

SLOUGH BOROUGH COUNCIL

REPORT TO: Planning Committee **DATE:** 31st July 2019

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WARD(S): All

PART I **FOR DECISION**

SLOUGH HOUSING DELIVERY ACTION PLAN

1. **Purpose of Report**

1.1 The purpose of this report is to present the draft Housing Delivery Action Plan to Members.

2. **Recommendation(s)**

The Committee is requested to resolve:

(a) That the Housing Delivery Action Plan be approved for publication on the Council's website.

(b) That delegated powers be given to the Planning Policy Lead to make minor changes to the document before publication.

3. **The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan**

3a. **Slough Joint Wellbeing Strategy Priorities**

The Local Plan will have an impact upon the following SJWS priorities:

4. Housing

3b. **Five Year Plan Outcomes**

Improving housing delivery will contribute to the following Outcomes:

- *Slough will be an attractive place where people choose to live, work and visit.*
- *Our residents will have access to good quality homes.*

4. **Other Implications**

(a) **Financial**

There are no financial implications.

(b) Risk Management

<i>Recommendation</i>	<i>Risk/Threat/Opportunity</i>	<i>Mitigation(s)</i>
That the actions set out in the report be approved.	Failure to produce the Housing Delivery Action Plan will not meet the requirements of the National Planning Policy Framework.	Agree the recommendations.

(c) Human Rights Act and Other Legal Implications

There are no Human Rights Act Implications as a result of this report.

(d) Equalities Impact Assessment

There are no equality impact issues

5. **Supporting Information**

Introduction

- 5.1 The report to Planning Committee on 24th April explained that the updated National Planning Policy framework introduced a Housing Delivery Test. This measures net additional dwellings over a three-year period against councils' housing requirements which is based upon the local housing need figure from the standard methodology.
- 5.2 The results for Slough, which were published by the MHCLG in February, are shown in Table 1 below:

Table 1.

Year	Need	Supply	Surplus/Shortfall
2015/16	922	789	-133
2016/17	910	524	-386
2017/19	690	846	156
Total	2,522	2,159	-363 (86%)

- 5.2 This shows that Slough met 86% of the housing needs over the last three years which was mainly caused by the comparatively low number of completions in 2016/17.
- 5.3 Councils that supplied less than 95% of the housing need are deemed to have failed the Test. As a result Slough, along with around a third of authorities will

have to prepare an Action Plan. This has to explain what steps we will be taking to promote development and speed up housing delivery.

- 5.4 We have now prepared a draft Action Plan which is in Appendix 1 for approval.
- 5.5 The Action Plan contains four main parts. The first is a “housing delivery analysis” which sets out the data for the factors that are affecting delivery. The second part is a “Root Cause” analysis which examines the data and the extent that the Council can influence these factors.
- 5.6 The third part proposes “key actions” and responses that should be taken to try to ensure a quicker and higher level of housing delivery. The final section sets out the monitoring arrangements and how the actions in this plan will be implemented, and monitored.
- 5.7 This identifies that there is an underlying problem with a shortage of land for housing in Slough and that the supply from sources, such as greenfield sites and office conversions are likely to be significantly less in future.
- 5.8 We only have a two and a half year’s supply of housing with planning permission. Government expect Council’s to show a five years supply. 858 of the current supply were under construction in April this year. However, taking account of all identified development sites, the Council’s Housing Trajectory shows that there are approximately 11,000 housing units in the pipeline. And over the next five years sites are identified for close to 5,000 homes. Allowing for some sites to not deliver in that timescale there is scope for delivery at close to the annual average target of 893.
- 5.9 One of the key proposed actions is to try to encourage land owners to bring forward as many of these sites as possible and identify more sites. The Council as land owner and Housing Authority can assist in supply.
- 5.10 It is recommended that the following key planning related actions should be taken in order to support housing development:
 - Continue with preparation of the review of the Local Plan and associated policies to increase the supply of housing within the Borough.
 - Continue to promote the Northern Expansion of Slough within South Bucks in order to increase the supply of housing in the market area.
 - Review published planning policy and guidance to give confidence and certainty to land owners and developers. (For example – comprehensive guidance, clarity, up to date, accessible (web site).
 - Carrying out a new “Call for Sites” exercise and prepare a preliminary site allocations in advance of the Local Plan.
 - Promote development where owners do not appear interested in redevelopment in areas needing regeneration. (For example development briefs, feasibility studies, outline viability study, contact owners direct, seek out suitable potential developers in particular for land assembly to create comprehensive development sites).

- Review what comparable Councils are doing to increase housing supply.
- Continue the Council's joint partnership with Slough Urban Renewal SUR to deliver housing sites.
- Continue to liaise with Asset Management and Housing regarding use of its land holdings to supply new homes in accordance with the Council's planning policies.
- Continue to use S106 agreements instead of introducing the Community Infrastructure Levy. This provides more flexibility to maximise developer contributions and assist provision of affordable housing.
- Continue to use Planning Performance Agreements. Review resourcing to ensure comprehensive and timely communication of key issues to applicants.
- Continue the pre-application discussions process. Review resourcing to ensure comprehensive and timely communication of key issues to applicants.
- Engaging regularly with landowners and developers to obtain up-to-date information on development progress, build-out rate of current sites, identify any barriers to development and discuss how these can be addressed.

6. **Conclusion**

- 6.1 The report sets out the draft Housing Action Plan for approval which will be published on our website. The implementation of this should help to increase the supply of housing in Slough.

7. **Appendices Attached**

'1' Draft Housing Action Plan