



Communities and Neighbourhoods Scrutiny Board (4)

Time and Date

2.00 pm on Wednesday, 17th January, 2018

Place

Committee Room 3 - Council House

Public Business

1. **Apologies and Substitutions**
2. **Declarations of Interest**
3. **Minutes** (Pages 3 - 6)
 - (a) To agree the minutes of the previous meeting held on 8 November, 2017
 - (b) Matters Arising
4. **Review of Housing Supply and Delivery** (Pages 7 - 14)
 - (a) Briefing Note of the Deputy Chief Executive (Place)
 - (b) Submission from Midland Heart

Representatives from Stonewater and Whitefriars are expected to attend the meeting.

Councillors L Harvard, R Lakha, K Taylor and C Thomas, City Council representatives on Whitefriars Board, have also been invited to attend the meeting.

5. **Outstanding Issues**

All outstanding issues are detailed in the Work Programme
6. **Communities and Neighbourhoods Scrutiny Board (4) Work Programme 2017/18** (Pages 15 - 18)

Report of the Deputy Chief Executive (Place)

7. **Any Other Items of Public Business**

Any other items of public business which the Chair decides to take as a matter of urgency because of the special circumstances involved.

Private Business

Nil

Martin Yardley, Deputy Chief Executive (Place), Council House Coventry

Tuesday, 9 January 2018

Note: The person to contact about the agenda and documents for this meeting is Suzanne Bennett Tel: 024 7683 3072 Email: suzanne.bennett@coventry.gov.uk

Membership: Councillors N Akhtar (Chair), R Bailey, L Kelly, T Khan, K Mulhall, T Sawdon, B Singh, R Thay and S Walsh

By invitation Councillors L Bigham , L Harvard, R Lakha, K Taylor, C Thomas

Please note: a hearing loop is available in the committee rooms

If you require a British Sign Language interpreter for this meeting OR if you would like this information in another format or language please contact us.

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Coventry City Council
Minutes of the Meeting of Communities and Neighbourhoods Scrutiny Board (4)
held at 2.00 pm on Wednesday, 8 November 2017

Present:

Members: Councillor N Akhtar (Chair)
 Councillor K Mulhall
 Councillor T Sawdon
 Councillor B Singh
 Councillor R Thay
 Councillor S Walsh

Other Members: Councillor L Bigham, Cabinet Member for Community
 Development
 Councillor C Thomas, Deputy Cabinet Member for Community
 Development
 Councillor J Innes, Cabinet Member for City Services
 Councillor R Lakha, Deputy Cabinet Member for City Services

Employees (by Directorate):

Place: M Andrews, S Bennett, G Holmes, G Hood, A Walster

Apologies: Councillors R Bailey and L Kelly

Public Business

16. Declarations of Interest

There were no declarations of interest.

17. Minutes

The Minutes of the meeting held on 6 September, 2017 were approved and signed as a true record.

Further to Minute 12/17, the Scrutiny Board welcomed the two recent successful prosecutions in relation to fly tipping and congratulated officers on their work in this regard.

18. Review of Street Cleansing

The Scrutiny Board considered a Briefing Note which detailed and reviewed the operational changes resulting from the restructure of the Streetpride Service which took effect in January/February 2016 and the resultant service impact of reduced resources on Streetpride and street cleansing.

Streetpride's operational budget was reduced by £500,000 as part of the Council's overall Medium Term Financial Strategy in April 2015, which represented 25% of the services budget. In order to meet the budgetary reduction, the Streetpride Service was restructured with the new service coming into effect during January/February, 2016. The Briefing Note provided details of the restructure, which reduced Streetpride's operational zones from 10 to 6 and which reduced full time posts by approximately 28.

During October 2016, meetings were held with Streetpride North and South staff to seek the views and thoughts from managers and staff from the individual service areas on the impact of the restructure in terms of what had worked well and what hadn't. A number of clear positive aspects of the new Service, such as the success in the new shift patterns, were identified. There was no noticeable increase in complaints regarding cleansing and litter removal and evidence suggested that recorded complaints had actually fallen from the previous year. There were however a number of areas where it was recognised that operational and structural changes could be made to improve service delivery and management, and these were identified in the report.

