

Affordable Housing Delivery Plan

Delivering real
improvements
in housing and
support services
to meet the
needs of our
communities



2005/6 –
2008/9



Contents

Foreword	3
Executive Summary	5
Introduction	6
The council's enabling role	7
The key challenges we face	8
Aims of the affordable housing delivery plan	9
Links to other strategies and plans	10
About the district	13
Regional context	14
Delivering affordable housing	17
Planning and affordable housing	20
Partnership working	21
Resources and investment	23
Maximise affordable housing delivery	26
Working with the private sector	30
Priorities for action	32
References	34
Glossary of Terms	35

Appendices

A. Consultation responses	37
B. Capital programme	38
C. Projected affordable housing completions	40
D. Local tier partnership agreement	44
E. Summary of the affordable housing delivery group actions	52
F. Bid form	60

Affordable Housing Delivery Plan 2005/6 – 2008/9

Foreword

Having a home of your own is central to everyone's well-being – without a permanent home it is hard to find work, access health services or study. It is a starting point but for many people it is almost impossible to achieve because of the basic shortfall in affordable housing. We welcome the development of this Affordable Housing Delivery Plan, which has been jointly produced by the Adult Social Services and Housing and Development and Environment directorates. Our aim is to deliver a minimum of 400 affordable homes over a 3-year period and more if we can get more resources. It will need a whole council approach with all staff working together with our partner agencies effectively to make the most of what we have.

Our research definitively shows that affordability is a real issue for many residents in this sub region and North Somerset in particular. Over 60% of newly forming households in North Somerset cannot afford to buy at the

market level. We need to significantly increase the amount of affordable homes as current provision does not keep pace with needs and demand. It is vital that we work with our many housing providers, including our regional development partnership – HomesWest and our local RSL development partners to meet this challenge.

Together with our neighbouring local authorities and partner agencies in the West of England we are developing agreed objectives and a vision for the contribution that housing can make in the local economy and in creating equal access to a better quality of life, health and opportunity for all our residents. Through this delivery plan we aim to increase the chances of those in housing need to access a good quality affordable home and therefore enable sustainable, safe and thriving communities, where people will chose to live.

Cllrs Isabel Cummings and Peter Burden

Affordable Housing Delivery Plan 2005/6 – 2008/9

Executive summary

The delivery plan sets out a strategic approach to the delivery of increased levels of affordable housing, working in partnership with locally selected Registered Social Landlords and maximising delivery through the town and country planning process. The plan outlines future policy development and priorities for the increased provision of affordable housing over the next three years and forms an action in our current Housing Strategy.

- The Affordable Housing Delivery Plan is the council's response to the requirement of the adopted Housing Strategy 2004/09 for an action plan that outlines how the council will achieve affordable homes for North Somerset's residents with the resources available to it.
- The plan considers a wide variety of mechanisms and approaches and makes recommendations on changes in policy and practice that will enable the council and its partners to increase the levels of affordable housing delivered each year.
- The action plan from the document incorporates many of

the recommendations for more efficient working between Adult Social Services and Housing and Development and Environment on affordable housing delivery arising from an independent scoping report commissioned by housing and planning and carried out during 2004 by Consultants, Hawkcrest.

- It is clear that a holistic approach is needed which combines both innovative and tried and tested policies, together with flexible funding and land use, developed and promoted in a corporate and collaborative approach. It needs commitment at both local and sub regional levels to ensure a wide range of provision is available with access to decent housing for all communities within North Somerset.

The appendices listed, that form part of the plan are working documents that represent a snap shot in time. Therefore, in order to provide up-to-date information delegated authority has been granted for the appendices of the plan to be updated on a regular basis, with updates available from the Affordable Housing Delivery Group.

Introduction

Officers from Development and Environment and Adult Social Services and Housing have jointly developed this plan. A working group consisting of officers and three members of the Finance and Policy Scrutiny Panel together with three members from both Strategic Planning and Housing, Health and Adult Social Care Panels have had significant input to the development of the delivery plan, ensuring it is realistic and achievable. The Plan forms one of the action plans of the Housing Strategy to show how the council's resources, including the potential usable capital receipt from the proposed Large Scale Voluntary Transfer (LSVT) of the council's housing stock will be flexibly invested to achieve the maximum number of affordable homes to address the housing needs of the district. It will outline specific plans, processes and targets for the delivery of affordable housing over the next three years. It will align with the Regional Housing Strategy Regional Spatial Strategy and Local Plan Policies, and will be reviewed at 3 yearly

intervals. These policies together with those developed in conjunction with our partner agencies in the West of England partnership will determine our ability to maximise the stock of available affordable housing in the district to meet local housing needs and develop sustainable communities in North Somerset. The plan has been widely consulted on (Appendix A), with our partners and key stakeholders.



The council's enabling role

The council is no longer a direct provider of new affordable housing, it has a strategic and enabling role, developing policies and procedures which allow best use of available resources and by establishing strong and effective partnerships with key stakeholders both internally and externally. The provision of new affordable housing is now carried out by Registered Social Landlords (RSL). The 2004 Housing Act now also allows private developers to compete for the

allocation of Housing Corporation funding. The government has set out what it sees as the new broader strategic housing role for councils in Sustainable Communities – Homes For All. The expectation is that council will work across housing markets and regions to integrate Regional Spatial Strategy, Housing Strategy, economic development and infrastructure to ensure that we have vibrant economies and sustainable communities. Our enabling role is critical to this objective.

This plan outlines how the council will use its enabling role to maximise the provision of affordable housing in North Somerset.





The key challenges we face

- Making effective use of planning policy to create a better community balance and a broad mix of housing types and tenures.
- Lack of staff resources in enabling team to deliver increase in units.
- High demand for affordable housing well outstripping supply.
- 20% increase in homelessness and high use of temporary accommodation.
- Lack of temporary accommodation.
- Competition in the market for development opportunities and land, with increasing land values affecting the viability of affordable housing delivery.
- House prices risen by 150% but earnings by only 43% since 1996.
- Need to raise LA and RSL stock to decent homes standard.
- Need for appropriate supported housing, especially for vulnerable single people.

Aims of the affordable housing delivery plan

Housing Strategy

The need for a delivery document for affordable housing stemmed from the Housing Strategy. The overall aim of the Housing Strategy 2004–2009 is:

'Delivering real improvements in housing and support services to meet the needs of our communities'

and the priorities are to:

- improve access and choice in housing for all
- achieve decent and safe homes for our residents
- target housing care and support where it is needed most
- increase and manage our housing resources efficiently.

The Affordable Housing Delivery will address the priorities within the Housing Strategy by:

- Maximising the capital and revenue funding and resources for affordable housing delivery in the district.
- Working with RSLs to maximise delivery of affordable housing in the district and promote private sector partnerships.
- Working with RSLs and HomesWest to develop regional and sub-regional approaches to meeting housing need.
- Working with the private sector to meet affordable housing needs of the district.

- Developing up to date Planning Policy and Housing Needs Assessments to enable more robust negotiations through the planning process regarding affordable housing.
- Work with RSLs to promote social inclusion and develop sustainable communities and developments.
- Maximise RSL and Voluntary Organisation contribution to supported housing provision and the Supporting People Strategy.
- With our partners the council will seek ways to maximise public and private investment in affordable housing and provide added value in the provision of new homes.
- Improve quality of developments.
- Encouraging bringing empty properties back into use for affordable housing.
- Develop a consultation protocol for all new affordable housing schemes.
- Ensuring National Affordable Housing Programme (NAHP) and LA capital programmes are maximised and fully taken up.

Links to other strategies and plans

The Housing Policy Maze



Aiming for Excellence Corporate Plan 2004/07

North Somerset Community Strategy

The North Somerset partnership has set a vision that by 2025

‘We will have choices and access to a decent home for all our residents’

Housing is a key theme of the strategy and the Strategic Housing Service works closely with members of the North Somerset Strategic Partnership (NSSP) and have contributed to the emerging Community Strategy, with housing being a key theme. Actions within the Housing Strategy 2004/09 reflect the priorities of the Community Strategy. A representative

of the North Somerset Strategic Partnership chairs our Strategic Housing Forum, which is the delivery partnership for this vision and the forum has responsibility for monitoring the delivery of the Housing Strategy Action Plan.

Corporate Priorities

The council ensures through the Corporate Plan and Housing Strategy, that resources are directed to the areas of greatest affordable housing need.

For each of the council’s six aims, key corporate priorities have been identified. Each key corporate priority has associated Key Corporate Performance Indicators (KCPIs) and/or Key Corporate Strategic Projects (KCSPs). These allow us to measure progress against our priorities,

and ensure the council meet its continuous improvement aspirations at service, organisational and project levels.

Key corporate priorities for housing are:

- **improve access and choice in housing for all**
- **achieve decent and safe homes for our residents**

In addition to the Affordable Housing Delivery Housing Plan, a number of other housing sub-strategies are also planned for development including:

Supporting People Strategy

The council has wide ranging responsibilities to the most vulnerable in our communities, for example, people with learning disabilities or those with mental health problems. A Supporting People Strategy will be in place by April 2005 and will set out the key priorities for people who need supported housing and/or housing related support. This has enabled us to plan for appropriate units of accommodation. However, bids for new supported housing units need to have revenue funding (from the Local Authority Supporting People budget) secured in advance of bid submission. Clearly there is significant need but there is also a real risk that this need may not be addressed due to Supporting People budget constraints.

Private Sector Housing Strategy

The Private Sector Housing Strategy that is currently being developed will illustrate how the council can simultaneously raise standards of stock condition and management of private rented housing,

and ensure access to those on low incomes. With the shortage of affordable housing for all groups of people it is essential that the council make best use of this expanding market. Bringing Empty properties back into use for affordable housing with nomination rights for the local authority and RSLs and private landlords working in partnership will form part of this plan.

Older Persons Strategy

A considerable increase in the number of older people, who need adaptations to their homes or work to help them remain in their own homes, is a key area for North Somerset. A separate strategy will be developed for these groups of people. The council has specific grants from government, to which it contributes and was successful, with other authorities in the region in setting up a consortium called Wessex Home Investment Trust, to provide low interest loans to help private owners who have low incomes to repair their properties

Homelessness Strategy (Review)

A Homelessness Strategy is in place and is currently being reviewed. It highlights the lack of temporary accommodation as being a key issue. It identifies a heavy reliance on the private sector to provide temporary accommodation at present this is through working with private landlords and use of bed and breakfast. Clearly this is unsustainable and access to permanent accommodation is what is needed. Permanent accommodation needs to be appropriate to the client groups concerned and some of these clients will also need housing related support. Move-on accommodation and supported

lodgings were also identified as being urgently required.

