

## Report of the Executive Manager - Neighbourhoods

### 1. Summary

- 1.1 This report will provide Members an opportunity to review the partnership with Waterloo Housing, the second largest provider of affordable housing in the borough.
- 1.2 The Council has worked closely with Waterloo Housing Group as part of the Trent Valley Partnership in enabling the development of rural affordable housing. De Montfort Housing Association (one of three local housing associations across the Group) own and manage properties in Rushcliffe and assist in meeting local housing need through participation in the Council's Choice Based Lettings Scheme.
- 1.3 Jeffery Plant, Head of Communities and Neighbourhood will provide a presentation to Members on performance across key services on behalf of Waterloo Housing Group and outline future plans to deliver local services.
- 1.4 The partnership with Waterloo Housing was last scrutinised in January 2017. At the meeting it was agreed that the work of the partnership with Waterloo Housing Group be endorsed. Members are requested to comment on performance to date and any areas where the partnership could be strengthened to achieve joint priorities.

### 2. Recommendation

It is RECOMMENDED that Members consider and make comments on the presentation made by Waterloo Housing and endorse the work of the partnership.

### 3. Reasons for Recommendation

- 3.1 Waterloo Housing Group is made up of three local housing associations and Waterloo Homes which is responsible for the sales of shared ownership homes, leasehold and market rent homes across the Midlands. De Montfort Housing Association own and manage properties in Rushcliffe and assist in meeting local housing need through participation in the Council's Choice Based Lettings Scheme. Earlier in 2016 Acclaim Housing Group joined Waterloo Housing Group. The Group is working towards becoming one single housing association which will enable them to improve services and meet current economic challenges.
- 3.2 The main benefit of the partnership is the provision of rural affordable housing in Rushcliffe. The partnership is committed to carrying out further rural housing needs surveys to ascertain whether there is a continued need

for affordable housing in rural areas, however, future delivery will be dependent on the continued support of Parish Councils and the availability of acceptable sites. Continued partnership working with Waterloo Housing Group will strengthen the existing partnership and maximise the opportunities available to develop affordable housing in rural locations.

#### **4. Supporting Information**

- 4.1 While some affordable housing is delivered in rural parts of the borough on developer led schemes (Section 106 Agreements) it can be more challenging to provide new affordable housing in rural areas. There are significant issues of rural housing need around affordability and the inability of local families to access housing in their own communities. Lack of employment opportunities, school closures and poor access to local services are contributing to this problem.
- 4.2 To help address this need, the Council has developed a rural exception site programme in partnership with Midlands Rural Housing and Waterloo Housing (the Trent Valley Partnership) to identify and meet local housing needs. Since the partnership's inception in 2005, 7 affordable housing sites have been completed delivering in total 53 homes at Aslockton, Cropwell Bishop (phases 1 & 2), East Bridgford (phase 1 & 2), Kinoulton and Tollerton. In total, the completed schemes will have provided 30 rented and 23 shared ownership affordable homes in rural villages attracting over £1.45m Homes and Communities Agency (HCA) funding and £456,000 Rushcliffe Capital Grant (through s106 monies).
- 4.3 Over the last year, a new rural exceptions site programme has been developed, looking at identifying new villages for potential exception site developments. Rural housing needs surveys have been finalised for Cropwell Bishop, East Bridgford Shelford and Willoughby on the Wolds. Shelford Parish Council were approached to see if they would be willing to look at identifying a site within the parish but they were unwilling, citing the RAF Newton development as being able to accommodate any local affordable housing need. The need arising from the Willoughby on the Wolds survey was too low to generate a viable scheme. East Bridgford Parish Council have stated their support for a potential extension to the existing exception site at Fosters Close, however this site is now being promoted through the Local Plan process as a site for open market housing. Hickling, Upper Broughton, Colston Bassett and Tollerton Parish Councils have all been approached to ascertain if there would be appetite to carry out surveys but a negative response was received from these, with all of these parishes pursuing their own Neighbourhood Plans.
- 4.4 Waterloo Housing Group representatives will provide Members with a presentation covering partnership working and key services across the Group, including:
- Partnership working
  - Asset Management
  - Sheltered and Supported Housing
  - Lettings and allocations

- Neighbourhood Investment
- Customer Care Services
- Current challenges and future plans

4.5 In addition to their presentation to Members, Waterloo Housing Group will take questions on the above and other matters as requested.

## 5. **Risk and Uncertainties**

5.1 Recent Policy announcements will mean further clarification is required on the impacts of Right to Buy and Starter Homes to ensure that the rural exception site developments continue to meet local housing need and provide partners with the confidence to support future scheme which are granted planning permission by exception to meet local housing need.

5.2 The partnership meets at regular intervals to ensure that any strategic and operational risks are minimised.

## 6. **Implications**

### 6.1 **Finance**

There are no direct financial implications arising from this report. The current capital programme has provisions to support the delivery of affordable housing until 2020/21, working in partnership with Registered Housing Providers. Sums are therefore available for rural exception sites although, in reality, grants required for such schemes tend to be minimal.

Any future delivery of affordable homes will result in additional New Homes Bonus payments to the authority over a period of five years. Additional Council Tax receipts will also accrue from the new properties.

### 6.2 **Legal**

None.

### 6.3 **Corporate Priorities**

Supporting economic growth to ensure a sustainable, prosperous and thriving local economy – Effective partnership working to increase the supply of affordable housing will meet a range of needs across the borough which in turn will generate economic growth and deliver other significant benefits (New Homes Bonus).

Maintaining and enhancing our resident's quality of life – Strong partnership working will enable residents to have safer, healthier and live longer lives in which they are able to fulfil their aspirations. The continued supply of affordable housing, particularly in rural locations, will reduce the instability caused to families and communities by preventing homelessness and creating more sustainable communities.

## 6.4 Other Implications

None.

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<b>Background papers Available for Inspection:</b>	None.
<b>List of appendices (if any):</b>	None.