The report detailed:-

- Existing structure and operation
- Neighbourhood Operatives
- Streetpride Operatives
- Cleansing Teams
- Mechanical Sweeping
- Site Clearance Team
- Special Cleaning Operative
- Cleansing Standards
- Mechanical Sweeping
- Manual Cleansing
- City Centre
- Complaints received 2014/15 – 2017/18
- Future Challenges

The Scrutiny Board questioned officers on aspects of the Briefing Note including:-

- Work undertaken by the Enforcement Team to encourage shop owners to act responsibly in relation to litter around their premises
- Relationships and work undertaken with both Universities to encourage students to act responsibly
- How the service is managed in terms of the zones

RESOLVED that the Communities and Neighbourhoods Scrutiny Board:-

- 1) Notes that the service budget was reduced in 2015 by £0.5m, representing 25% of the budget**
- 2) Notes the operational and service changes made as a result of the resulting restructure and review**

- 3) **Notes the impacts of the service changes reflected in the level of complaints received**
- 4) **Requests that a map of the operational zones, together with details of area managers, be circulated to all members of the Scrutiny Board.**

19. **The Homelessness Reduction Act 2017**

The Scrutiny Board considered a Briefing Note which detailed the new duties and service requirements arising from the Homelessness Reduction Act 2017.

The Act, which will be implemented in April, 2018, will place new duties on the Council to provide advice and assistance to people who are homeless or threatened with homelessness to either help to prevent them becoming homeless or to help them to secure alternative suitable accommodation. The Department for Communities and Local Government (DCLG) has published a draft Homelessness Code of Guidance which updates the statutory guidance with the provisions of the Homelessness Reduction Act 2017. This is under consultation for eight weeks until 11 December, 2017 and it is intended to agree a response to the consultation with the Cabinet Member for Communities and Neighbourhoods and the Shadow Cabinet Member. The final guidance is expected to be published in the Spring.

The Briefing Note detailed the following issues:-

- The new duties and main changes
- Prevention and Relief Duty and Measures
- Government Funding – new sources for services to prevent and relieve Homelessness

The Briefing Note also detailed the City Council's response to the new legislation and indicated that additional services will need to be provided either by, or on behalf of, the Council. A project team is currently examining the options for how the new service can be provided and whether any services need to be commissioned. It will also be incorporated into the review of the Housing and Homelessness Strategy, due to be updated in 2018.

The Scrutiny Board questioned officers on aspects of the Briefing Note including:-

- Current provision for the homeless provided by the Council
- The anticipated impact on Council resources
- Partnership working with social housing providers

RESOLVED that the Communities and Neighbourhoods Scrutiny Board (4) notes the duties and service requirements arising from the Homelessness Reduction Act 2017.

20. **Outstanding Issues**

The Scrutiny Board noted that all outstanding issues were dealt with in the Scrutiny Board's Work Programme.

21. Communities and Neighbourhoods Scrutiny Board (4) Work Programme 2017/18

The Scrutiny Board considered a report of the Deputy Chief Executive (Place) which detailed the Board's Work Programme for 2017/18.

RESOLVED that the following items be added to the Work Programme:-

- **Housing provision in the City**
- **Public toilets, particularly in the City Centre**

22. Any Other Items of Public Business

There were no other items of urgent public business.

(Meeting closed at 3.20 pm)



Briefing note

To: Scrutiny Board 4

Date: 17th January 2018

Subject: Review of Housing Supply and delivery

1 Purpose of the Note

- 1.1 The purpose of this note is to inform Scrutiny Board 4 of the current position with housing supply and delivery across Coventry. The note makes reference to the new Local Plan and the updated monitoring position as recorded at April 1st 2017. In doing so it has regard to recent completion rates, the pipeline of available sites for development and how these relate to both the private and 'affordable' sector.
- 1.2 The report also provides a specific focus on the delivery of 'affordable' homes in recent years. This element of the report in particular is intended to be presented alongside information from some of the city's main Registered Providers including Whitefriars, Orbit, Midland Heart and Stonewater. This information will be provided separately by the relevant Registered Providers (as appropriate).