Strategic Housing Review

The council has agreed proposals within this Best Value review completed in October last year. This will form the basis of the Strategic Housing service following a successful transfer of our housing stock to North Somerset Housing. The resources to deliver this plan are essentially within this service and are key to the development of the new role set out by the government in its Homes For All framework.

Local Plan

Working within the context set by national guidance, regional policies and the Structure Plan, the Local Plan provides the detailed basis to guide sustainable development within North Somerset through the use of policies to guide development control decisions (such as affordable housing thresholds and rural exceptions schemes), and specific allocations such as housing sites. Objections to the North Somerset Replacement Local Plan are currently being considered at a Public Inquiry conducted by an independent Inspector. Following consideration of the Inspector's recommendations, the Local Plan will proceed to adoption giving it greater weight and enable stronger negotiation.



The new planning system has replaced the two-tier approach of structure plans and local plans with the Local Development Framework. Local authorities will now be producing Local Development Documents (comprising Development Plan Documents and Supplementary Planning Documents), with the proposed timetable for production set out in the Local Development Scheme. The Draft Local Development Scheme identifies, amongst others, the intention to prepare a North Somerset Housing and Supporting Sustainable Development Allocations Development Plan Document. The document recognises the need to review the Affordable Housing guidance and, if necessary, prepare a Supplementary Planning Document.

About the district

Housing need

Housing and housing related support needs are assessed from a number of different sources

1. Our knowledge of the local housing market
2. The North Somerset Housing Needs Survey 2001
3. West of England Housing Market Study 2004
4. The Housing Register
5. Homelessness Statistics
6. Supported Housing Needs From Our Partner Agencies
7. Stock Condition Information
8. Rural Housing Needs Assessments.

Local context

Housing need assessments

David Couttie Associates carried out a District-wide Housing Needs Survey for North Somerset in December 2001 and this found that there was an overall shortfall of affordable housing of 375 units per year. The council have worked with our partner local authorities in the West of England and jointly commission Professor Glen Bramley of Heriot-Watt University; Edinburgh to update our housing needs information sub regionally.

Housing need assessment model, Bramley 2005

The Bramley report reflects the most up to date assessment of housing need for the sub-region as a whole, and also provides more detailed information on size and mix for affordable housing need for North Somerset.

The key findings for North Somerset are:

- The net affordable housing need exceeds total projected new dwellings.
- It is projected that in 2006 only 41% of new households will be able to afford to purchase a property in the district.
- There will be an annual social rented need in 2006 for 789 units, with an intermediate need of 278 units.
- House prices in North Somerset rose by around 60% between 2001 and 2004.
- The need for affordable housing is spread throughout the district with the largest numbers in Weston-super-Mare.

Housing for people from black and minority ethnic (BME) communities

North Somerset will be commissioning a BME study by December 2005 on the housing needs for people from black and minority ethnic communities including gypsies and travellers.

Regional Context

There are market access difficulties to owner occupation throughout the South West particularly for first time buyers, and in the Region's more rural areas. The average house prices to gross earnings ratios of over 5:1 in the South West (Wilcox 2004). Together with our partners across the sub region we were the first to commission and complete a Housing Market study. There is now a regional framework for these studies following on from our experience

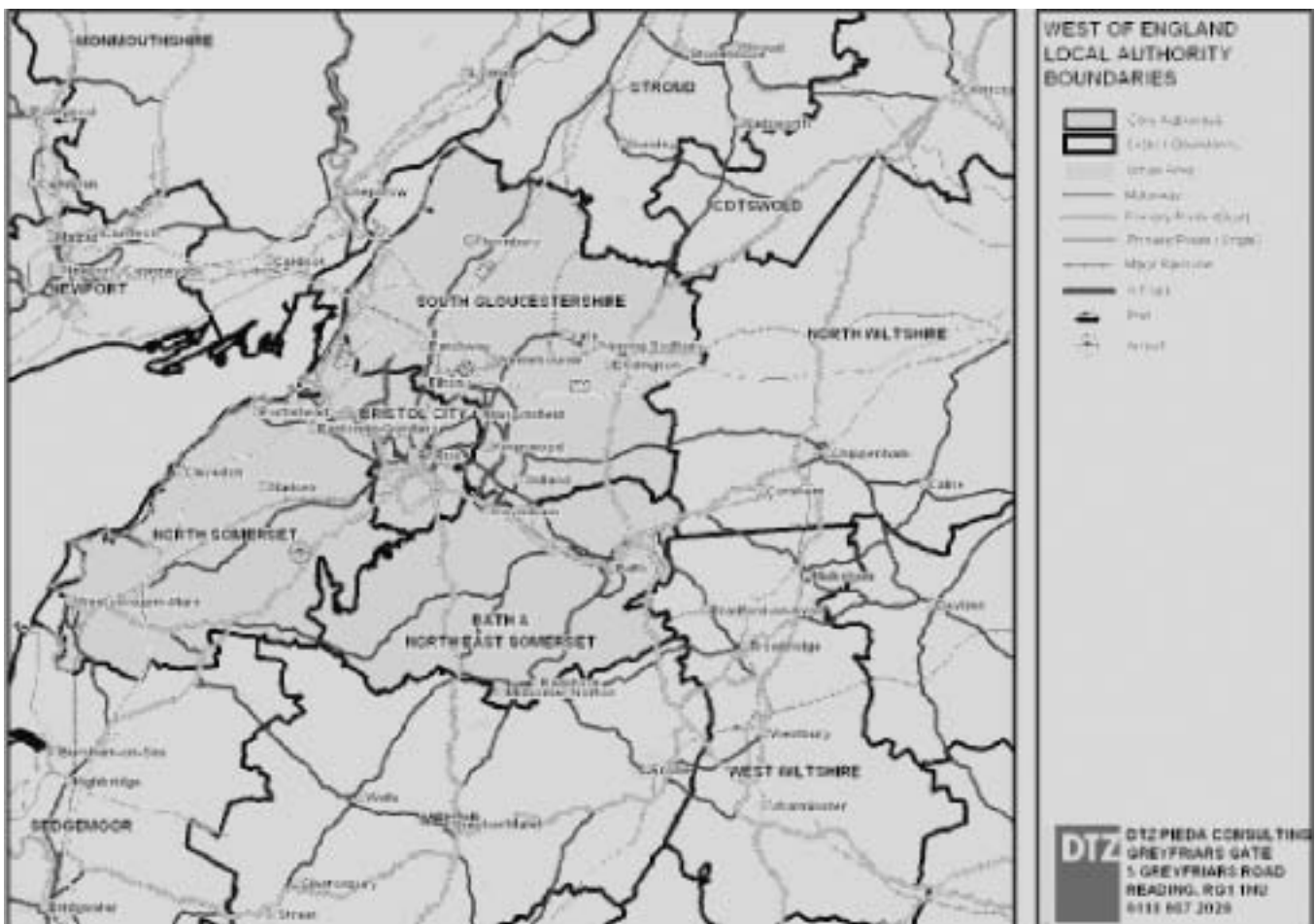
West of England Housing Market Study

During 2003, the West of England Unitary Authorities commissioned the South West's first sub-regional Housing Market Study. This identified for the first

time the extent of the sub-region's housing market and considered issues of under-supply in housing.

For North Somerset the findings showed that:

1. Weston-super-Mare is likely to play a more significant sub-regional role;
2. It is already one of the RDA's 6 priority areas;
3. The vision for the economic re-positioning of Weston conforms with the findings of the Housing Market Study;
4. Placing Weston and North Somerset in a position of strength within the sub-region.



As detailed in the Housing Strategy, there is a wide range of needs that the local authority is expected to meet. This includes not only the delivery of affordable housing, but the creation of a 'balanced housing market' which includes housing to meet the full range of housing demand, from full market price housing to subsidised homes for rent. North Somerset needs a blend of all types of housing, but in terms of affordable housing provision, the greatest demonstrable need is for rented provision but with the highest percentage being affordable rented housing.

Work on mapping supported housing needs has just been completed, and a gypsy and traveller study will also be undertaken. The need for robust and quantifiable data is essential to support negotiation and investment decisions.

Regional Housing Strategy

The Draft Regional Housing Strategy (SWHB 2005) has just been produced for consultation with three strategic aims:

- improving the balance of housing markets
- achieving good quality homes
- supporting sustainable communities.

ODPM have recently published *Sustainable Communities: Homes For All* (ODPM 2005) which sets out the Government's 5 year plan to deliver greater choice in housing across the country. New policies include first time buyer initiative and a new social Homebuy scheme.

A new proposal by South West Regional Development Agency, Government Office South West and South West Regional Assembly regarding accelerated housing delivery is detailed in 'The Way Ahead' (SWRDA, 2005). Proposals include:

- acceleration of growth in employment and housing in areas which can accommodate it
- benefits of growth to reduce social exclusion and help create socially well-balanced communities based on sustainable design.
- innovative and better co-ordinated means of delivery.

Regional planning

The Regional Assembly is currently preparing the Regional Spatial Strategy. This will guide long-term development (2006-2026) across the whole of the South West region. It will guide the overall distribution of development, focussing on the region's urban centres (including Bristol and Weston-super-Mare), emphasising the relationships between, planning and the provision of infrastructure such as transport, as well as issues such as healthcare, education and culture. The Draft Regional Spatial Strategy will be submitted to government in December 2005, followed by public consultation and an examination in public in 2006.

Regional Economic Strategy

The Regional Economic Strategy has three strategic objectives.

1. Raising business productivity.
2. Increasing economic inclusion.
3. Improving regional partnerships.

The economic growth of this sub-region and its importance to the national economy is fundamental to addressing existing imbalances. Whilst the sub region has good levels of economic growth, this growth is not sustainable, as it is based on unsustainable patterns of development namely:

- residents from Weston and Nailsea commute to Bristol for work
- the number of people in employment varies significantly across the sub-region

- key urban centres such as Bristol have lost population over the past 10/15 years whilst smaller settlements in the rural areas have grown
- larger concentrations of economically inactive display lower rates of economic growth
- house prices and affordability give a good indication of the desirability for 'urban living'. The South West has the least amount of low priced homes in any region of England, with prices in the region being six times the annual average of incomes.

