



Cabinet Member for Housing and Communities

Time and Date

10.00 am on Friday, 27th November, 2020

Place

This meeting will be held remotely. The meeting can be viewed live by pasting this link into your browser: <https://youtu.be/iEvjK06xu5A>

Public Business

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes** (Pages 3 - 4)
 - a) To note the minutes of the meeting held on 10 February, 2020.
 - b) Matters arising
4. **Petitions for Immediate Review of the Local Plan** (Pages 5 - 10)

Report of the Director of Streetscene and Regulatory Services

To consider the above two petitions, bearing a total of 4917 signatures, which have been submitted by Councillor G Ridley, a Woodlands Ward Councillor, who has been invited to the meeting for consideration of this item.
5. **Outstanding Issues**

There are no outstanding issues.
6. **Any other item of public business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved**

Private Business

Nil

Julie Newman, Director of Law and Governance, Council House, Coventry

Thursday, 19 November 2020

Note: The person to contact about the agenda and documents for this meeting is Usha Patel Governance Services Officer, Tel: 024 7697 2301, Email: usha.patel@coventry.gov.uk

Membership: Councillor D Welsh (Cabinet Member)

By invitation: Councillors R Bailey and M Lapsa (Shadow Cabinet Members)

Usha Patel

**Governance Services Officer, Tel: 024 7697 2301, Email:
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Coventry City Council
Minutes of the Meeting of Cabinet Member for Housing and Communities held at
4.00 pm on Monday, 10 February 2020

Present:

Members: Councillor T Khan (Chair)
 Councillor R Bailey (Shadow Cabinet Member)
 Councillor M Lapsa (Shadow Cabinet Member)

Employees (by Directorate):

People: D Ashmore, J Crawshaw, J Harrison

Place: U Patel

Apologies: Councillor D Welsh

Public Business

12. Declarations of Interest

There were no declarations of interest.

13. Minutes

The minutes of the meeting held on 9 December, 2019 were agreed and signed as a true record. There were no matters arising.

14. Updated Discharge into Private Rented Sector (PRS) Policy

The Cabinet Member considered a report of the Director of Housing and Transformation that presented an updated Discharge into Private Rented Sector (PRS) Policy.

Following the Homelessness Reduction Act 2017, Local Authorities have a duty to prevent homelessness for those who are threatened with homelessness and relieve homelessness for those who are homeless. One of the ways authorities can end the prevention and relief duties is with the offer of a suitable 6-month Assured Shorthold Tenancy within the private rented sector. Authorities also owe certain applicants (who are homeless, eligible for assistance, in priority need and not intentionally homeless) the 'main housing duty' to secure suitable accommodation.

In 2013, the Cabinet Member agreed a policy to discharge the main homelessness duty with an offer of accommodation in the private rented sector providing a tenancy is offered for at least 12 months and the property is suitable. This decision was made following an 8-week consultation and formed part of the Coventry Tenancy Strategy 2013-18, which was approved by Council in January 2013. Since that time the Council's Housing and Homelessness Service has used the policy to make offers into the Private Rented Sector, especially as demand for

social housing continues to outweigh supply. The draft Discharge into Private Rented Sector (PRS) Policy was appended to the report.

RESOLVED that the Cabinet Member approves the updated Discharge into Private Rented Sector (PRS) Policy which has been amended in line with technical changes to reflect updates to legislation and the code of guidance.

15. **Outstanding Issues**

There were no outstanding issues.

16. **Any other item of public business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved**

There were no other items of public business.

(Meeting closed at 4.20 pm)



Public report
Cabinet Member

Cabinet Member for Housing and Communities

27th November 2020

Name of Cabinet Member:

Cabinet Member for Housing and Communities – Councillor D Welsh

Director Approving Submission of the report:

Director of Streetscene and Regulatory Services

Ward(s) affected:

All

Title:

Petitions for Immediate Review of the Local Plan

Is this a key decision?

No.

Although the matters within the report affect all wards in the city, it is not anticipated that the impact will be significant

Executive Summary:

This report provides a formal response to two petitions submitted on 2nd September 2020 sponsored by Councillor G. Ridley, bearing 4917 combined signatures. The first petition reads:

“We the undersigned petition the Council to review their Local Plan to protect our green spaces”.

The second petition reads:

“Coventry City Council should begin a review of its Local Plan now, and return land to green belt”

This report has considered the nature of the request and the evidence to support them. It recommends that there is no basis for an immediate review of the Local Plan.

Recommendations:

The Cabinet Member is requested to:

1. The Cabinet Member for Housing and Communities is requested to hear the Local Plan petitions and forward any recommendations in relation to those petitions to the Cabinet for them to take into account at their meeting on 1st December 2020 when they consider the Review of the Local Plan report.

