that will improve standards and outcomes for residents of Doncaster
- Residential placements are being made due to no other options for residents with physical disabilities
- Family homes that suit parents with a condition but also factors in children
- Housing for families with disabled and able children
- Transitions/younger individuals who want their own front door, young people who had always lived at home but wanting to live independently and requiring adapted properties and possibly some support as they would never have had the opportunity to try living independently
- Supported Housing as identified in the older people options above

## **Accommodation for care leavers and looked after children**

### **34. Key Areas of Need;**

- From the work around the Future Placement Strategy (out of area placements) Doncaster Children's Services Trust are proposing a number of changes which include more bespoke properties.
- The changes are to include the creation of in-borough Children with Disabilities (CWD) children's homes (2 bedroom +).
- The creation of a mixed economy Mockingbird Hub for CWD and other Looked After Children (LAC). The Mockingbird Hub programme is an innovative method of delivering foster care, using an extended family model to provide sleepovers and short breaks, peer support, regular joint planning and training, and social activities. The programme strengthens relationships between carers, children and young people, fostering services and birth families.
- A re-modelling of the children's home provisions, creating more two bedroom homes instead of the more common four/five bed homes which are currently in use. The desire to expand the Semi-Independent Living Service (SILS) to provide more transitional accommodation to Children in Care and Care Leavers.
- Doncaster Children's Services believe such changes will have a number of benefits, which include children, and young people staying in the borough and as close to their homes as possible.
- More two bedroom homes in the borough will provide a number of advantages; they are more like traditional family homes; it will be easier to match children into placements and less of an impact on communities; savings can be made across the system as few children and young people will be housed out of the borough. It is

anticipated that this method will ultimately have better outcomes for children and young people.

## **Homelessness Accommodation**

### **35. Key Areas of Need;**

- A different offer is required to meet the needs of homeless people across the borough, requiring a greater range of provision to meet future need and demand. The main areas in need of more affordable and suitable accommodation are:
- Female only accommodation for women with a co-dependency on men, physical and mental abuse and substance misuse. Many of the women are part of a dysfunctional, one-sided relationship and rely on others for all their emotional and self-esteem needs.
- Single young person's accommodation is required, for 18 and 25 year olds, dispersed across the borough to include floating support. The Foyer, YMCA and Doncaster Housing for Young People, offer accommodation and support for the disadvantaged but demand is extremely high and does not meet the needs of the borough.
- Affordable family homes are required for homeless families to meet their everyday needs. Nearly 50% of families who presented as homeless, in recent times, have some form of mental or physical disability, increasing the need for more adapted homes across the borough. Temporary or bed and breakfast accommodation is not suitable for families with disabilities.
- Women's Refuge accommodation is an excellent service, however, women with more complex needs, any form of addiction, alcohol and/or substance misuse, are unable to secure a place in this type of accommodation. More specific accommodation, support and help for females is needed.

## **Learning disabilities and autism**

### **36. Key Areas of Need;**

- A strategic assessment has been completed in respect of the housing needs of people with learning disabilities and people with autism. The key cohorts of people with a future housing need are young people in transition, people currently living in residential care homes or secure hospitals and those living at home with families, particularly those living with older carers.
- There are currently over 200 people who will need accommodation with support over the next few years and a more detailed piece of work is in progress to identify housing need across 3 bands-access to ordinary housing with low level support, adapted properties with variable support, and highly specialised housing with intensive support.
- A number of people will therefore require bespoke housing and this will include people who require fully accessible accommodation or robust accommodation for those who may challenge their environment.
- A range of different housing options/tenancies will therefore be required for people with learning disabilities or autism, both single person and shared accommodation.

## **What are we going to do?**

- 37.** Using this knowledge base the council will be able to clearly articulate housing need information and promote housing of the right type and tenure in appropriate locations across the borough.



- 38.** These homes will be delivered through the Doncaster Council House Build Programme, the Housing Association Development Programme (HADP) and through developers and private sector delivery partners. It is anticipated that the programme will be delivered on Housing Revenue Account (HRA) land or other Council owned land and may require future acquisition.
- 39.** In autumn 2018, the then Prime Minister announced that the borrowing cap of the Housing Revenue Account (HRA) would be removed from the 30th October 2018. The removal of the borrowing cap presents an excellent opportunity for council housing stock owning authorities to deliver much needed affordable homes in much greater quantities than has previously been possible by accessing additional prudential borrowing (subject to further approval).
- 40.** Recently Homes England have stressed that future grant funding is not guaranteed and strategic partners will need to look at other ways to deliver affordable housing. Central Government's priority is to encourage more home ownership and want to see more shared ownership schemes throughout the country.
- 41.** Housing fundamentally affects and is affected by a number of factors including our economy, education, environment and health and social care strategies. Our future programme must therefore be fully integrated and consistent with activity and priorities, such as protecting and improving the environment, independent living and increasing accessibility to open space, leisure facilities and transport links.
- 42.** For delivery of sites in phase 5 and the first 3 sites within phase 6 above we propose to utilise the SCAPE suite of national frameworks, which enable local authorities to access EU compliant agreements covering a multitude of construction orientated services, such as residential construction projects.
- 43.** The Major Works framework is designed to deliver such construction projects with a value of over £2 million and has been configured to deliver projects utilising local supply chains, training schemes and inclusive school projects throughout the life of each project.
- 44.** The use of the Major Works framework will enable the delivery of projects without the need for lengthy procurement process, and ensures that through a principal contractor arrangement project management and delivery can be maximised.