To tackle the significant economic imbalances in North Somerset (significantly around Weston) there is a need to tackle economic inclusion in Weston and a fundamental part of this is the availability of affordable housing.

Delivering affordable housing

Defining affordable housing

Current national policy guidance states that affordable housing may include low cost market and subsidised housing (irrespective of tenure, ownership or financial arrangements). The affordability of housing is determined by the relationship between incomes and household costs (either rent or mortgage payments). Any definition of affordable housing must therefore relate to the local housing market and make a direct reference to local earnings and income levels. For the purposes of the Local Plan in order to create mixed and balanced communities, North Somerset will seek to negotiate an element of low cost market housing provided without subsidy i.e. being sold at the lower end of the property market due to its size, location, and design, in addition to the affordable subsidised housing element. The council defines affordable housing as *'housing that is provided with subsidy (from public funded sources or as discounts on cost from developers)*. The types of affordable subsidised housing which comply with this definition are those provided with an element of actual or hidden subsidy and include units for rent through an RSL, or 'intermediate' housing which includes RSL shared ownership, or through discounted market sale with occupancy controls.

RSL rented housing (affordable rented housing)

Affordable rented housing provided with subsidy by a RSL, at rents not higher than the Housing Corporation Target rents and subject to nomination arrangements approved by the council to target those most in housing need.

Intermediate Housing

Housing that is provided below market values with associated financial subsidy to make it affordable to assist households unable to resolve their housing needs in the private sector housing market and can include:

Discounted housing for sale – sold at below the market value (usually at least 25% below open market value). The RSL or developer will be expected to enter into obligations and occupancy controls to ensure that the property remains affordable in perpetuity.

Shared ownership and shared equity – usually provided by a RSL with subsidy, with restrictions on the rental payments to ensure that the combined cost of mortgage and rent does not exceed an affordable level. This can also include housing co-operative models.

Keyworker housing – provided with subsidy support by a RSL for sale, rent or shared ownership, to a defined group (by Housing Corporation) of key workers where there is clear evidence of local need.

Sub Market Renting – Where rents may be above the Housing Corporation target rents but significantly below market rents. The RSL or developer will be expected to enter into obligations and occupancy controls to ensure that the property remains affordable in perpetuity.

Affordable Housing Projections

Affordable housing is delivered through a combination of planning negotiations to maximise affordable housing delivery through the Planning System and working with Partner RSLs and the Housing Corporation to deliver good quality affordable rented and intermediate housing for people who cannot afford market prices. Due to changes in grant rates, house and land prices it is increasingly difficult to compete against private developers in what has recently been an overheating housing market. The council must look for best value for money on all schemes, taking into account local needs, long term sustainability and quality of developments. We will continue to make best use of the funding the council has available to try to achieve to meet the number of homes needed in the district. However, the average grant per unit for each new rented home is over £70,000 per unit. Therefore the importance of using our capital funding efficiently and flexibility, attracting external funding and negotiating schemes at nil subsidy via the planning system is of great importance if the council is to meet the affordable homes needed in the district.

There is currently no affordable housing targets set, however the Housing Need Survey Couttie (2001) showed there is a requirement for 375 affordable housing units per year over a five-year period (i.e. 1875 units in total until 2006). When compared against delivery since 2001 the council has underachieved by 770 units over the past three years. The Bramley (2005) Needs Assessment identified that North Somerset has an annual requirement of new affordable units of nearly 1000, with need largely coming from newly forming households, who cannot afford to rent or buy on the open market. This level of new affordable housing is not achievable as it greatly exceeds the number of units likely to be delivered from new build or conversions resulting in growing levels of unmet need each year.

The current estimated projections of affordable housing completions are detailed in Appendix B, although it should be highlighted that this is a working document that changes daily and should therefore be viewed as a snap shot in time. It estimates the maximum number of units that could be achieved via negotiations on S106 sites, plus those that could be achieved with projected LA/HC funding (Appendix C). It can be seen from the spreadsheets that for the three year period from April 2005 – March 2008 based on assumptions made on the LA programme of £5.59 million and an estimated HC programme of £6.02 million this together with money anticipated from commuted sums and projected delivery of nil subsidy sites through the planning system it is likely that

the **maximum** affordable housing delivery of 400 units over the three year period may be achieved.

If the council are to achieve the ambitious delivery of 400 affordable housing units projected over the three year period, with every effort to meet the level of homes that are needed (ie 375 units per year) plus implement other actions detailed in this plan such as Empty Homes and Temporary Accommodation etc, a priority for action will be addressing staffing levels within the team. When compared against delivery of the previous three year period April 2002 – March 2005, 168 units were completed which highlights that there are significant staffing implications

which will have been outlined in the Strategic Housing Review, and will be worked through the Medium Term Financial Forecast process in 2005/06.



Planning and affordable housing

Independent scoping review of affordable housing

Independent experts Hawkcrest were recently commissioned to carry out a detailed Scoping Review of the planning and enabling process in North Somerset, examining policies and processes, the capacity and more effective joint working of the enabling and planning teams, and to help the council put in place a system that will deliver the full potential of affordable housing. An Affordable Housing Delivery Group has been set up with the aim to promote the increased provision of affordable housing in North Somerset, with members from Development and Environment, Adult Social Services and Housing, Legal and Finance and Resources. The group has full recognition and corporate support to drive through the council's Affordable Housing Delivery Plan and the recommendations arising from the independent scoping review of affordable housing delivery. The core actions of the Affordable Housing Delivery Group (Appendix E) have been drawn from the Affordable Housing Delivery Plan and findings of the Hawkcrest review.

Planning Policy

Policy H4 of the Proposed Replacement Local Plan allows the council to negotiate elements of affordable housing within housing schemes and sets out the site size thresholds to which the policy applies. The Replacement Local Plan proposes to reduce the threshold from 25 units to 15 units or 0.5ha, and has a provision for a 30% affordable housing requirement,

which will help in the delivery of affordable housing, with on-site units being delivered without the need for public subsidy. As part of the ODPM's commitment to reforming the planning system the government is in the process of reviewing these policies.

Supplementary Planning Guidance

The current Affordable Housing Supplementary Planning Guidance, supplementing the policies of the North Somerset Local Plan was adopted on 22 August 2001. However, an updated approach including, for example, a 30% target for affordable housing on sites falling within the lower threshold of 15 dwellings/0.5ha, has been approved for development control purposes as part of the proposed Replacement North Somerset Local Plan, currently being considered at its Public Local Inquiry, with adoption anticipated in December 2006.

The existing SPG will be reviewed, updated and converted into a new style Affordable Housing Supplementary Planning Document in accordance with the new development plan regulations. However, while work will commence on a draft document to guide consideration of affordable housing proposals through development, final confirmation of the SPD must await adoption of the Replacement Local Plan.

Partnership Working

The council's role is now the strategic enabling role with RSLs being the primary providers of new affordable housing and regeneration initiatives in the district.

The West of England Partnership

The West of England Partnership, a coalition of unitary authorities and key agencies across Bristol, Bath, South Gloucestershire and North Somerset has determined housing as a key area for joint working. The housing sub group consists of Executive members for Housing in each of the four councils, together with Chief Housing Officers, representatives from the National Housing Federation, Federation of House Builders, Government Office and the Housing Corporation.

Through a formal selection process, a group of RSLs has been chosen to work with this group as lead developers on all strategic sites across the sub region. This partnership is called Homes West and will operate for five years. The RSLs are:

- Somer Community Housing Trust
- Sovereign Housing Association
- Sarsen Housing Association
- Knightstone Housing Association

Their role is to work with the authorities to strategically target and develop affordable housing, including the development of intermediate housing products, with the aim of increasing the supply of quality affordable housing, increasing efficiency, innovation and joint working and increasing resources coming into the sub region. They will:

- work on larger sites brought forward by developers to provide affordable housing
- purchase sites and act as lead developers
- work across the sub-region
- pass homes over to RSLs in the Local Tier Partnership to manage once developed.

Local Tier Partnership

North Somerset has recently selected a group of local RSL partners to develop smaller sites and windfall sites. The RSLs selected for North Somerset are:

- Knightstone Housing Association
- Somer Housing
- Raglan Housing Association
- Guinness Housing Trust

The RSLs were selected in December 2004 by a competitive process and assessed against a range of criteria. The aim of the Local Tier Partnership is to create an effective team to deliver smaller windfall sites in the district and take on management or ownership of larger schemes developed by strategic tier partners. The partnership is for a period of 5 years with a formal review after 3 years. The RSLs agreed to:

- develop windfall sites with a strategic, forwarded planned development programme and to investigate new opportunities throughout North Somerset on behalf of the partnership
- share good practice in a partnership environment
- raise the profile of affordable housing provision across North Somerset
- progress quality schemes to meet housing need across all tenures and needs groups
- provide effective housing management and tenancy support services
- provide quality sustainable housing.

All our RSL partners have signed up to a partnership agreement (Appendix D). To ensure monitoring and continuous improvement the performance of all our partners will be reviewed on an annual basis.

Resources and investment

Funding affordable housing

Affordable housing capital grant is provided either from North Somerset council or the National Affordable Housing Programme, with the balance of scheme costs met through the RSL borrowing or the use of reserves.

National Affordable Housing Programme (NAHP)

The Draft South West Regional Housing Strategy has set out the deliver proposals in the region for the National Affordable Housing Programme. The South West is likely to receive a larger slice of the national allocation, potentially in the form of a 43% increase, with an increasing proportion of the Regional Housing Pot being directed towards the National Affordable Housing Programme. This will potentially support a new programme of at least £300m over the period 2006/2008 compared to £188m for 2004/2006. If these funding levels are confirmed it is proposed that the programme will be used to support the following objectives.

- Ensure the major proportion of the NAHP is allocated to provide new social rented housing.
- Maintain NAHP capital funding in low cost home ownership and other intermediate market provision at current levels.
- Direct the NAHP to support the development of mixed, sustainable communities in the regions Principal Urban Area and other major growth and regeneration sites.
- Direct remaining resources to a range of other settlements.
- Ensure an increased proportion of the homes enables the reduction of homelessness and the use of temporary accommodation.
- Support the provision of housing that assists key public sector workers where there is clear evidence of need.
- Provide NAHP capital funding for supported housing where Administering Authorities for Supporting People provide revenue support.
- Ensure at least 6% of overall new lettings derived from the NAHP to meet the needs of BME population.