2 Recommendations

- 2.1 Scrutiny Board 4 is recommended to:
 - 1) Note the information contained within this report; and
 - 2) Identify any further recommendations for the Cabinet Member

3 Information/Background

3.1 The Planning Policy Framework

Policy Position

The Local Plan and City Centre Area Action Plan were formally adopted on the 6th December 2017. Policy DS1 and H1 of the new Local Plan set out a specific requirement for at least 24,600 homes between 2011 and 2031, with a further 17,800 to be delivered within Warwickshire. Together this plans positively for the full housing needs of the city over this period. To reflect the adoption of the new Plan, policy H1 included a phasing of that requirement, with a lower annual figure for the period 2011-2016 and a slightly higher figure from 2017 onwards. Policy H6 of the Local Plan covers the delivery of 'affordable' housing and requires 25% of all new developments over 25 dwellings to be delivered as 'affordable' homes.

In order to ensure the Local Plan stays up to date and in order to ensure it is operating as expected there is a requirement to monitor the policies on at least an annual basis. The information contained

within this report is an extract from that monitoring work and will inform the Councils next Annual Monitoring Report. The sections below provide a brief commentary on the different elements of the monitoring work with accompanying tables for ease of reference.

Annual Completions

Table 1 below sets out the annual rate of completions since 2011 for all homes. This reflects the start of the current Plan period. The table highlights the level of gross and net annual completions and the rate of demolitions. Table 2 then highlights the annual completion rates for affordable homes. These form part of the completions seen in Table 1. It also highlights the number of affordable properties lost to either demolition, right to buy or other form of disposal by a Registered Provider.

Table 1 – all annual completions (2011-2017)

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Totals
Total Completions	958	1,073	1,113	1,210	1,466	1,230	7,050
Demolitions	37	79	15	94	30	43	298
Net Completions	921	994	1,098	1,116	1,436	1,187	6,752

Of the total completions recorded in Table 1, approximately 93% have been on brownfield land. This includes 97% of all completions in 2016/17.

Table 2 – ‘Affordable’ Housing Completions and Losses (2011-2031)

Category / Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Completed	348	442	276	387	240	410	2,103
Rehabilitated	0	3	4	0	1	1	9
Lost Through Right to Buy and other disposals	-30	-53	-63	-75	-111	-201	-533
Net Change	318	392	217	312	130	210	1,579
% of total net completions	35	39	20	28	9	18	23

Table 2 shows that on average 23% of all completions since 2011 have been ‘affordable’. In its crudest sense this relates to a policy requirement of 25%. There is however a number of key points that prevents this crude comparison being justified. For example, annual completion monitoring can vary year on year between tenure, as ‘affordable’ homes are recorded as completed at a different time to general completion monitoring. This reflects matters of HCA grant funding and purchase by Registered Providers. It also reflects the fact that not all completions are seen on sites of 25 or more dwellings. There are often numerous smaller sites that don’t deliver ‘affordable’ homes and also larger sites that deliver more than 25% ‘affordable’ homes.

Through the examination of the Local Plan the number of sites that delivered smaller proportions of ‘affordable’ homes than would otherwise be required by Policy was considered. This identified just 2 cases where smaller contributions were secured. These were at Paragon Park and the former Acetate site, both in Foleshill. Both were reflective of site specific viability pressures linked to excessive land contamination. Both are regeneration sites and both are actively delivering homes now. Both sites also include specific review points linked to different development phases over the course of the overall development where contributions can be reviewed.

In one other case a commuted sum was accepted instead of a number of apartment units. This reflected a lack of demand from Registered Providers for these units due primarily to need and difficulty over property management. This commuted sum is actively being utilised by the Council in partnership with Registered Providers to support the delivery of small development plots across the city. The majority of these plots will be brownfield sites and promote regeneration opportunities.

Overall Supply Pipeline

Table 3 below sets out the different components of the housing land supply and how they are expected to contribute towards projected completion rates over the next 15 years (broken down by 5 year periods).