## **OPTIONS CONSIDERED**

### **Option 1 – Preferred Option**

- 45.** To approve the development of approximately 60 new homes, across five sites, subject to planning permission. The delivery of the new homes will form part of the Council House Build Programme and will provide much needed affordable homes to be let through St Leger Homes.
- 46.** All new build units will be incorporated within the Housing Revenue Account (HRA) for allocation to those on the Housing Register using the Choice Based Lettings process, in accordance with a local lettings policy. Applicants must demonstrate a local connection to the area.

## **Advantages of Housing Development**

- Provision of new build on the sites will increase the size of the housing stock and choice in the area
- Increased housing rental income for the Council
- Positive impact on the housing waiting list
- Delivery of a housing scheme on a cleared site

## **Option 2 – If approval is not given the development of much needed affordable homes will not take place**

47. The Council has identified within its Housing Strategy the requirement for more affordable homes. The delivery of approximately 60 new homes on Council owned land contributes to this delivery target. If delivery is not approved the land at all sites will remain vacant until an alternative use can be found.

48. Should approval not be given the Council, will need to identify an alternative use for the 141 Receipts before the date that they would need to be repaid to the Government.

## **REASONS FOR RECOMMENDED OPTION**

49. The proposal would provide modern energy efficient affordable new homes to help meet the housing needs of Doncaster residents in popular areas of the Doncaster borough.

## IMPACT ON THE COUNCIL'S KEY OUTCOMES

50.

|  | <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>Increasing housing development in the Doncaster area, enabling growth and contributing to the Council's assets.</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>Increasing the number of affordable homes in the Doncaster area will provide more good quality and affordable homes that are energy efficient.</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>Providing good quality affordable homes on housing developments that build resilient communities providing a safe and secure environment for children to learn and grow.</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>Providing better quality affordable housing development schemes allowing children, vulnerable families/individuals and older people to live independently.</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 self-reliance by connecting community assets and strengths</li> <li>• Working with our partners and residents to provide effective leadership and governance</li> </ul> | <p>Developing value for money high quality homes in consultation with residents and ward members to build resilient communities. To do this the council will be working alongside our internal and external partners.</p> |

## RISKS AND ASSUMPTIONS

51. The continued recovery of the housing market could lead to a greater demand on the construction sector, which could result in a delay to the council's new build delivery program.
52. Historically and from previous experience, delays have occurred on new build projects due to connection of main utility services, by utility companies.
53. The repayment of 141 Receipts with interest may be incurred if the monies are not spent within specified time-periods (see Appendix 2).
54. If the decision to build on these sites is not approved the sites could attract anti-social behaviour (ASB) and fly tipping causing a drain on local authority resources.

## LEGAL IMPLICATIONS [OFFICER INITIALS AB DATE 13/11/2019]

55. S9 Housing Act 1985 gives the Council power to provide housing accommodation by building or acquiring houses.
56. The report author identifies various sources of funding for the Affordable Housing Programme supplemental to Housing Capital Resources. These include:

- 57.** The use of retained capital receipts from the sale of Right to Buy properties. The Council has entered into an agreement on 25 June 2012 with the Secretary of State under s11(6) Local Government Act 2003 allowing the retention of the full proceeds of a right to buy sales completed after 1<sup>st</sup> April 2012. Under the agreement the retained receipts must be invested within three years or returned, with interest, to central government.
- 58.** The use of grant funding from Homes England, this funding has not yet been confirmed. If funding is confirmed it will be subject to the terms of a funding agreement. Once a draft agreement is received further bespoke legal advice will be required upon it and any development will need to be carried out in accordance with the terms of any such agreement.
- 59.** The development at North Eastern Lane Thorne requires the disposal of land to a developer and the purchase back of affordable units. With regard to the disposal Section 32(2) of the Housing Act 1985 requires that any disposal of housing land by the Council has the consent of the Secretary of State. A number of general consents by the Secretary of State to the disposal of housing land by local authorities have been made.
- 60.** In this case as the land is currently vacant Paragraph A3.2 of the S.32 Housing Act 1985 consent of The General Housing Consents 2013, which gives consent to the Council to dispose of any vacant housing land provided that any dwelling-house included in the disposal is vacant and will be demolished without being used again as housing accommodation (though the cleared site may be used to provide new housing accommodation).
- 61.** The purchase back of affordable housing is permitted by S9 Housing Act 1985.
- 62.** The report author advises that the construction works relating to the development of the sites will be carried out by a contractor appointed under the SCAPE framework. Section 111 of the Local Government Act 1972 gives the Council the power to purchase goods and services.
- 63.** Frameworks are arrangements set up in accordance with EU procurement rules, which will allow the Council to purchase the services without the need to run a separate tender. This Council is named clearly in the official journal of the European Union advert as being one of the contracting authorities calling for competition when setting up the framework and therefore it may access the framework.
- 64.** The Council must adhere to strict compliance with the rules of the SCAPE framework if this procurement is to be compliant with EU Regulations. Furthermore diligence work may be required to ensure that the SCAPE framework operates within the strict interpretation of the Public Contracts Regulations. The decision maker should be comfortable that the benefits of utilising the framework are consistent with any risks inherent within the process.

