

## MEETING HOUSING NEED IN SHROPSHIRE

**Responsible Officer** Mark Barrow

e-mail: [mark.barrow@shropshire.gov.uk](mailto:mark.barrow@shropshire.gov.uk)

Tel: 01743 258916

### 1. Summary

- 1.1 This paper follows the 'Meeting Housing Need in Shropshire' Cabinet Report 7<sup>th</sup> November 2018 (attached in Appendix A) and the Member Housing Workshops held on 15<sup>th</sup> and 23<sup>rd</sup> October 2018.
- 1.2 Early scoping and analysis suggests that the market place is not delivering the right type of housing in the right places and significantly favours delivery of larger expensive executive type homes.
- 1.3 The ratio of house prices to average incomes in Shropshire is 8.39. With approximately half of the population unable to afford private rental values.
- 1.4 The Council Housing Waiting List has 5,300 applications and the County's demographic forecasting predicts that by 2030, almost a third of Shropshire's residents will be aged over 65.
- 1.5 Initial research suggests that over half of local authorities have adopted or are in the process of creating alternative housing delivery models and vehicles.
- 1.6 Their strategic aims include addressing specific local housing supply and market deficiencies; generating income to assist the parent authority to be more self-sufficient; enabling broader council departmental savings; place shaping; economic growth, jobs and skills; and delivery of housing to empower independence.

- 1.7 The 'Meeting Housing Need in Shropshire' Cabinet Report seeks Cabinet approval to report to Council on 13<sup>th</sup> December 2018 with detailed proposals and an outline business case to address Shropshire's unmet housing need.
- 1.8 It is expected (subject to approval to proceed) that a full business case will be presented to Council for approval on 28<sup>th</sup> February 2019.
- 1.9 Given the possible significant county-wide opportunities this presents, a full business case would benefit from pre-decision scrutiny and investigation from a Rapid Action Task & Finish Group.

## **2. Recommendation**

- 2.1 It is proposed that Performance Management Scrutiny Committee Members set up a Rapid Action Task and Finish Group to investigate three Key Decision Areas of:
  - i) Strategic Aims
  - ii) Development Scope & Ambition
  - iii) Governance.

## **3. Background**

- 3.1 These three key Decision Areas have been identified as crucial to the overall development of proposals and business case.
- 3.2 Several possible strategic aims for consideration have been identified above. Member feedback has also suggested the opportunity to innovate and develop housing related technologies and practices would also be a beneficial outcome.
- 3.3 The attached draft 'ONE Scheme' Masterplan (Appendix B), is an initial attempt to use good design, modern methods of construction, technology and energy efficiency to provide fit for purpose lifetime homes which encourage the development of sustainable communities.
- 3.3 Development Scope and Ambition is required to determine what type of development is prioritised, where it should be targeted, build numbers to achieve and within what delivery timescales.
- 3.4 Consideration of Governance arrangements is required to ensure an effective, ambitious and challenging structure is implemented; which provides strategic direction, strong oversight, and enables the dynamic day-to-day management of operations.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

None

**Cabinet Member (Portfolio Holder)**

Cllr. Robert Macey

**Local Member**

All Members

**Appendix**

A). Meeting Housing Need in Shropshire Cabinet Report 7<sup>th</sup> December 2018

B). The ONE Scheme Draft Masterplan