

## AFFORDABLE HOUSING DELIVERY ACTION PLAN

Action/Project	Progress and risks	Outcome Target	Progress
<p>1. Delivery: Complete approved 'pipeline' of affordable housing schemes</p>	<p>Progress: Pipeline of affordable homes with planning and funding secured; Homes England 'indicative' grant funding secured</p> <p>Risks: Reliance on developers and housing associations completing schemes</p>	<p>(i) Deliver a minimum of, 450 homes for social/affordable rent 270 homes for shared ownership – by April 2020</p>	<p>195 affordable homes delivered April 2017 – March 2018 (116 social rent; 27 affordable rent; 52 shared ownership).</p> <p>Forecast completions 2018-19 is 242 (173 social rent, 13 affordable rent and 56 shared ownership).</p> <p>Current Pipeline: 269.</p>
<p>2. Planning Policy: Draft Local Plan policy and 'Meeting Housing Needs' SPD</p>	<p>Progress: Initial review of SPD approved in 2014 completed; Review and amend further in light of Housing White Paper including policy approach to 'Starter Homes' and 'Build to Rent'.</p> <p>Risks: Progress of draft Local Plan</p>	<p>(i) Assess and understand implications of Housing White Paper - April 2017  (ii) Review draft Local Plan policy 'P4' – July 2017  (iii) Review and consultation of revised 'Meeting Housing Needs SPD' - December 2017.</p>	<p>White Paper response approved by Cabinet April 2017.</p> <p>Reviewed. To be considered further as Submission version of draft Local Plan developed.</p> <p>Approved SPD reviewed and draft amends made. Further review to occur following publication of revised national planning guidance in July 2018. Status of SPDs to be considered and key text may go into</p>

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			revised Local Plan instead.
<p>3. New Delivery Approaches: Agree and adopt new delivery approach for Council owned land (SLP 2013 &amp; sites coming forward in draft Local Plan)</p>	<p>Progress: Council sites in adopted Local Plan; sites in draft Local Plan identified</p> <p>Risks: Adoption of draft Local Plan; Securing agreement of other land owners</p>	<p>(i) Review delivery options – by September 2017</p> <p>(ii) Agree policy approach – by October 2017</p> <p>(iii) Agree detailed proposals with developers - March 2018</p>	<p>Arcadis commissioned to do Asset Development Reviews of a range of sites – completed. Action is linked to number 7 below.</p> <p>Successful bid to LGA Housing Advisors Programme to look further into detail of ‘Joint Ventures’ and development in the Housing Revenue Account</p> <p>Date rescheduled to take account of work with LGA, report to CLT/Cabinet and revised Local Plan timetable.</p> <p>Revised date to be set following completion of (i) above.</p> <p>To be done following completion of (i) &amp; (ii).</p>
<p>4. UK Central Hub (Urban Growth Company)</p>	<p>Progress: UGC established; draft Local Plan policy ‘P1’</p> <p>Risks: Securing agreements</p>	<p>(i) Appraise scope for ‘Build to Rent’ – to be agreed</p> <p>(ii) Tenure options -</p>	<p>Scale of residential development to be established.</p> <p>To be agreed once development</p>

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	with other land owners and businesses for residential development	agree housing delivery approach - to be agreed	opportunities are clearer. Revised NPPF includes 'Build to Rent' as a form of affordable housing (rents at least 20% below market)
5. Solihull Town Centre	<p>Progress: 'Masterplan' approved and draft Local Plan policy 'P2'; corporate progress of Town Centre work</p> <p>Risks: Securing agreement with landowners</p>	<p>(i) Appraise scope for 'Build to Rent' – by March 2018</p> <p>(ii) Tenure options - agree housing delivery approach – by March 2018</p>	<p>Scale of residential development still to be established. Council Strategic Land Advisor to assess option as part of site appraisal</p> <p>To be agreed once development opportunities are clearer.</p> <p>See comment above on Build to Rent</p>
6. North Solihull Regeneration	<p>Progress: Approved Business Plan to 2019</p> <p>Risks: Securing capital funding and site approvals; Approval of proposed sites in draft Local Plan; Securing capital grant (Homes England, Local Growth Fund and Greater Birmingham &amp; Solihull LEP)</p>	<p>(i) Deliver sites with planning consent – by April 2020</p> <p>(ii) Secure planning and other approvals of sites in adopted Solihull Local Plan – by April 2020</p> <p>(iii) Agree NSP succession strategy post March 2018 – by January 2018</p>	<p>On track (for example, ex-Fordbridge school site and North Arran Way 13).</p> <p>Work is occurring to take forward development of larger sites and also smaller infill ones,</p> <p>Report to Cabinet October 2017 setting out a proposal for the future operation of the North Solihull Regeneration Partnership.</p>