Local Authority Housing Capital Programme

A forward planned 3–5 year Housing Capital programme has been drafted (not approved by council). A key assumption is the use of usable capital from a successful Housing Stock Transfer to North Somerset Housing. While there is an indicative receipt, the final valuation at transfer will determine the level of funding.

Appendix B shows a projection of Local Authority Housing Capital following Large Scale Voluntary Transfer and the resultant capital receipt. These figures have been used to work out the affordable housing delivery, therefore if this goes up or down so does the delivery. As a guide for every additional £1million funding received if the funding was split on RSL windfall sites 80% rented and 20% shared ownership the council could deliver on average around an additional 15 units. The tenure requirements will need to be assessed on a site by site basis. However, if we use the funding flexibly and look at mixed tenure and cross subsidy schemes and draw in other forms of subsidy we may be able to increase the number of units provided.

Our partner Registered Social Landlords will be submitting bids on schemes in September to tie in with the two year Housing Corporation Approved Development Programme bid round. The schemes will be prioritised according to value for money, deliverability and local and regional priorities set out in the Housing Strategy (see Appendix F), and will be assessed by an internal working group prior to the bid round.

Grant rates for 2006/07 for an average size 3 bed house are currently set within the maximum limits of the Housing Corporation total cost indicators. At present, a rented unit will require a grant rate of around £73,710 per unit and shared ownership will require a grant rate of around £53,980 per unit. North Somerset needs a blend of both affordable rented housing and intermediate housing, but with the highest need being rented Bramley (2005) identifies a net need in 2006 of 789 affordable rented units and 278 Intermediate sector need. The final balance of units achieved through the capital programme will depend on the local nature of sites coming forward for development. The split between tenures will be assessed on a site-by-site basis depending on identified needs and the need to create mixed and balanced communities.

Additional resources for investment in new affordable housing

In addition to direct capital grant, there are a range of other resources that are sometimes available to contribute to affordable housing delivery. These include:

English Partnerships and Regional Development Agency funds, which are available on major private housing developments where the tenure mix could be improved by additional intermediate housing.

**Right to Buy receipts
(25% of which are retained by the Local Authority)**

**Large Scale Voluntary Transfer receipts
(a 20% levy is chargeable on eligible receipts)**

S106 developer contributions, where on-site provision of affordable housing is not feasible.

Using surplus public sector land or other assets to facilitate schemes containing a significant mix of affordable housing.

Private Finance Initiative schemes for non Housing Revenue Account fund projects. For example, West Wiltshire is taking forward a PFI scheme to deliver 500 affordable homes.

Additional Council Tax receipts from second homes and empty homes could be ring fenced for housing use.

Prudential borrowing

Recycled Capital Grant Fund

Registered Social Landlord reserves and capital borrowing

Health Authority Funding

Heritage Lottery Funding

Community Land Trusts/shared equity co-operative model

Maximising affordable housing delivery

Key areas for action to maximise future delivery through the planning process

- Develop Supplementary Planning Document for affordable housing.
- Set up a developer pack to provide developers with clear information on affordable housing requirements including, details of transfer value of affordable units, standards, service charges, examples of S106 legal clauses.
- Units should be properly integrated (pepper-potting) to create mixed and balanced sustainable communities, with affordable housing properties being indistinguishable from market properties.
- Need to ensure the Planning process maximises delivery of affordable rented units on sites, to take up backlog of delivery.
- Preventing the splitting of sites to circumvent affordable housing delivery.
- Set up monitoring of commuted sums.
- Promote the opportunity for mixed use on sites i.e. affordable housing over shops or affordable 'live work' units in support of home and local working.

- Look at options for employers to contribute towards affordable housing for their workers.
- Sub Regional best practice.
- Produce a guide to explain how the rural exceptions policy works.

Weston area development framework

The Enabling Team and our HomesWest partners will engage more formally with Development and Environment, English Partnerships and South West Regional Development Agency in Weston regeneration opportunities, and will be part of the Wider Weston Visioning Process.

Cross subsidy/mixed tenure

We will work with our Local Tier Registered Social Landlord partners and HomesWest on larger sites (through Limited Liability Partnership) to develop mixed tenure schemes on new windfall sites. This will not only promote the development of mixed and balanced communities, but may also allow for cross subsidy opportunities. The balance of tenure mix will be agreed on a site-by-site basis according to need and sustainability, but will aim to bring forward a higher rate of affordable housing than on developer driven sites. This is an ideal opportunity for the use of council owned sites to both deliver a receipt to the council as well as increased affordable housing levels.

The use of Community Land Trusts will be investigated to secure additional low cost home ownership homes.

Provision of rural housing

Some local people in our rural communities face real difficulties in finding a home that is within their means. There are also problems in securing the provision of enough affordable homes to meet these needs. In North Somerset, as an exception to normal planning policies, permission may be granted for affordable housing on sites within or adjoining village boundaries, where housing would not otherwise be permitted, provided that the criteria set out in Policy H/5 of the Local Plan are met. The council will be developing a Rural Housing Strategy to provide information and promote the use of rural exception policies to create affordable homes in perpetuity to meet local needs.

The Rural Enabler programme has come to an end, but despite this, we have a continued plan for rural housing delivery with preparatory work ongoing in the villages of Churchill, Cleeve, Congresbury Winscombe and Sandford. We will continue to work with Parishes Councils to identify needs and maximise the provision of rural affordable housing within the district.

The Housing Corporation's Regional Strategy proposes a move to be flexible in its definition of rural settlements will allow the many larger villages in North Somerset to consider affordable housing development as a real possibility, whereas previously we could only work with settlements of less than 3000 population.



An example of a rural exception scheme completed Dec 2004 at Winford

Protecting against the loss of stock

In order to provide affordable housing in perpetuity we will consider covenanted restrictions on S106 rented/shared ownership nil grant units so that they remain affordable in perpetuity, ensuring any subsidy or notional subsidy element is recycled back into the provision of additional affordable homes in North Somerset upon any disposal or staircasing. In rural areas where schemes have been developed under the rural exception policy, they will be exempt from the Right to Acquire, to ensure that the affordable homes remain in perpetuity.

Consultation to promote affordable housing

A consultation protocol has recently been developed to ensure early and active member involvement as well as the local community, town and parish councils and key stakeholders before schemes are submitted to planning to help mediate local views and enable key concerns to be fed into schemes.

Providing quality, sustainable housing

Through the Local Tier Partnership Group the council have secured a commitment by our RSL partners to carry out a sustainability assessment on all new schemes and to deliver new affordable homes that meet Eco Homes very good standard, Lifetime Homes standard and achieve Secure by Design accreditation. We will work with our partners to ensure we meet the needs of our communities. Tackling good, sympathetic design and increasing the emphasis on both community and environmental

sustainability, taking into account the external environment of the whole area. We will encourage our RSL partners to provide some wheelchair standard housing in an integrated way with general needs schemes each year. We will also ensure that where possible, there are safe places for children to play designed into our affordable housing schemes.

Limited Liability Partnership (LLP)

HomesWest are currently looking to develop a Limited Liability Partnership model, to enable the consortium of RSLs to form a partnership to enable them to purchase land at risk on the open market and act as developers, with the proceeds of the sale of the open market units being used as a cross subsidy to provide additional affordable housing. This model could also be used on council owned land.

Land availability

There are currently limited development opportunities and land to meet the affordable housing needs of the district. We are working with our RSL partners who have land banking resources and expertise to encourage them to land bank sites, with priority being Brownfield regeneration sites in areas of high need, to ensure that we have deliverable schemes at Housing Corporation bid stage that meet both our local and regional housing priorities.

North Somerset owned land

With transfer impending, we will explore the Housing Revenue Account landholdings for new affordable housing provision. The council are working to ensure that the new LSVT organisation covenants with the authority so that land and stockholdings that are transferred are not disposed of on the open market but are developed by the new organisation and/or other RSL partners for alternative affordable housing provision.

The Property and Asset Management Team have produced a procedure on the disposal of surplus council land and Property. Housing will be given an opportunity to express an interest in any land suitable for development. The Executive Committee will decide on the council priorities for disposal, considering on a site-by-site basis if they are prepared to increase the amount of affordable housing required on these sites or allow our HomesWest partners to purchase the site.

Intermediate housing

The ODPM have published a consultation Paper HomeBuy: Expanding the Opportunity to Own setting out the governments' proposals to introduce home ownership opportunities for more people, whilst protecting the supply of affordable homes. It proposes expanding the current Homebuy scheme into Open Market HomeBuy, New Build HomeBuy and Social Homebuy.

As part of the HomesWest partnership we have commissioned a report by Tribal HCH, to research existing and proposed affordable home ownership models including cost targets. The research has identified a range of low cost home ownership housing products that can be developed and delivered to increase the supply of intermediate housing throughout the sub region. We will work with our HomesWest partners to develop pilots of new products identified, most of which are featured in the ODPM consultation paper, and includes the use of Community Land Trusts/mutual home ownership, which will be investigated further.

Working with the HomesWest partnership we will be developing an independent register for households needing assistance with access onto the low cost home ownership ladder. The gap between income and property prices has resulted in households that would not usually approach the authority for help but who now find they cannot access housing without assistance.

Private Finance Initiative (PFI)

The Private Finance Initiative is a form of Public Private Partnership. The government is now focusing its use of PFI for new build affordable housing, as part of its wider strategy of dealing with the shortfall in housing supply, combating social exclusion and generating economic renewal. The options for the use of PFI in North Somerset will be investigated further over the period of this plan.

Working with the private sector

Further development of innovative solutions with the private sector will play a part in increasing the provision of affordable homes.

Grant to private developers

The Housing Corporation has launched a pilot scheme to provide housing grant funding to the private sector. The main focus of the programme is for the provision of new build affordable units.

The council are working with our local authority partners at HomesWest to standardise how we work with private developers. We will work with private developers in accessing Housing Corporation funding to meet affordable housing delivery, but will prevent the grant to developers' framework from overriding the subsidy-free provision required as part of Planning Policy on sites exceeding the threshold for affordable housing delivery.

Developers will be encouraged to work in partnership with Local Tier Partner RSLs to manage any properties developed, however if developers wish to manage properties themselves they will be required to sign up to standards as per our Local Tier Partner RSLs ensuring that affordable housing will be provided in perpetuity and tying in rents, nomination rights and management standards.