Table 3 – Housing Land Supply Components

Supply components	First 5 years (2017-2022)	Medium Term (2022-2027)	Longer Term 2027-2031)	Total
Sites With Planning Permission	2,512	1,209	359	4,080
Sites Under Construction	1,443	0	0	1,443
SHLAA Sites	963	1,445	650	3,058
Site Allocations (Local Plan)	2,070	4,510	2,340	8,920
Site Allocations (City Centre)	145	298	206	649
Small Site Windfall Allowance	0	175	140	315
Total	7,133	7,637	3,695	18,465

Of the total remaining supply approximately 9,200 homes (50%) are projected to be delivered on brownfield sites with the remainder on Greenfield sites. Of the total supply approximately 7,000 homes (37%) are expected to be delivered on land that was removed from the Green Belt as part of the new Local Plan process.

Having further regard to brownfield delivery, the Local Plan acknowledged that to continue the city’s recent trends of brownfield regeneration would be challenging. It did however indicate the continuation of brownfield delivery as a priority and one that would be regularly monitored.

It is clear from the overall supply that the proportion of projected homes on brownfield land is lower than what has been seen across the city in the last 15-20 years; however this reflects the change in the city’s housing land offer and the success of brownfield delivery over that time. This success includes the 97% of all completions in the last year being on brownfield land. The proportion of brownfield sites however remains in-line with the proportion identified in the Local Plan at approximately 50%.

What is important to note however is the types of brownfield sites that remain within the supply pipeline. In recent years the city has seen large brownfield sites provide the focus for the delivery of new homes for local people. Sites such as Banner Brook, New Century Park, New Stoke Village, Daimler Green and Torrington Avenue have contributed significantly to recent completion rates and all have delivered between 400 and 1,200 homes per site. The current development of sites at Paragon Park, Old Church Road and Whitmore Park are the last remaining sizeable brownfield sites within the supply. Indeed excluding these sites, there are only 3 sites left with a capacity of more than 200 dwellings and all are within the city centre, so targeted towards apartment provisions as opposed to family homes. Excluding these 3 specific sites above the table below highlights the sort of sizes of the remaining brownfield sites

Table 4 – Brownfield Site Categories:

Site Size	Sites	% of sites	Number of Dwellings	% of dwellings
<25 dwellings	155	71%	1,104	14%
25-50 dwellings	29	13%	1,007	13%
50-100 dwellings	17	8%	1,232	16%

>100 dwellings	18	8%	4,380	57%
	219	-	7,723	-

Further information regarding the overall supply of housing can be found in the Councils Housing Land Availability Assessment (SHLAA). This is available on the Councils website via the following link:

http://www.coventry.gov.uk/downloads/file/19663/lp53_shlaa_2016_report_and_appendices and provides an overview of a range of sites that have potential to contribute housing across the city.

The work undertaken on the SHLAA has also supported the first publication of the Council's Brownfield Register. This was first issued on the website in December 2017 following a specific requirement by government. The register extracts sites from the overall supply pipeline and helps promote them for development. The brownfield register can be found via the www.coventry.gov.uk/brownfieldregister

Five Year Supply

Table 5 below builds upon Table 3 above and reflects the projected number of completions over the next 5 years and how this relates to the requirement in the Local Plan.

The table shows that the City Council continues to demonstrate a 5 year supply of housing in accordance with the requirements of the new Local Plan.

It should be noted that the total 5 year supply of homes continues to exclude sites that were removed from the Green Belt as part of the new Local Plan being adopted. This will continue to be reviewed on an annual basis as and when planning applications are submitted and circumstances around the sites change. As such the current land supply could be considered as a minimum.

Table 5 - % Year Supply Position

Joint SHMA - Capacity Scenario	% Year Supply
Total 5 Year Supply	7,133
Total 5 Year Requirement	6,163
Requirement Annualised (1st 5 years)	1,233
Number of Years Supply	5.79
Supply as a % of requirement	116%

'Affordable' Housing Supply

Linked to Tables 3 and 5 above, officers have undertaken a review of sites within the supply pipeline and projected the number that could be delivered as 'affordable' homes. This includes homes that could be delivered through section 106 agreements and also site specific delivery by Registered Providers.