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7. Council Housing: Stock Growth	<p>Progress: SCH an established provider (137 new affordable homes delivered by SCH since 2010); SCH has a strong delivery track record, working in partnership with the Council to develop a wide range of housing sites</p> <p>Risks: Limited supply of sites that can be redeveloped for residential use</p>	<p>(i) Agree HRA financial capacity for development to 2020 (HRA 'Headroom' and other funding) - April 2018</p> <p>(ii) Bid to government for additional HRA headroom to promote Council development from 2019/20.</p> <p>(iii) Review and model HRA land opportunities – by March 2018</p> <p>(iv) Review scope for remodelling and change of use of existing properties to provide new development opportunities – by March 2018</p>	<p>The definition and use of HRA resources has formed part of the Council's budget planning for 2018/19. The work of the Budget Strategy Group has informed reports to Scrutiny Board and Cabinet Portfolio Holders in quarter one of 2018.</p> <p>New Target – approved CPH Environment &amp; Housing 23.1.18 MHCLG issued 'Additional Housing Revenue Account Borrowing Programme', June 2018. Report to Cabinet 6 September 2018. Bid made by 7 September 2018 deadline.</p> <p>Completed March 2018.</p> <p>Work commenced; to be completed by March 2018.</p> <p>CPH Environment &amp; Housing 19 July approved Housing Revenue Account stock development plan to implement (iii) and (iv)</p>

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		(v) Review site opportunities in North Solihull with NSP – by December 2017	Done.
<p>8. Pathways to Affordable Home Ownership</p> <p>(a) Help to Buy (b) Rent to Buy (c) Shared Ownership (d) Starter Homes (e) ‘Your Home’</p>	<p>Progress: Help to Buy is an established national initiative that has done well in Solihull (340 sales April 2013 – September 2016); indicative Homes England grant allocations secured for Rent to Buy in Solihull; appraisal of ‘Your Home’ completed</p> <p>Risks: Continued strong economy; continued investment by private developers in Solihull; sufficient and suitable sites being secured for Rent to Buy</p>	<p>(i) Complete and review Richmond Road shared ownership development - September 2017</p> <p>(ii) Secure final approvals to start on site for schemes at Greenhill Way and Cambridge Drive – December 2017</p> <p>(iii) Agree with partners suitable opportunities for Rent to Buy – May 2017</p> <p>(iv) Agree local policy approach to Starter Homes – by June 2017</p> <p>(v) ‘Your Home’: agree with heylo housing</p>	<p>Development completed &amp; sold. Outcome report provided to CPH Environment &amp; Housing, September 2017.</p> <p>Both schemes on site. Anticipated completion March 2019.</p> <p>Target Deleted – approved CPH Environment &amp; Housing 23.1.18</p> <p>The Housing White Paper confirmed that Starter Homes are not mandatory. Council will agree its policy position through Local Plan development.</p> <p>Done (May 2017). SCHs ‘Solihull Home Options’ service able to refer</p>

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		'signposting' and joint working approach to promote scheme in Solihull – May 2017	suitable cases to heylo housing.
9. Self and Custom Build Housing	<p>Progress: Self-build register created April 2016</p> <p>Risks: Unrealistic expectations of interested individuals and associations</p>	<p>(i) Review consultation responses to draft Local Plan - March 2017</p> <p>(ii) Approval of local connection and financial criteria for the Register - June 2017</p> <p>(iii) Publish Policy in Pre- Submission Local Plan consultation – December 2017</p>	<p>Done.</p> <p>Approved by CPH Managed Growth October 2017, following survey of those on the Self-Build register.</p> <p>To be done when pre-submission version of Local Plan is done.</p>
10. West Midlands Combined Authority	<p>Progress: WMCA recognition of importance of housing delivery; potential for improved strategic delivery approach</p> <p>Risks: Securing agreements and ability to achieve additional housing delivery</p>	(i) Ensure Solihull's local circumstances are reflected in emerging housing investment and delivery agreements – June 2017	The Council is actively engaging with the Mayor of the Combined Authority to do this. 'Strategic Outline Case' (SOC) for phase 2 to WMCA; Project E: 'Solihull Town Centre' and Project F: 'Accelerating Housing Delivery Utilising Solihull Assets' (approved by Cabinet 12 July 2018). WMCA approved SOC bid 20 August.