Low cost market housing

The council recognises the role smaller dwellings have to play to create mixed and balanced communities and an element of Low Cost Market Housing will be negotiated in addition to any affordable subsidised housing requirement as part of Planning Policy on sites exceeding the threshold for affordable housing delivery.

Private sector leasing

The council need to facilitate improved provision of permanent and temporary accommodation through the private sector. The council currently work with a number of private landlords and provide incentives such as deposit guarantees and rent in advance. However, there is a need to have a formal private sector leasing agreement in place, this can be either direct with the private landlord or with a Registered Social Landlord acting as a managing agent provision of private leasing schemes will be further dealt with in the private sector strategy.

Supported lodgings

A need has been identified for a supported lodgings scheme for vulnerable young persons. This could be used in an emergency and short term while mediation takes place between the young person and their family or used to give a young person who perhaps has just left care confidence in first steps to independent living.

Provision of Temporary Accommodation

Provision of good quality Temporary Accommodation (TA) for homeless households is a key pressure point. A specific TA delivery plan will be developed jointly by strategy and enabling, housing options and private sector housing.

Empty properties/regeneration

The SRB6 project has been running since July 2002 it is now in its final year, it is due to complete a total of 49 affordable units. Bringing empty properties back into use is central to the economic development of an area, the success of regeneration schemes and the provision of decent housing across all tenures. There is a proposed empty property project which, subject to revenue funding, will compliment the action plan for the SRB6 private sector housing improvement scheme and the private sector renewal strategy, and link with conservation team, it aims to target specific streets where surveys have highlighted disrepair and empty properties issues. Work in this area will also link with Weston visioning.

Priorities for action

As part of the Comprehensive Performance Assessment (CPA) Balancing Housing Markets Review the council needs to show that there are firm strategies in place for reducing future housing need. This plan sets out the council's procurement strategy for affordable housing delivery, with the funding available. The plan will be monitored and will feed into the development of future Affordable Housing Delivery Plans and Housing Strategies.

If the council is to meet the ambitious medium term projection of achieving 400 affordable homes over a three year period, there are a number of key priorities for action which include:

Once the council's landlord role is removed, following the impending Large Scale Voluntary Transfer of the housing stock to North Somerset Housing, it will be important that the council has the ability to meet its ongoing housing responsibilities. To ensure this, the council requires a strong Strategic Housing Team, which includes the enabling function, post transfer. A forward planned development programme takes a long lead in time to work up and deliver. There is a considerable amount of work required to set up the framework of this plan, plus many procedures and preparatory work to put into place. Without increased staff resources in the enabling team it is unlikely the council will meet the strategic goals for affordable housing delivery and spend targets. (The strategic housing role and staffing implications are being considered separately).

That the council agree a medium term financial plan budget for affordable housing delivery to ensure that the funding is available over a three year period to ensure that there is funding available at the time of the Housing Corporation bid round to maximise funding achieved from the Housing Corporation Approved Development Programme.

That there is a need to maximise cross tenure and cross subsidy schemes, and strengthen delivery through planning.

These priorities will be monitored and reviewed on a regular basis. The next section details how this will be done.

Monitoring and review

An Affordable Housing Delivery Group has been set up, with full recognition and corporate support to drive through the council's Affordable Housing Delivery Plan and the recommendations arising from the independent scoping review of affordable housing delivery. This group will monitor the actions of the delivery plan and regular reports will be given at the Strategic Housing Forum and also to the Corporate Management Team meetings.

The Capital Programme, Projected Completions and the Affordable Housing Group Action Plan appendices attached to this plan are all snapshots in time. Some are subject to daily change therefore they will be regularly reviewed and updated.

If you require further information on this delivery plan please contact:

Phillippa Yeates/Louise Davidson

Enabling Manager

01934 634 833 or **enabling.manager@n-somerset.gov.uk**

Other contacts

Roger Willmot – Team Leader, Major Planning Applications

01934 634 567 or **roger.willmot@n-somerset.gov.uk**

Michael Reep – Planning Policy Manager

01275 884 904 or **michael.reep@n-somerset.gov.uk**

James Bradbury – Enabling Officer

01934 634 871 or **james.bradbury@n-somerset.gov.uk**

Kay Topazio – Housing Strategy and Policy Manager

01275 888 350 or **kay.topazio@n-somerset.gov.uk**

References

'Homebuy: Expanding the Opportunity to Own – Consultation Paper', ODPM, 2005

'HomesWest – Affordable Home Ownership', Tribal HCH, May 2005

'West of England Housing Need and Affordability Model', Heriot-Watt University Prof Glen Bramley, May 2005

'Can Work, Can't Buy: Local Measures of the Ability of Working Households to become Homeowners'. Joseph Rowntree Foundation Wilcox S, 2003

'The Way Ahead' SWRDA 2005

'Sustainable Communities: Homes for All', ODPM 2005

'Draft Regional Housing Strategy' SWHB 2005

Glossary of terms

National Affordable Housing Programme (NAHP) the major source of public finance for new affordable housing for rent and low-cost home ownership, supplied to housing associations, developers and others through the Housing Corporation in the form of social housing grant.

CPA (Comprehensive Performance Assessment) is about helping councils deliver better services to local communities. All councils in the country are subject to the CPA.

Community Land Trust/Mutual Home Ownership The land is held in perpetuity by a community land trust for the provision of affordable housing, with residents becoming members of a mutual home ownership trust purchasing an equity stake in their property with monthly payments based on what they can afford.

Cross-Subsidy Mixed developments consisting of higher-value shared ownership or general market housing used to cross-subsidise affordable housing on the same site.

English Partnerships (EP) The national regeneration agency, helping the government to support high quality sustainable growth in England.

Housing Corporation The Non Departmental Public Body, which funds and regulates housing associations in England.

HomeBuy An existing Home Ownership Scheme under which existing social tenants, those on housing registers can

purchase a home on the open market with an equity loan.

Large Scale Voluntary Transfer (LSVT) Move of local authority social housing to a RSL or similar provider.

Office of the Deputy Prime Minister (ODPM) Government department whose aim is to create sustainable communities. It is responsible for housing, planning, regional and local government, regeneration, social exclusion, neighbourhood renewal and the fire and rescue service. It is also lead sponsor department for the government offices for the regions.

Registered Social Landlord This is a term used for social landlords that are registered with the Housing Corporation, most are housing associations, but some are trusts, co-operatives or companies. RSLs are run as businesses but do not trade for profit. Any surplus is ploughed back into the organisation to maintain existing homes and to help finance new ones.

Regional Housing Board The Sustainable Communities Plan introduced new regional arrangements to help deliver sustainable communities, including the creation of Regional Housing Board in each of the nine English regions. The board is responsible for drawing up the Regional Housing Strategy and making recommendations to the Minister about the Regional Housing Pot.

Right to Acquire A scheme, which enables some housing association tenants to purchase their rented home with the benefit of a discount, subject to a government, specified maximum amount

depending on the local authority area. The scheme applies to tenants living in properties built or acquired by housing associations, both charitable and non-charitable, with public funds from 1 April 1997 onwards. Tenants living in properties transferred from a local authority to a housing association after 1 April 1997 are also eligible. Some properties are exempt from the scheme, including those in small rural settlements and sheltered housing.

Social housing Housing provided by Registered Social Landlords or the local authority at a rent lower than market rent (social rent).

Social Housing Grant Capital grant provided by the Housing Corporation to fund Registered Social Landlords and others, e.g. developers, to fully or partially fund investment in social housing.

Social rent Rent below market levels, set in line with the government's rent influencing regime, and paid to the local authority, Registered Social Landlord or others.

Supplementary Planning Guidance Planning guidance, which supplements the policies and proposals of the development plan, giving more detailed advice on a particular topic or site. It does not have the same status as a development plan but the local planning authority will take it into account as a material consideration.

Supplementary Planning Document Provide policy guidance to supplement the policies and proposals in development plan documents. Although they will be in the local development framework they are

not development plan documents and not subject to independent inspection. These documents replace supplementary planning guidance.

Staircasing The arrangements for those who have bought a share of the equity in a home to buy further shares over time.

Temporary accommodation Accommodation arranged by local authority in order to meet a homelessness duty.

Tenure The way in which a person holds or occupies their home, for instance as a freehold or leasehold owner-occupier, or as a private or social tenant.

Consultation and Partnerships

Consultation on this plan

We are committed to seeking the views of our key stakeholders and partners in the development of our Affordable Housing Delivery Plan and subsequent monitoring of our action plan. We recognise that when consulting with our partners,

different people respond in different ways. So we have tried to use a variety of consultation methods to encourage people to comment that would influence the development of the plan.

The table below shows how we will involve partners in the development of the plan:

Consultation on the Affordable Housing Delivery Plan

Stakeholder	Method of Involvement
Local People	Draft Consultation Affordable Housing Delivery Plan – (sent to a wide variety of stakeholders and available on Council Web Page)
RSL and Developers	Strategic Housing Forum – (housing partnership made up of a wide variety of stakeholders) RSL Forum – (Forum of Local Tier Partner RSL development staff and council officers) RSL Management Forum – (Forum of all RSLs with Stock in the District) Draft Affordable Housing Delivery Plan – (will be sent to a wide variety of stakeholders)
Local Partners	Data Sharing – (through a variety of meetings and groups) Local Groups – (e.g. Supporting People Core Group) Private Sector Housing Forum (housing partnership with private sector landlords) Strategic Housing Forum – (housing partnership made up of a wide variety of stakeholders) Draft Affordable Housing Delivery Plan – (sent to a wide variety of stakeholders)
Members and Staff	Affordable Housing Delivery Group (Seminar and workshops) Draft Affordable Housing Delivery Plan – (sent to a wide variety of stakeholders) Strategic Housing Forum – (housing partnership made up of a wide variety of stakeholders)
Regional Players	Sub regional group meetings – (chief housing officers former Avon area) West of England Partnership – (as above but including elected members) HomesWest – (sub-regional enabling partnership with 4 RSLs and the former Avon LAs)