List of Appendices included:

None.

Background papers:

None.

Other useful documents:

None.

Has it been or will it be considered by Scrutiny?

No.

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No.

Will this report go to Council?

No.

Report title: Petitions for Immediate Review of the Local Plan

1. Context (or background)

- 1.1 This report provides a formal response to two petitions submitted on 2nd September 2020 and sponsored by Councillor G. Ridley, containing 4,917 combined signatures. The first petition reads:

“We the undersigned petition the Council to review their Local Plan to protect our green spaces”.

The second petition reads:

“Coventry City Council should begin a review of its Local Plan now, and return land to green belt”

- 1.2 Policy DS1 of the Local Plan sets out the triggers that, if engaged, would lead to a review of the Local Plan. It states:

“3. The Council will undertake a comprehensive review of national policy, the regional context, updates to the evidence base and monitoring data before 31st March 2021 to assess whether a full or partial review of the Plan is required. In the event that a review is required, work on that review will commence immediately.”

- 1.3 A report is being taken to Council on 8th December 2020 that reports on progress against the triggers laid out in DS1. The report concludes that the triggers have not been met and that there is no requirement to commence a Plan Review in March 2021.
- 1.4 It should be noted that the National Planning Policy Framework (NPPF) requires Local Plans to be reviewed every five years, and as such the Local Plan will be subject to a review in December 2022.
- 1.5 One petition, after calling for a Review, detailed an objection to the use of population projections from the Office of National Statistics (ONS). ONS population projections have been the sole national projection published by government since 2014, and we are required by government to use these figures in calculating the overall housing need during plan making.
- 1.6 Since the adoption of the Local Plan in 2017, government has introduced the Standard Methodology for calculating housing need. This Methodology uses the same ONS projections used for the Local Plan, both currently and in the recently consulted-upon changes to the Methodology, and a plan review will need to utilise the Standard Methodology as a basis for calculating housing need.
- 1.7 Further, the other authorities within the Housing Market Area have all progressed Local Plans based on ONS population projections, including meeting Coventry’s unmet housing need. The provisions of the Duty to Cooperate and the Memorandum of Understanding mean that a common evidence base for housing growth, along with other matters, are essential for comprehensive spatial planning.
- 1.8 It is therefore concluded that any plan review would need to use the Standard Methodology when calculating housing need. Objection to the use of ONS population projections is not considered a relevant reason to commence a plan review.

2. Options considered and recommended proposal

- 2.1 The only alternative option available in this case is to commence a review of the Local Plan. A report is scheduled to be considered at Cabinet on 1st December 2020 when Cabinet will make a decision on whether to carry out a review of the Local Plan and these decisions will be taken into account as part of the decision making process.

3 Results of consultation undertaken

- 3.1 No consultation has been undertaken as part of this report.

4 Timetable for implementing this decision

- 4.1 There is no timetable for implementing this decision as no actions are recommended beyond noting the report.

5 Comments from the Director of Finance and the Director of Law and Governance

5.1 Financial implications

There are no financial implications associated with this report.

5.2 Legal implications

There are no legal implications associated with this report.

6 Other implications

6.1 How will this contribute to achievement of the Council's Plan?

This report itself does not respond to any of the council key priorities or objectives within the One Coventry Corporate Plan.

6.2 How is risk being managed?

There are no risks associated with this report

6.3 What is the impact on the organisation?

No direct impact.

6.4 Equalities / EIA

A full Equality and Impact Assessment (ECA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

6.5 Implications for (or impact on) climate change and the environment

There are no implications identified.

6.6 Implications for partner organisations?

There are no implications identified.

Report author:

Name and job title:

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Head of Planning Policy & Environment

Service

Streetscene and Regulatory Services

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Enquiries should be directed to the above person.

This report is published on the council's website:

www.coventry.gov.uk/councilmeetings

Contributor/approver name	Title	Service	Date doc sent out	Date response received or approved
Contributors:				
Liz Knight	Governance Services Officer	Law and Governance	13/11/2020	16/11/2020
Tracy Miller	Strategic Lead Planning and Major Development	Streetscene and Regulatory Services	13/11/2020	18/11/2020
Names of approvers for submission: (officers and members)				
Mark Williams	Lead Accountant, Business Partnering,	Finance	13/11/2020	17/11/2020
Stuart Evans (ACS)	Planning and Highways Lawyer, Legal Services	Law and Governance	13/11/2020	14/11/2020
Andrew Walster	Director of Street Scene and Regulatory Services	-	14/11/2020	16/11/2020
Councillor D Welsh	Cabinet Member for Housing and Communities	-	16/11/2020	18/11/2020

