Agenda for
Housing Delivery Task and Finish Forum
Thursday, 8 December 2016; 6.00pm

Chairman: Ian Hall
Councillors: Peter Bowden; Graham Godbeer; Mike Allen
Rob Longhurst; Peter Faithfull; Pat Graham.

Venue: Committee Room, Knowle, Sidmouth, EX10 8HL
View directions
Contact: Debbie Meakin 01395 517540
(or group number 01395 517546): Issued 29 November 2016

1   Public speaking
2   Apologies
3   Declarations of interest
4   Matters of urgency – none identified
5   To agree any items to be dealt with after the public (including press) have been excluded. There are no items that officers recommend should be dealt with in this way.

6   **Agreement of scope** (pages 2 - 3)
    The Forum to agree the terms of the scope, with an aim to complete and report back to the Overview Committee on the 28 March 2016.
7   **Preparation of questions to ask witnesses at January meetings** (page 4)
    A list of witnesses invited to date (not all are confirmed – as indicated on list) for questioning.

Under the Openness of Local Government Bodies Regulations 2014, any members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). No prior notification is needed but it would be helpful if you could let the democratic services team know you plan to film or record so that any necessary arrangements can be made to provide reasonable facilities for you to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public. You should take all recording and photography equipment with you if a public meeting moves into a session which is not open to the public.

If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Chairman has the power to control public recording and/or reporting so it does not disrupt the meeting.

Decision making and equalities

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Mark Williams, Chief Executive
Richard Cohen, Deputy Chief Executive

Overview Committee

Broad topic area:	Housing Delivery
Specific areas to explore within topic area:	**Legislation and guidance** • Introduction of "Starter Homes" requirement and how that impacts on % affordable homes element of a development • Retaining % of right to buy sales • "Permission in principle" (PIP) • Garden Villages **Application of Policy** • Is the current affordable housing policy fit for purpose? • What amendment to policy is needed to cover self and custom build? **What the Council can do under own powers** • Selling "higher value" housing to raise money to fund the build of affordable housing • Implications of finding land for self build & custom in terms of cost and staff resource • What does it cost to have a Council acquisition and build programme? • Exploring cost benefit of "flat packed" housing for build of affordable housing • What influence does the Council have over Registered Providers? • How can the council access funding streams for purchasing land and/or own build? **Welfare reform** • How is welfare reform impacting on affordability of housing? **Alternative delivery models** • How can Community Land Trusts help provide more affordable housing? • How can assistance be provided to smaller house builders?
Areas NOT covered by the review:	Reviewing the adopted Local Plan Achieving better paid employment
Desired outcomes of the review:	A clear understanding for Members of the current issues and pressures on the district in terms of what level of

	housing delivery is required; and what proportion of that is needed to be at a cost that the most vulnerable groups in the district can afford or aspire to; To make a case to Government where national policy and legislation needs to be flexible in order to allow the delivery of housing at the level required; To recommend what steps the Council can take within its own powers to help deliver the level of housing required, using the opportunities that come from the Housing and Planning Act 2016 and building on existing successful delivery with partners.
Who should be consulted to obtain evidence (e.g. Ward Member, officers, stakeholders)	Devon and Cornwall Housing House builders and Cranbrook Consortium Homes and Communities Agency local Community Land Trusts Small/medium construction company Design company Strategic Lead Housing, Health & Environment Service Lead Planning Strategy & Development Management
What evidence already exists	South West Home Truths report 2015/16 Community Land Trusts case examples Garden Villages – Empowering localism to solve the housing crisis
What experts are needed to help with the review:	Strategic Lead Housing, Health & Environment Service Lead Planning Strategy & Development Management
Timescale:	1 meeting to agree scope Allocation of 3 meetings to receive evidence from stakeholders – realistically will need to be held during daytime 1 meeting to debate findings and draft recommendations (evening) Draft version of report can be circulated to TaFF membership for agreement on content Report to Overview Committee to agree recommendations
Who are the recommendations being reported to:	Depending on recommendations produced: • Cabinet • Strategic Planning Committee • Council

Housing Delivery TaFF

Invitees:

Paul Crawford	CX Devon & Cornwall Housing	Confirmed can attend 17 or 24/1
Russell Baldwinson	Devon & Cornwall Housing	Confirmed can attend 17 or 24/1
Nick Duckworth	Hallam Land – Cranbrook consortium	Unavailable dates provided
Mike Owen	Hallam Land – Cranbrook consortium	
Steve Jackson	Homes and Communities Agency	
Ian Jackson	Homes and Communities Agency	
Lord Matthew Taylor		Unavailable
Frazer Ozment	LDA Design, Exeter Office	
Phil Fry	C G Fry & Son	