This suggests a total delivery of approximately 3,000 'affordable' homes over the Plan Period over and above those which have already been secured through Section 106 agreements and which have been completed since 2011.

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Midland Heart's contribution to the supply of social housing in Coventry

January 2018

Introduction to Midland Heart

Midland Heart is a leading housing organisation, delivering homes and services across the Midlands that enable people to live independently. We own and manage 33,000 homes and are dedicated to providing decent, affordable homes combined with excellent services to over 70,000 customers. We deliver support services for homeless people and older people, anchored within our accommodation. Founded in 1925 we are a trusted not for profit organisation whose social purpose drives us to invest in our customers and homes.

We have an ambitious development programme, driven by our commitment to invest our entire operating surplus into new homes. In the last 12 months, we have invested £100m in development activity, with two developments being recognised in national awards.

Over the last five years, we have developed over 2,000 new homes and we now expect to build 500 homes a year for the next five years. This will include our first Retirement Living development to pilot new housing options for older people.

We primarily build homes that are affordable to rent. We have an aspiration to be in the top 20 housing associations nationally for these types of homes and see this as critical to our corporate strategy and core purpose. In 2016/17, when 52% of the sector's development output was for Social and Affordable Rent, Midland Heart achieved 68%. We are on track to maintain a similar proportion of homes in the Affordable and Social Rent category this year.

Our profile in Coventry

Midland Heart has a large, diverse and growing profile of social housing in Coventry. We will soon have over 4,000 homes in the city, making it our second largest local authority after Birmingham. Our supported accommodation in Coventry includes our flagship scheme the Coventry Foyer, where we offer support to homeless young people and our extra care scheme at Bevan Court where we support older people with a range of care needs to continue to live independently.

We have a strong commitment to providing much-needed affordable homes in Coventry. The city features prominently in our current development programme with 2017/18 set to be a particularly significant year.

Current stock profile in Coventry

Tenure	Number of homes
Social Rent	2,345
Affordable Rent	344
Specialist homes for older people	500
Supported housing including homeless provision	251
Care home	30
Shared ownership	274
Private rented sector	3
Leased	169
Total	3,916

(This data is taken from our 2017 Statistical Data Return (SDR))

Development programme

Over the last ten years, we have developed 350 new homes in Coventryⁱ. This includes 257 homes for Social and Affordable Rent and 93 homes for Shared Ownership or other affordable home ownership tenures.

Our 2017/18 programme is particularly significant for Coventry with 137 homes due for completion. This includes 92 homes for Affordable Rent and 45 homes for Shared Ownership. The programme is made up of the following sites:

Lockhurst Lane

We are developing 79 homes in partnership with Westleigh. The £10 million project is part funded through grant and will see 43 homes developed for Affordable Rent and 36 homes for Shared Ownership. A further five homes are due to be completed on the site by 2018/19.

Shilton Lane

We are developing 18 homes in partnership with Persimmon on Shilton Lane. The £1.7m project will see all 18 homes developed for Affordable Rent. A total of five homes have already been handed over.

Torrington Avenue

In May 2017, we completed a 36 home development in partnership with Thomas Vale. The £3.8m development includes a mixture of Affordable Rent and Shared Ownership homes.

The site includes a street named after William Lewis MBE, a local stalwart who supported individuals with learning disabilities throughout his life.

Foleshill Road

In February 2017, we completed four new Affordable Rent homes on land behind existing Midland Heart properties. The contractor was Central Site Accommodation and the scheme was a small pilot for modular build properties. The modules were built in a factory in Nuneaton and craned on to site.

Future aspirations

Midland Heart has a stated ambition to develop 500 homes a year and Coventry remains a priority development area in our 2017-2022 Housing Delivery Strategy. We are currently actively pursuing a number of opportunities within the city. We have also met with a number of council officers to discuss our ambitions and the future contribution we hope to make.

ⁱ This includes our 2017/18 programme of which some are due for completion in 2018.