Provisional budget as at July 2005

	No of Units	ADP Funding 04/05-05/06	Total LA Capital Programme	Other PS 05/06	Committed Commuted sums	Provisional ADP subsidy commitment 06/07 07/08	LA 2005/06
Totals	198	£4,077,250	£3,444,990.41	£50,000	£1,620,833.52	£4,025,330	£1,364,982
Ashlands Phase 3 Portishead	12	£304,948	£144,243.41		£8,248.52		£-
Ashlands Phase 4 Portishead (S//O)	8	£75,132	£73,332				£37,566
Ashlands Phase 5a Portishead S/O	10	£94,251	£94,251				£47,126
Ashlands Phase 6 Portishead	29	£881,373	£560,316				£280,158
Ashlands 7 Portishead	20	£291,635	£291,634				£145,817
Ashlands 8 Portishead (S/O)	15	£226,203					
Elms, Nailsea S/O	12	£135,000	£-				£-
Elms, Nailsea (rented)	8	£165,000	£-				£-
Homebuy	8	£298,752	£-				£-
Meakin Site, Baker St, WSM	7	£-	£403,548		£80,710		£-
Moor Lane Phase 2 W-s-M (locking Castle)	17	roll over	£194,714		£150,000		£100,000
Moor Lane s/o, W-s-M (Locking Castle)	12	£85,000	£-	£50,000	£-		£-
Moor Lane Phase 2 W-s-M							
Moor Lane Phase 3, W-s-M Locking Road	20	£715,354	£691,517		£81,875		£345,759
117 Severn Road WSM	11	£74,552	£500,000				£200,000
Flat 1 53C Severn Road W-s-M	1	£23,600	£40,853				
Stanley Road W-s-M		£479,000					
14 Victoria Park, W-s-M	5	£79,400	£302,532				£60,506
4 bed house – SRB	1	£69,650	£69,650				£69,650
1 bed flats – SRB	2	£78,400	£78,400				£78,400
additional funding for SRB/other							
Schemes to be included in programme with no commitment.							
Joint funded schemes for ADP							
DIYSO					£300,000		
Well Park Congesbury			£-			£440,000	
The Timber Yard PH 1						£315,170	
The Timber Yard Ph 2						£560,160	
Churchill Rural Exception						£350,000	
Cleeve, rural Exception						£350,000	
Extra Care					£1,000,000	£750,000	
Atlantic Road WSM							
116 High St Portishead							
Ashlands 9 and 10							
Winscombe							
Uncommitted commuted sums							
Empty homes/TSH							
Uncommitted General Schemes							£1,060,000
Uncommitted supported housing							£200,000

Affordable Housing Delivery Plan Appendix C

Projected completions/ forecasts Approximate figures based on completion year	Total Unit Numbers	01/02 completions	02/03 completions	03/04 completions forecast	04/05 completions forecast	05/06 completions forecast	06/07 forecast completions	07/08 completions forecast	08/09 completions forecast	09/10 forecast
Totals	1005	55	50	37	82	91	103	179	164	165
Airport View Caravan Park, Weston	3								3	
14 Albert Avenue, W-s-M	1				1					
Albert Road, Portishead	15							15		
Arnolds way, Yatton	8							8		
Ashlands Phase 1, Portishead (Rented)	7				7					
Ashlands Phase 2, Portishead (S/O)	13				13					
Ashlands phase 3, Portishead	12					12				
Ashlands phase 4, Portishead (SO)	8					8				
Ashlands 5a, Portishead (SO)	10					10				
Ashlands 6, Portishead	29						29			
Ashlands 7, Portishead	20							20		
Ashlands 8, Portishead (SO)	15							15		
Ashlands 9, Portishead	30								30	
Ashlands 10, Portishead	20								20	
Ashlands additional units due to increased density	15									15
Barrow Hospital	0									
57-59 Beach Road	0									
Beach Ave, Clevedon	5									5
Beaufort Road	5	5								
Belmont Ph2	3	3								
Belmont Ph3	4	4								
Brampton Way	0									
Charlcombe Bay, Phase 1 (Rent)	4				4					
Charlcombe Bay, Phase 2 (S/O)	4				4					
Churchill rural exception	0									
3 and 5 Clarence Road	0									
17a Clarence Park	8			8						
Clark Lane, Yatton	3			3						
Cleeve Rural Exception	0									
39 Clifton Road, W-s-M	1			1						
58 Clifton Road, W-s-M	1		1							
Cornfields (see Ebdon Road)	0									
Diamond Batch, Locking Castle	16									16

Projected completions/ forecasts Approximate figures based on completion year	Total Unit Numbers	01/02 completions	02/03 completions	03/04 completions forecast	04/05 completions forecast	05/06 completions forecast	06/07 forecast completions	07/08 completions forecast	08/09 completions forecast	09/10 forecast
Drove Road, W-s-M	10			10						
East Quays, Portishead	45									
Ebdon grounds, St Georges, W-s-M/Cornfields	7							7		
Extra Care-Hanover (Rent)	45							20	25	
Extra Care-Hanover (Sale)	15								15	
32 Highbury Road, W-s-M	1			1						
115 High St, Portishead	7									7
Hill Road, The Regent, Clevedon	15									
Hillsborough Annex	8	8								
Homebuy	8				4	4				
Homebuy	8						4	4		
Jays Hire	6									6
2 Jubilee Road, W-s-M	1					1				
7 Little George Street, W-s-M	1		1							
Long Ashston	9	9								
Long Ashton, Research Station	26						10	16		
Long Ashton, Research Station (SO)	16						8	8		
Low support Housing 18–30's	10		10							
22 Marine Road, Clevedon	15									
2 Meadows Villas, W-s-M	1		1							
Meakins Site, Baker Street	7					7				
Meridens, W-s-M	9						9			
Moor Lane, Phase 2, W-s-M	17				17					
Moor Lane phase 3, W-s-M	20					20				
Moor Lane, W-s-M (S/O)	0									
Moor Lane, W-s-M (S/O)	17						17			
Move on	2			2						
Move on	2		2							
North End, Yatton	0									
67–81 North Street, Nailsea	15								5	10

Affordable Housing Delivery Plan Appendix C

Projected completions/ forecasts Approximate figures based on completion year	Total Unit Numbers	01/02 completions	02/03 completions	03/04 completions forecast	04/05 completions forecast	05/06 completions forecast	06/07 forecast completions	07/08 completions forecast	08/09 completions forecast	09/10 forecast
Old Dairy, Clevedon	5					5				
Old Street, Clevedon	6						6			
Oxford insturments	15									15
Portishead Quays	16								6	10
Portmarine, Portishead Burlington Road	3						3			
Powergen Phase 5, Portishead	10	10								
Powergen Phase 6, Portishead	8		8							
Powergen Phase 7, Portishead	4		4							
Powergen Phase 8, Portishead S/O	8				8					
Powergen Phase 9, Portishead Rent	2				2					
P&R Rural	5	5								
P&R North	6		6							
P&R Rural	6		6							
Rectors Way, W-s-M	22							22		
Safe House	9		9							
Sands Hotel	37									37
44 Severn Road, W-s-M	1			1						
53 Severn Road, W-s-M	2			2						
Flat 1 53c Severn Road, W-s-M	1				1					
Flat 3 53c Severn Road, W-s-M	1				1					
105 Severn Road, W-s-M	2			2						
117 Severn Road, W-s-M	11						11			
Sheepway, Portishead	0									
Slade Road, Portishead	0									
Smart Systems, Yatton	0									
30 South Road, W-s-M	1		1							
Stanley Road, W-s-M	9					9				
St Georges, W-s-M (Willow Close)	10					10				
St Georges Bloor	4			4						
St Georges Westbury, Jubilee Park	3			3						
St Josephs School Portishead	20									20
St Peters School, Portishead										
Sycamore House, Nailsea	10								10	
The Regent, Hill Road, Clevedon	15								15	
Timber Yard, Clevedon	37							17	20	

Affordable Housing Delivery Plan Appendix C

Projected completions/ forecasts Approximate figures based on completion year	Total Unit Numbers	01 / 02 completions	02 / 03 completions	03 / 04 completions forecast	04 / 05 completions forecast	05 / 06 completions forecast	06/07 forecast completions	07/08 completions forecast	08/09 completions forecast	09/10 forecast
Triangle young persons, Clevedon	10				10					
The Triangle, Clevedon	6						6			
14 Victoria Park , W-s-M	5					5				
Wells Park, Congresbury	13							13		
Wellsea Grove, W-s-M	11									11
Wemberham Lane, Yatton	0									
32 West Hill	8									8
Weston Airfield	4									
Weston Football club (shared ownership)	20							10	10	
Weston Football club (rent)	9							4	5	
West Wick/Locking castle	5									5
6 Whitecross Road, W-s-M	1		1							
Winford (Rented)	6				6					
Winford (S/O)	4				4					
Winscombe site	0									
Winscombe Road	11	11								



North Somerset Housing Partnership

Compliance Statement and Partnership Agreement

All RSL development partners will be expected to agree to all of the following items. Any item can only be waived with the agreement of North Somerset Council (NSC).

Communication

All partners to meet together regularly, at least bi-monthly and as required by NSC. Further communication issues to be developed in partnership, but is expected that for partnership meetings there will be a revolving chair and minute taker. Venue to be arranged by agreement. Each RSL partner will be expected to be represented in all partnership meetings.

All partners are jointly responsible for meeting regional and local housing needs and aspirations through grant effective schemes and for bringing issues to the table.

Each RSL partner will keep NSC informed of major changes to schemes and will copy NSC relevant key correspondence with external funders and other project partners.

Specific information (eg. project plan, breakdown of scheme development costs) will be required by NSC at certain agreed stages throughout the development process for each scheme (e.g. at approval stages).

Monitoring and Review

The Local Tier partnership will run for a period of five years with a formal written review after three years. Each RSL partner will contribute to an ethos of continuous review and will acknowledge the ability of the partnership to call for an early review should external triggers affect the ability of the partnership to perform.

Each RSL partner will attend an individual annual review with NSC. The review will, amongst other issues, make specific reference to performance, delivery and compliance with this statement. Continued unsatisfactory performance will result in the RSLs status as preferred partner being withdrawn.

Fees

A one off **Service Fee** of £1500 will be payable by each RSL Local Tier partner within 30 working days of notification of partner status towards servicing of the Partnership over its term. Fees cannot be paid from reserves which have been accumulated via SHG-funded schemes

An **Enabling Fee** of £250 per unit (subject to review) will be payable when RSL enters into building contract. This fee will be a non-qualifying cost in respect of any bid for grant from Housing Corporation. This fee will apply to all units procured through S106 negotiations at nil public subsidy, through LA capital funding and other non grant-funded schemes. Fees cannot be paid from reserves which have been accumulated via SHG-funded schemes.

Sites through the planning process/S106

Any site that comes forward through the planning process will be allocated to an RSL partner by the NSC Enabling Team to ensure an even spread of units across the partners. Any site of over 30 units in total will be developed by the HomesWest partnership.