## **FINANCIAL IMPLICATIONS [OFFICER INITIALS DH DATE 13/11/19]**

- 65.** The total cost of delivering 60 units as detailed in the body of the report is estimated to be £8.66m. The funding will be from approved resources earmarked for future Council House new build schemes. A detailed breakdown is included at Appendix 2.

**66.** Once constructed, the properties will become part of the HRA housing stock, managed by St Leger Homes Ltd. Assuming full occupancy, the estimated income based on charging affordable rents would be £291k per annum. All income will be credited to the HRA.

#### **HUMAN RESOURCES IMPLICATIONS [OFFICER INITIALS CR DATE 13/11/2019]**

**67.** There are no HR implications specific to the recommendations in the report, however, any emerging matters that impact on the workforce will require HR engagement at the appropriate time.

#### **TECHNOLOGY IMPLICATIONS [OFFICER INITIALS PW... DATE 14/11/19]**

**68.** There are no technology implications specific to the recommendations in the report. However, any emerging technology requirements relating to accommodation for care leavers and looked after children will require ICT engagement at the appropriate time.

#### **HEALTH IMPLICATIONS [OFFICER INITIALS: CT DATE: 14.11.19]**

Public Health supports Option 1.

**69.** The right homes and housing environment are essential to good health and wellbeing. Conversely, poor quality and poorly planned housing developments can have a negative impact on health. Poor housing can impact on the following: a child's education and life chances, the contribution of adults to the economy, and our independence and contribution to society later in life. The cost to the NHS of poor housing has been estimated at £1.4bn per annum.

**70.** Homes in Doncaster should be of a decent standard, supportive of the individual and suitable for their needs, including our vulnerable residents and those with specific requirements. Homes should be affordable, conducive to health and in healthy, vibrant communities. It is essential there are enough housing types to suit need and that as many houses as possible are "lifetime homes" thus enabling people to live independently, and remain in or return to their homes as their needs change or increase.

**71.** A lack of affordable housing may lead to a larger proportion of income being spent on housing, with less available for living expenditure, leading to poorer health and wellbeing. Insufficient provision of affordable housing will impact on people's ability to live in their community of choice and maintain social and family connections.

**72.** A diverse housing mix, designed to meet the needs of the community can ensure that homes suit the health and social needs of the people that live there and can promote mixed, sustainable communities. Good access to local facilities and good public transport can increase social cohesion and promote health-related behaviours such as active travel and employment.

**73.** Public Health recommends that a comprehensive HIA is undertaken on all major developments and any developments that may impact positively or negatively on the wellbeing of population or on health inequalities locally. It is also recommended that Public Health is involved in the earliest stage of developments.

74. Having only had sight of this paper, even though a variety of needs have been discussed, it is not clear what type of housing will be built in each area and how that meets the needs of the population. Public Health would like assurance that each Phase meets the required needs.

## **EQUALITY IMPLICATIONS [OFFICER INITIALS KK DATE 14/11/2019]**

75. 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.

76. All housing delivery partners must maintain a commitment to The Equality Act 2010.

## **CONSULTATION**

77. Glyn Jones, the Housing Portfolio Holder, Peter Dale, the Director of Economy & Environment and St Leger Homes have been included as part of the on-going consultation throughout the design and feasibility stages so far that has been carried out on all sites.

## **BACKGROUND PAPERS**

78. Warde Ave, Balby and Old Road Conisbrough Cabinet Report  
2019 Housing Needs Study  
Future Placement Strategy

## **GLOSSARY OF ACRONYMS AND ABBREVIATIONS**

|         |   |
|---------|---|
| 79. AHN | AFFORDABLE HOUSING NEED                       |
| ASB     | ANTI-SOCIAL BEHAVIOUR                         |
| CBL     | CHOICE BASED LETTINGS                         |
| CCG     | CLINICAL COMMISSIONING GROUP                  |
| CWD     | CHILDREN WITH DISABILITIES                    |
| DPA     | DWELLINGS PER ANNUM                           |
| EU      | EUROPEAN UNION                                |
| HADP    | HOUSING ASSOCIATION DEVELOPMENT PROGRAMME     |
| HNA     | HOUSING NEEDS ASSESSMENT                      |
| HRA     | HOUSING REVENUE ACCOUNT                       |
| LAC     | LOOKED AFTER CHILDREN                         |
| RTB     | RIGHT TO BUY                                  |
| SILS    | SEMI-INDEPENDENT LIVING                       |
| SOAHP   | SHARED OWNERSHIP AFFORDABLE HOUSING PROGRAMME |
| YMCA    | YOUNG MENS' CHRISTIAN ASSOCIATION             |

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