Agenda Item 6

Communities and Neighbourhoods Work Programme 2017/18

Last updated 09/01/18

Please see page 2 onwards for background to items

28th June 2017
- Car Parking Pricing Review
9th August 2017
- Alternate Weekly Collection
6th September 2017
- Fly-tipping - City of Culture 2021 Bid
8th November 2017
- Review of Street Cleansing - Homelessness Reduction Act
17th January 2018
- Increasing Affordable Housing Stock in the City
7th March 2018
- Update on City of Culture Bid 2021 -
25th April 2018
- Highways Infrastructure Asset Management Plan -
Date to be determined
Parking Enforcement Average Speed Enforcement Cameras Housing Development Infrastructure Alternate Weekly Collection - review A45/Leamington Rd development Travellers
2018/19
Ignite Programme

Communities and Neighbourhoods Work Programme 2017/18

Date	Title	Detail	Cabinet Member/ Lead Officer
28th June 2017	- Car Parking Pricing Review	For scrutiny to comment prior to the report going to Cabinet in June/ July 2017.	Cllr Innes Colin Knight
9th August 2017	- Alternate Weekly Collection	To scrutinise the plans for the introduction of Alternate Weekly Collection during September 2017.	Andrew Walster
6th September 2017	- Fly-tipping	Members would like to know what is being done to address the increase in fly-tipping and concern from residents. Raised due to the increased number of incidents highlighted in the Council Plan Performance 2016/17 Annual Report.	Craig Hicken Martin McHugh Cllr Innes
	- City of Culture 2021 Bid	To consider the bid before its submitted if successfully short listed	Cllr Bigham David Nuttall Laura McMillan
8th November 2017	- Review of Street Cleansing	To consider the review of street cleansing following changes to the Street Pride service	Andrew Walster Cllr Innes
	- Homelessness Reduction Act	A briefing on the Homelessness Reduction Act and how the Council can meet the requirements	Mark Andrews Cllr Bigham
17th January 2018	- Increasing Affordable Housing Stock in the City	Invite Whitefriars/ Midland Heart to the meeting to discuss their plans to increase their levels of housing stock. To ask planning how many affordable homes/ social rented homes are in development.	
7th March 2018	- Update on City of Culture Bid 2021	Members requested a progress report once the result has been announced.	David Nuttall Cllr Bigham
	-		
25th April 2018	- Highways Infrastructure Asset Management Plan	That the Highway Infrastructure Asset Management Plan be considered by Scrutiny prior to its formal consideration and adoption by Cabinet.	Neil Cowper
	-		
Date to be determined	Parking Enforcement	To look at the service provided, outlining the service, its structure, operating hours, income and approach to evening enforcement.	Colin Knight

Communities and Neighbourhoods Work Programme 2017/18

Date	Title	Detail	Cabinet Member/ Lead Officer
	Average Speed Enforcement Cameras		Karen Segar Cllr Innes
	Housing Development Infrastructure	To look at proposals for planned housing developments and infrastructure. Specifically to look at the timetabling of these developments and associated roads and infrastructure which will be required to support population growth and movement. To seek assurances that infrastructure will be in place before homes are occupied.	Colin Knight/ Mark Andrews
	Alternate Weekly Collection - review	To look at the preparations taking place for the introduction of an Alternate Weekly Collection.	Andrew Walster
	A45/Leamington Rd development	A large piece of infrastructure work is planned for this junction. Members wanted to know more detail.	Cllr Innes Colin Knight
	Travellers	To look at how the Council responds to illegal encampments of travellers in the city.	Cllr A Khan
2018/19	Ignite Programme	Identified at the SCRUCO meeting on 10 th May 2017 to go to SB4 at an appropriate time. The programme is 18 months into a 5 year programme. There are two parts to this work programme item; 1) to invite Children's Services and Whitefriars Housing to explain how they have amended processes as a results of the programme 2) Ignite to be invited back to report on their findings of working with Children's Services and Whitefriars Housing.	Helen Shankster Emma Bates/ Sue Bent, Coventry Law Centre

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