

AFFORDABLE HOUSING DELIVERY ACTION PLAN

Action/Project	Progress and risks	Outcome Target	Progress
1. Delivery: Complete approved 'pipeline' of affordable housing schemes	<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>	(i) Deliver a minimum of, 450 homes for social/affordable rent 270 homes for shared ownership – by April 2020	<p>249 affordable homes delivered April 2018 – March 2019 (173 rent; 76 shared ownership).</p> <p>Cumulative delivery since Action Plan agreed: 444</p>
2. Planning Policy: Draft Local Plan policy and 'Meeting Housing Needs' SPD	<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</p> <p>(ii) Review draft Local Plan policy 'P4' – July 2017</p> <p>(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 through Supplementary Consultation and Submission version of draft Local Plan.</p> <p>Approved SPD reviewed and draft amends made. Further review to occur to reflect new national planning policy framework (NPPF) and Local Plan review.</p>

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<p>3. New Delivery Approaches: Agree and adopt new delivery approach for Council owned land (SLP 2013 & 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>Action is linked to number 7 below.</p> <p>Successful bid to LGA Housing Advisors Programme to look further into detail of delivery approaches and development in the Housing Revenue Account</p> <p>Date rescheduled to take account of work with LGA, report to CLT/Cabinet in Q1 of 2018/19 .</p> <p>Revised date to be set following completion of (i) above.</p> <p>To be done following completion of (i) & (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 with other land owners and businesses for residential development</p>	<p>(i) Appraise scope for ‘Build to Rent’ – to be agreed</p> <p>(ii) Tenure options - agree housing delivery approach - to be agreed</p>	<p>Scale of residential development to be established.</p> <p>To be agreed once development opportunities are clearer.</p> <p>Revised NPPF includes ‘Build to Rent’ as a form of affordable housing (rents at least 20% below</p>

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			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 & 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>Last remaining site in adopted Local Plan is site 3 Simon Digby site. Part of the work identified at 3 (i)</p> <p>Report to Cabinet to be made</p>
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</p>	<p>(i) Agree HRA financial capacity for development to 2020 (HRA 'Headroom' and other funding) - April</p>	<p>The definition and use of HRA resources has formed part of the Council's budget planning for 2019/20.</p>

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	<p>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>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>(v) Review site opportunities in North Solihull with NSP – by December 2017</p>	<p>Bid made and reports to Cabinet September & October 2018, but superseded by Prime Minister announcement in October 2018 to abolish the HRA borrowing cap.</p> <p>Completed March 2018.</p> <p>Completed March 2018. CPH Environment & Housing 19 July approved Housing Revenue Account stock development plan to implement (iii) and (iv)</p> <p>Done. Opportunities included in headroom bid - see 7(ii)</p>
<p>8. Pathways to Affordable Home Ownership</p> <p>(a) Help to Buy</p> <p>(b) Rent to Buy</p>	<p>Progress: Help to Buy is an established national initiative that has done well in Solihull (340 sales April 2013 – September 2016); indicative</p>	<p>(i) Complete and review Richmond Road shared ownership development -</p>	<p>Development completed & sold. Outcome report provided to CPH Environment & Housing, September 2017.</p>

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(c) Shared Ownership (d) Starter Homes (e) 'Your Home'	<p>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>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 'signposting' and joint working approach to promote scheme in Solihull – May 2017</p>	<p>Both schemes on site. Completion: Greenhill Way February 2019; Cambridge Drive April 2019.</p> <p>Target Deleted – approved CPH Environment & 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 suitable cases to heylo housing.</p>
9. Self and Custom Build Housing	<p>Progress: Self-build register created April 2016</p> <p>Risks: Unrealistic expectations of interested individuals and</p>	<p>(i) Review consultation responses to draft Local Plan - March 2017</p>	<p>Done.</p>

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	associations	(ii) Approval of local connection and financial criteria for the Register - June 2017 (iii) Publish Policy in Pre- Submission Local Plan consultation – December 2017	Approved by CPH Managed Growth October 2017, following survey of those on the Self-Build register. To be done when pre-submission version of Local Plan is done.
10. West Midlands Combined Authority	Progress: WMCA recognition of importance of housing delivery; potential for improved strategic delivery approach Risks: Securing agreements and ability to achieve additional housing delivery	(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. Housing & Land Steering Group – 'Housing Affordability Deal'