All negotiations regarding % affordable housing, nil subsidy, house type, and tenure split to be carried out by NSC, not the RSL. NSC will keep the RSL partners informed.

Each RSL should pay to the developer no more than the supportable deficit levels for house type and area as listed in **(Appendix 1 to be developed by Stuart Larkin in consultation with RSL Partners and Homes West Partnership)**

All other negotiations with the developer/owner regarding the content of the S106 agreement to be handled by NSC. RSL involvement in negotiations will be conducted through the NSC Enabling Team.

Quality Control

As a minimum, all schemes to be designed to Housing Corporation's recommended SDS level.

Space standards to be over and above SDS – in accordance with the NHF Development Guide 2000, and with the space standards noted in the attached supportable deficit tables.

All houses, bunagglows and ground floor units to Lifetime Homes standard as attached at **Appendix 2**, unless otherwise agreed with NSC Enabling Team.

All schemes seeking to secure funding in 2006/7 and 2008 to achieve Eco-homes standard 'very good'. Schemes in 2004/5 and 2005/6 in agreed development programme to achieve minimum requirements for Eco-Homes standard following Housing Corporation recommendations.

Secured by design to be achieved unless otherwise agreed with NSC Enabling Team.

All new homes to achieve the SAP ratings of 90 or above and in accordance with standards as set out in best practice guidance A34.

Feedback to be given on completion with regard to Egan compliance requirements, and to include a summary of such items as HQIs, KPIs etc. as agreed within the partnership.

Procurement/Partnering

All schemes to be procured in accordance with the Housing Corporation's Client Charter Status unless agreed otherwise by the NSC Enabling Team.

All RSL partners to work with NSC in promoting local employment and training in construction schemes

Sustainability

Sustainability assessment to be carried out on all schemes and agreed with the NSC Enabling Team.

Nominations

Standard Nominations Agreement to be entered into for all nil subsidy S106 schemes, as well as all schemes with HC/ LA funding, or free or discounted land or Local Partnership Nomination Agreements. Nomination agreements for rent to be developed by NSC in full consultation with Partner RSLs, HomesWest and other stock holding RSLs within three months of the partnership being established.

A minimum of 100% nominations on first lettings and 75% all relets will be required, although this may be amended as a result of a joint housing needs based approach to nominations and allocations and the future development of Choice Based Lettings.

RSL partners to ensure that NSC is advised on outcome of all nominations made and provide quarterly performance returns relating to all lettings in the local authority area. A copy of RSL allocation policies to be given to NSC at the start of the partnership, and RSL partners to consult NSC on any proposed policy change.

Consultation

All schemes to be progressed following consultation protocol, to be developed in consultation with HomesWest partnership and neighbouring local authorities.

Sharing Best Practice/Success

PR opportunities to be maximised. All partners to contribute to partnership publicity. All publicity to be cleared with NSC Corporate Communications as well as the Enabling Team.

North Somerset Council and RSL logos to be used on all signboards and publicity material.

Partners to share best practice with partnership where relevant.

All partners to develop performance standards and monitoring arrangements to further develop the compliance statement for the partnership throughout the lifetime of the partnership.

Tenant satisfaction/Feedback

Partnership to agree format of monitoring delivery and performance across programme and ensure that information is fed back to the partnership regularly.

Post-completion satisfaction surveys to be carried out on all schemes within a year of handover, and copies of completed forms along with a detailed summary returned to NSC Enabling Team for monitoring. A standard approach to satisfaction surveys to be developed within the first six months of the Partnership.

Funding/Grant

All RSL partners to submit a signed copy of the Funding Conditions to NSC.

All RSL partners to advise NSC Enabling Team when financial, budgetary, or other scheme information has been updated on Housing Corporation's IMS where LA approval or other action is required.

All RSLs to comply with NSC Guidance on LA Subsidy Claims and Approvals (being developed in consultation with Partner RSLs).

All RSL partners will ring-fence and recycle LA capital grants, 106 funding or developer discount arising from the sale of equity in shared ownership homes or other disposal, for the provision of new affordable housing in the district.

Rent Levels

Each RSL partner's target rents, agreed with the Housing Corporation, to be charged from year 1.

Supported Housing, Homelessness and Developments outside the partnership

10% of all houses, bungalows and ground floor flats units in the programme to be to be built to mobility standards. All RSLs will make reasonable endeavours to provide wheelchair standard housing in an integrated way within general needs schemes each year.

Certain schemes may require a specialist approach or a specific input from an RSL with a specialism, particularly with regard to supported housing. NSC reserves the right to run a supported housing development programme, or other specialist development programmes, with selected development partners at LA level, possibly outside this partnership.

All RSL partners agree to work with NSC to develop innovative approaches to the provision of temporary housing solutions for all types of homeless household, including private sector leasing projects, and to reduce homelessness in the district.

Partner RSLs acknowledge the right of the local authority to support and fund RSLs outside of the partnership who have existing land and/or stock holdings suitable for redevelopment in the district and where that redevelopment will support the aims of the council's plans and strategies.

Transfer of stock

Partner RSLs will accept the transfer of ownership of at least 50% of all units produced in North Somerset by the HomesWest partnership, within an agreed timescale unless agreed otherwise with the NSC Enabling Team. Details of the transfer arrangements to be confirmed.

Partner RSLs will either demonstrate experience in successfully managing leasehold services OR enter into leasehold management arrangements with an RSL partner at the local or HomesWest level PRIOR to the transfer of low cost home ownership stock

Equalities Statement

Throughout the duration of this Partnership Agreement all partner Registered Social Landlords shall ensure that its Sub Contractors shall discharge their obligations under this Agreement and (supply the Works and perform Services) in accordance with their responsibilities under the provisions of the following:

Gender

Sex Discrimination Act 1975 (updated 1986)
The Equal Pay Act 1970
The Gender Reassignment Regulations 1999

Race

Race Relations Act 1976
The protection from Harassment Act 1997
Race Relations (Amendment) Act 2000

Disabilities

The Disability Discrimination Act 1995

Employment

The Employment Equality (Sexual Orientation) Regulations 2003
The Employment Equality (Religion or Belief) Regulations 2003
All further European Legislation and Directives

General

The Human Rights Act 1998
Freedom of information Act 2000
Crime and Disorder Act 1998

Codes of Practice

DETR: Tackling Racial Harassment: Code of Practice for Social Landlords
CRE: Code of Practice in Rented Housing

Any other Codes of Practice issued by the Equal Opportunities Commission (and the CRE) and shall in addition discharge their obligations under this agreement and provide services in a manner consistent with North Somerset Council's policies on equal opportunities.

Declaration

I accept in principle, on behalf of the association, the terms of the Compliance Statement and understand that they may be revised by the agreement of the North Somerset Housing Partnership.

Signed

Name (please print).....

Position.

Organisation.....

Date.....



Appendix D

North Somerset Housing Partnership Lifetime Homes Standard

Criteria

Access

Car parking to be enlarged to 3.3m width.

Access from car-parking to be no more than 30m and level or gently sloping.

Approach to entrance to be level or gently sloping.

Entrances to be covered, illuminated and have level access over threshold.

Lifts to be wheelchair accessible.

Internal

Doorways to be a minimum of 750mm wide (front doors 900mm) and corridors 900mm.

Kitchens, dining and living rooms to have a turning circle of 1500mm.

Living rooms to be at entrance level.

The downstairs toilet to be wheelchair accessible (including sideways transfer) with provision for future adaptation to a shower.

Walls in bathrooms and toilets to be capable of taking adaptations.

The layout needs to allow for future provision of a stair lift and through floor lift.

Bathroom and bedroom ceiling needs to be capable of taking a hoist with a knockout panel between the two rooms.

The bathroom layout to be designed to incorporate ease of access.

Fixtures and fittings

Living room glazing to be no higher than 800mm from floor level and windows easier to operate.

Switches, sockets and service controls to be between 600mm and 1200mm from floor level.

Actions from Affordable Housing Delivery Group

Action	Ownership	Progress / Comments	Time Scale	Complete
<p>1. Strategic Approach, Aims and Objectives</p> <p>1.1 Establish affordable housing as a high level aim within the Corporate Plan. (Priority 1)</p> <p>1.2 Increase the prominence of affordable housing an all relevant corporate documents. (Priority 2)</p> <p>1.3 Review Corporate Objectives to seek ways of aligning measurement of staff performance across linked functions in different directorates. (Priority 2)</p>	<p>Jane Smith / David Turner</p> <p>Jane Smith / David Turner</p> <p>Jane Smith / David Turner</p>		<p>June 05</p> <p>June 05</p> <p>June 06</p>	
<p>1.4 Prepare and Affordable Housing Delivery Plan with appropriate input from key departments as soon as possible, and ensure that it is adopted at the highest level. (Priority 1)</p>	<p>Phillippa Yeates</p>	<p>Draft complete consultation process underway</p>	<p>July 05</p>	<p>YES</p>
<p>2. Training and Team Building</p> <p>2.1 Conduct a review of training and team building needs in this area and devise a programme for delivery. (Priority 1)</p>	<p>Stuart Palmer / Karuna Tharmanthar</p>	<p>Initial Joint Planning/Housing/RSL training taking place in June 05</p>	<p>June 05</p>	<p>Further work needed?</p>
<p>3. Strategic Liaison Arrangements</p> <p>3.1 Carry out a review of all working groups to ensure that their remits are appropriate and properly linked, to avoid duplication and make the best use of time. Any restructure should take into account the work plan being prepared by DTZ following their West of England Housing Market Study and also any other West of England initiatives, in addition to North Somerset issues. (Priority 1)</p>	<p>Kay Topazio / Stuart Palmer</p>	<p>Spider graph showing links to be produced.</p>	<p>March 05</p>	

<p>4. Internal Liaison and Procedures 4.1 Consult with Housing and Planning Officers further in the preparation of a liaison procedure for sites where affordable housing is likely to be sought. (Priority 1)</p>	<p>Phillippa Yeates/ James Bradbury/ Louise Davidson</p>	<p>Installation of IDOX and electronic consultation system. AH to form a key part of all pre-app discussions – formal instruction to all DC teams by RW New wording – Roger?</p>	<p>June 05</p>	<p>YES</p>
<p>4.2 Investigate the use of unilateral undertakings for affordable housing obligations. (Priority 3) 4.3 Consider directing all affordable housing sites exceeding the agreed threshold to identified officers within the Development Control Major Applications Team (Priority 3).</p>		<p>Investigated and now not necessary due to restructure and small dedicated team dealing with sites.</p>	<p>March 05</p>	<p>Yes</p>
<p>4.4 Produce a procedure for dealing with developers, (linked to the proposed developer's pack) and investigate mechanisms for site specific involvement (where required) by Planning Policy Staff. (Priority 2).</p>	<p>Louise Davidson/ Richard Kent/ HomesWest</p>	<p>Work on standardising s106 agreements and approaches at West of England level underway. Being led by BCC.</p>	<p>Dec 05</p>	<p>Yes</p>

