

Cheltenham Borough Council

4th December 2018

Housing Supply – Cabinet Member Working Group

Accountable member	Peter Jeffries – Deputy Leader & Cabinet Member, Housing
Accountable officer	Martin Stacy, Lead Commissioner – Housing Services
Ward(s) affected	All
Key Decision	No
Executive summary	<p>On 15th October 2018 Council unanimously approved its Housing Investment Plan. This plan sets out the potential to provide loan funding of up to £100m to Cheltenham Borough Homes in order to bring about a step change in the delivery of affordable housing and private rented accommodation (to be let on a long-term basis) across the Borough. Members of the Council unanimously approved the recommendations detailed within the report, and also asked for a cross party Cabinet Member Working Group to be set up, as detailed in the recommendation below. Approval of this recommendation will provide greater oversight and challenge, and this will in turn provide greater confidence that the Authority is maximising the opportunities that are available to deliver affordable homes over and above what the market might otherwise provide.</p>
Recommendations	<p>To set up a cross party Cabinet Member Working Group (CMWG) to consider and recommend viability assessments received from Cheltenham Borough Homes. The CMWG will challenge each site proposal to prioritise and maximise the social benefit with an ambition to not only meet but exceed the council’s minimum 40% social/affordable housing target.</p>
Financial implications	<p>None as a direct consequence of this report.</p> <p>Contact officer: Paul Jones, paul.jones@cheltenham.gov.uk, 01242 264365</p>

Legal implications	<p>The legal implications for the Housing Investment project is set out in the report that went to Cabinet on the 11th September and Council on the 15th October 2018.</p> <p>The Cabinet Procedure Rules (Part 4B of the Authority’s Constitution) at paragraph 2.10 states “The Cabinet may, for the purposes of advising it on any of its functions, appoint working groups comprising Members and Officers. The Cabinet may ask third parties to participate in working groups. The Cabinet may authorise working groups to report to Cabinet or Committees. Unless the Cabinet so requires, working groups need not be politically proportionate.”</p> <p>Contact officer: Donna Ruck, Donna.Ruck@teWKesbury.gov.uk, 01684 272696</p>
HR implications (including learning and organisational development)	<p>None as a direct consequence of this report.</p>
Key risks	<p>As detailed at Appendix 1 of this report.</p>
Corporate and community plan Implications	<p>This proposal supports the council’s Place Vision, as well as the council’s Housing & Homelessness Strategy 2018-23.</p>
Environmental and climate change implications	<p>None as direct consequence of this report.</p>
Property/Asset Implications	<p>None as a direct consequence of this report.</p> <p>Contact officer: Dominic Stead, Dominic.Stead@chEltenham.gov.uk 01242 264151</p>

1. Background

- 1.1 On 15th October 2018 Council unanimously approved its Housing Investment Plan. This plan sets out the potential to provide loan funding of up to £100m to Cheltenham Borough Homes in order to bring about a step change in the delivery of affordable housing and private rented accommodation (to be let on a long-term basis) across the Borough. Members of the Council unanimously approved the recommendations detailed within the report. Furthermore Council requested that a cross party Cabinet Member Working Group be created to consider and recommend viability assessments received from Cheltenham Borough Homes. It was requested that this Working Group will be able to challenge each site proposal to prioritise and maximise the social benefit, with an ambition to not only meet but exceed the council's minimum 40% social/affordable housing target.

2. Reasons for recommendations

- 2.1 It is requested that Cabinet approves the proposed recommendation for the following reasons:
- 2.1.1 The setting up of a Cabinet Member Working Group to oversee the housing delivery programme was already envisaged as a crucial part of the proposed governance arrangements for the delivery of new homes, as outlined in the Housing Investment Plan that went to Council on 15th October 2018. The proposed recommendation will provide clarity that it is fully intended for this working group to have cross-party membership.
- 2.1.2 The proposed recommendation will enable the Cabinet Member Working Group to have an important role in ensuring that opportunities for delivering affordable housing over and above planning policy compliant levels are maximised. The Authority's ambition to deliver affordable homes over and above levels that which market forces would otherwise permit was also highlighted in the Housing Investment Plan that went to Council for approval on 15th October, and this ambition is clearly detailed within the Authority's Housing & Homelessness Strategy, which was approved by Cabinet in July 2018. The proposed recommendation is therefore consistent with this Authority's strategic priorities.

3. Alternative options considered

- 3.1 None.

4. Consultation and feedback

- 4.1 The proposed recommendation was supported unanimously by Members of Council at its meeting on 15th October 2018, and is supported also by senior officers within Cheltenham Borough Council and Cheltenham Borough Homes.

5. Performance management – monitoring and review

- 5.1 One of the remits of the Cabinet Member Working Group will be to agree the Terms of Reference, which will determine the frequency with which the group meets and considers proposals. Furthermore, the group will agree an Outcomes Framework to ensure that Officers across Cheltenham Borough Council and Cheltenham Borough Homes maintain a clear focus on delivering more affordable homes, as well as delivering private rented homes to be let on a long-term basis.

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Appendices	1. Risk Assessment
Background information	1. Report to Council dated 15 th October 2018: https://democracy.cheltenham.gov.uk/documents/s27058/2018_10_15_COU_Housing_Investment_Plan.pdf

The risk				Original risk score (impact x likelihood)			Managing risk				
Risk ref.	Risk description	Risk Owner	Date raised	Impact 1-5	Likelihood 1-6	Score	Control	Action	Deadline	Responsible officer	Transferred to risk register
	If the proposed recommendation is not approved, then this will be inconsistent with Members' wishes of full Council on 15 th October 2018 and could create the perception that this Authority is not fully committed to maximising the delivery of affordable homes across the Borough.	Martin Stacy	5.11.18	2	4	8	Reduce	Cabinet approves the proposed recommendation.	4.12.18	Martin Stacy	
<p>Explanatory notes</p> <p>Impact – an assessment of the impact if the risk occurs on a scale of 1-5 (1 being least impact and 5 being major or critical)</p> <p>Likelihood – how likely is it that the risk will occur on a scale of 1-6 (1 being almost impossible, 2 is very low, 3 is low, 4 significant, 5 high and 6 a very high probability)</p> <p>Control - Either: Reduce / Accept / Transfer to 3rd party / Close</p>											