

Annex 1

SCRUTINY TOPIC REGISTRATION / ASSESSMENT FORM FOR COUNCILLORS

What is the broad topic area?

The effectiveness of the current approach whereby a proportion of homes in a new development are allocated for social rent

Ambitions for the review

To better understand what the current approach is, how it is functioning and whether it is delivering the anticipated outcomes

What remit would you propose for your topic

The review should cover the council's current approach and its application in relation to:

- *The delivery of homes for social rent resulting from the granting of planning permission for a new development*
- *The delivery of homes for discounted sale resulting from the granting of planning permission for a new development*
- *The use of commuted sums resulting from the granting of planning permission for a new development*
- *The council's working relationship with housing associations in relation to the allocation of properties for social rent resulting from the granting of planning permission for a new development*
- *The scale of service charges payable by occupants of social rented properties*
- *What barriers exist that make it difficult for housing associations to take up affordable housing contributions and what policy options could help to overcome any barriers*
- *The broader issue of how Section 106 monies are used in relation to affordable homes*

Please indicate how the review would be in the public or Council's interest?

Anecdotal evidence suggests that some apartments allocated for social rent are not being let due to prohibitive service charges. It would be in the public's

and council's interest to better understand the reasons for this and the impact. It would also be of interest to understand what steps could be taken to ensure that the numbers of properties anticipated to be made available for social rent are realised, either on the site of new developments or elsewhere via the payment of commuted sums

Supporting Information:

Referral from 5 September 2019 Area Planning Committee to the Housing and Community Safety Policy and Scrutiny Committee:

DRAFT MINUTE No 21a

Members raised concerns around the number of houses offered as rentable social housing. Mr Keogh confirmed that two of the 34 apartments had been offered to the Housing Association, however, there had not been any take up on this offer. Members considered that this was due to excessive prohibitive service charges. In response to questions regarding what would happen if there were no take up from the Housing Association, Mr Keogh explained that this would then be offered to another Housing Association.....

....In response to questions from Members regarding the social housing take up in relation to excessive prohibitive service charges and how to mitigating this problem, the Development Manager acknowledged that this was a concern and that there was uncertainty on how to mitigate this. Members suggested that this may be something that the Housing and Community Safety Policy and Scrutiny Committee could consider.

Officers Feedback on Topic Proposal

- 1. Does it have a potential impact on one or more sections of the population? **Yes** **No**
- 2. Is it a corporate priority or concern to the council's partners? **Yes** **No**
- 3. Will the review add value and lead to effective outcomes? **Yes** **No**
- 4. Is it timely, and do we have the resources? **Yes** **No**
- 5. Will the review duplicate other work? **Yes** **No**

If the answer is 'Yes' to questions 1 – 4 and 'No' to question 5, then the Committee may decide to proceed with the review. To decide how best to carry out the review, the Committee may need advice on the following:

1) Who and how shall we consult

i.e. who do we need to consult and why? is there already any feedback from customers and/or other consultation groups that we need to take account of?

2) Do we need any experts/specialists (internal/external)

i.e. is the review dependent on specific teams, departments or external bodies? What impact will the review have on the work of any of these?

3) What other help do we need E.g. training/development/resources

i.e. what information do we need and who will provide it? what do we need to undertake this review e.g. specific resources, events, meetings etc?

4) Does this review relate to any other ongoing projects or depend on them for anything?

5) How long should it take

i.e. does the timings of completion of the review need to coincide with any other ongoing or planned work