5 Council Landholdings

<p>5.1 Conduct a review of council owned sites (in advance of the proposed transfer if possible) to ascertain their potential for affordable housing provision. (Priority 1)</p>	<p>Louise Davidson/ James Bradbury/</p>	<p>Initial meeting held with Property Services to discuss development potential of land holdings (June 05) Work ongoing – need to link with Transfer Asset Group.</p>	<p>August 05</p>
<p>5.2 Review the infrastructure likely to be available to service these sites. (Priority 3)</p>	<p>Louise Davidson</p>	<p>Asset Strategy makes no specific recommendations on use of Land for AH. AHDP highlights lack of resources in Enabling to bring forward a significant increase in AH development activity. Formal position statement needed by AHDG.</p>	<p>August 2005</p>
<p>5.3 Review the council's Land Disposal Policy in the light of affordable housing need and the General Disposal Consent 2003. (Priority 2)</p>	<p>Louise Davidson/ Martin O'Neil</p>	<p>Council's Surplus Land policy approved Exec July 2005 and referred to Organisation Effectiveness Scrutiny panel in Aug 2005 Key sites to be identified and specific responses made to argue AH delivery a priority</p>	<p>July 05</p>

<p>6 Section 106 Agreements</p> <p>6.1 Produce a S106 Arbitration Protocol which will consider how competing planning obligations might be apportioned should this be necessary for site viability or other reasons. (Priority 2)</p> <p>6.2 Obtain and review the outcome from the S106 Good Practice Research being carried out and incorporate into the procedural Technical Advice Note on affordable housing to include transfer value of units to developers. (Priority 1)</p> <p>6.3 Affordable Housing SPD to be incorporated into the Local Development Scheme in the future.</p>	<p>Roger Willmot</p> <p>Louise Davidson Michael Reep HomesWest</p> <p>Michael Reep</p>	<p>Corporate Protocol adopted</p> <p>Agreed that SPD and S106 approach to be developed in-line with WoE Authorities joint working proposals</p> <p>Affordable Housing SPD must follow adoption of the Replacement Local Plan as this will confirm the policy context. Review of Local Development Scheme to include its preparation.</p>	<p>June 05</p> <p>July 05</p> <p>Preparation to commence 2005 – adoption. early 2007</p>	<p>YES</p> <p>YES</p>
<p>7 Local Plan / SPG and Housing Need</p> <p>7.1 Investigate the capacity of sites identified in the Local Plan for affordable housing and the number of likely additional affordable housing units if sites of between 0.5 ha 15 and 25 units are included in the calculations. Categorise the sites in terms of the number of units, how advanced the negotiations are, and whether planning consent has been achieved. (Priority 1)</p>	<p>Michael Reep / Angie Walpole/ Louise Davidson</p>	<p>Initial work planned for July 2005 to prepare for AHDP and development work plan pending receipt of Inspector's Report (anticipated March 2006).</p>	<p>July 05</p>	

<p>7.2 <i>Review approaches being taken by other local authorities towards lowering the threshold to 15 units. Investigate relevant appeal decisions and establish whether a shortage in the volume of sites coming through the process at the adopted threshold can be used to evidence any “exceptional” case to support the lower threshold. (Priority 1)</i></p>	<p>Michael Reep / Louise Davidson</p>	<p>Lower Threshold now adopted for DC purposes and being tested at Local Plan Inquiry. Policy approach adopted based on 6/98 exceptional circumstances – levels of need with potential supply constrained by site shortages of new, large sites.</p>	<p>July 05</p>	<p>YES</p>
<p>7.3 <i>Take advice on the likely validity of the proposed local needs assessment exercise being carried out and if necessary support this with updated information. Devise a clear policy setting out tenure and mix expectations for new affordable housing based on housing making the exceptional case for the lower threshold. (it must be borne in mind that this case should be based on tests within circular 6/98).</i></p>	<p>Michael Reep / Louise Davidson</p>	<p>Lower threshold now adopted. Bramley Research being tested through the Local Plan Inquiry process. (SPD to contain clear message on tenure and mix expectations).</p>	<p>Aug 05</p>	<p>YES</p>
<p>7.4 <i>Implement developers pack on affordable housing setting out what is required i.e. nil subsidy levels/ examples of legal clauses etc assist in delivery.</i></p>	<p>HomesWest / Louise Davidson/ Roger Willmot</p>	<p>Priority for this to be completed ASAP to tie into work Roger is doing on developers packs.</p>	<p>August 2005</p>	

7.5	Forms part of new Planning document process and will be picked up in SPD through updateable appendices. Low priority as minimising use of commuted sum and will be negotiated on site by site basis. Dealt with in 6.3 / 7.3	Louise Davidson / Richard Dowding	June 08
7.6	Produce a policy for the use of commuted sums received from developers and make this available in the developer's pack.	Louise Davidson / Richard Dowding	June 08
7.7			
7.8	Review the criteria for assessing site viability and consider a mechanism for independent assessment.		Jan 06
7.9	Create a specific protocol for site density and the artificial splitting of sites to avoid the site size threshold.	Louise Davidson / Richard Dowding	August 06

<p>7.10 <i>Get examples from other local authorities of successful pepper potting and mixed tenure leasehold schemes.</i></p>	<p>Louise Davidson/ HomesWest</p>	<p>Clear West of England stance – been agreed – being developed through joint SPD work based on RSL research.</p>	<p>Aug 05</p>	<p>YES</p>
<p>8 Use the Private Sector 8.1 Conduct a review of ways in which the private sector and the council could work to mutual benefit to relieve affordable housing need. (Priority 3)</p>	<p>Shane Dyke / Phillippa Yeates</p>	<p>Investigation ongoing through empty homes and temporary accommodation.</p>	<p>Jan 06</p>	<p>Yes</p>
<p>8.2 Link the proposed Private Sector Housing Strategy to the Affordable Housing Delivery Plan.</p>	<p>Shane Dyke / Phillippa Yeates</p>	<p>Affordable Housing Delivery Plan at consultation stage links made with private sector.</p>	<p>May 05</p>	<p>Yes</p>
<p>9 Additional Recommendations 9.1 Independent Negotiator – Consider the use of a retained independent negotiator for larger sites coming through the planning process.</p>	<p>Louise Davidson / Richard Dowding</p>	<p>Considered and not felt appropriate at this stage.</p>	<p>March 06</p>	<p>Yes</p>
<p>9.2 Rural Strategy – Review the council’s strategy for affordable housing in rural areas, taking into account any Local Needs Assessment exercises being carried out. (Priority 3)</p>				

<p>9.3 Explore opportunities, precedents and Policy framework to use Affordable Housing exception sites outside settlement boundaries of larger villages and towns.</p>	<p>Michael Reep / Louise Davidson</p>	<p>March 06</p>
<p>9.4 Investigate / pilot intermediate housing solutions in line with AHDP and HomesWest responses to joint LCHO research.</p>	<p>Louise Davidson / Phillippa Yeates</p>	<p>Sept 05 Ongoing Sept 05</p>
<p>9.5 Data Review and Collection – Review data to establish what has been achieved in terms of affordable housing since 1996 and set up monitoring procedures to compare ongoing delivery with need. Review data collection and recording procedures to ensure shared monitoring of relevant statistics between Housing and Planning Departments. (Priority 2)</p>	<p>Michael Reep / James Bradbury / Angie Walpole</p>	<p>March 2006</p>

North Somerset Council – Bid Information 2005/06

Please complete a separate form for each of the bids you intend to submit for

RSL

Contact Details

Bid Ref Bid Year:

Scheme Name

Programme Type (e.g. MFRENT)

Scheme Address

Number and type of units/bedspaces inc. no of persons

Target client group:

Land acquired?	If no, provide details of any option/agreements reached									
Planning approval gained?										
If no, Name of Planning Officer dealing with scheme, outcome of pre application advice and date planning will be submitted										
Total amount of Capital SHG required. Confirm LA/HC Split										
Other Public subsidy/Capital funding applied confirm if approved and amount	£									
RCGF amount	£									
Forecast tranche dates and amounts of SHG	<table style="width: 100%; border: none;"> <tr> <td style="width: 100px;">Acq</td> <td style="width: 50px;">£</td> <td style="width: 100px;">Date</td> </tr> <tr> <td>SOS</td> <td>£</td> <td>Date</td> </tr> <tr> <td>PC</td> <td>£</td> <td>Date</td> </tr> </table>	Acq	£	Date	SOS	£	Date	PC	£	Date
Acq	£	Date								
SOS	£	Date								
PC	£	Date								

Stakeholder meeting/member consultation taken place?	
Pre Planning public consultation taken place?	
Which core priorities in the Regional Housing Strategy does the scheme meet	
How does the scheme fit in with local objectives/Housing Strategy, which key objectives will it meet?	
How does the scheme meet local need and give details on tenure and community balance/sustainability. Provide details of HQI scores	
Does it meet all HC/North Somerset Scheme Development Standards	Yes No
Provide an internal risk assessment on deliverability of the scheme	
Additional supporting information	
Supported Housing Schemes:	
Confirm how the scheme meets client group(s) covered in the North Somerset Supporting People Strategy	

Details of an exit strategy – this must be well thought out and realistic	
Service Agreement between landlord and support provider signed?	
Annual Revenue Funding required from:	SP £ Other (specify) £
Total revenue commitments	
Provide details of support from Supporting People Commissioning Body	
Other commitments	
Additional supporting information	
<p>All RSLs confirm that all items within the North Somerset Local Tier Partnership Compliance Statement will be complied with, unless a request for a waiver is submitted with this form.</p>	
Completed by:	
Job Title:	
Date:	

This publication is available in
large print, Braille or audio
formats on request.

Help is also available for people
who require council information
in languages other than English.

**Please contact
Phillippa Yeates/Louise Davidson
on 01934 634 833**

