

Item No. 17.	Classification: Open	Date: 17 September 2019	Meeting Name: Cabinet
Report title:		Housing Delivery Test Action Plan for submission	
Ward(s) or groups affected:		All	
Cabinet Member:		Councillor Johnson Situ, Growth, Development and Planning	

FOREWORD – COUNCILLOR JOHNSON SITU, CABINET MEMBER FOR GROWTH, DEVELOPMENT AND PLANNING

Southwark is a fantastic place to live, with high attaining schools, award winning libraries, record number of green flags and more people in work in the borough than ever before. However we also know that Southwark is no exception to the housing crisis across the capital, the over 10,000 people on our housing waiting list highlights the importance of our pledge to build 11,000 new council homes in the borough over the next 30 years. Southwark Council also has strong track record of building new affordable homes with one of the highest in London and the country. The council's commitment to a minimum of 35% genuinely affordable housing reaffirms our pledge to use every tool at our disposal to respond to the housing crisis.

This report highlights our plan to do just that, our ambition is to lead the way in London, providing good quality genuinely affordable homes, and a mix of sizes and types ensuring our borough continues to be a place to belong and thrive.

The Housing Delivery Test Action Plan (HDTAP) sets out the context of Southwark and what we are already working on or have planned to increase our housing supply. We are a very proactive borough and the delivery of housing is one of our main priorities as identified within the Council Plan commitments.

In addition to the actions Southwark Council are taking, we know to truly address the housing crisis we will need the government to further unlock a new wave of affordable house building at scale. So to coincide with this report Southwark Council will be writing to the Ministry of Housing, Communities and Local Government to request their plan to support local authorities in our commitment to respond to the housing crisis.

RECOMMENDATIONS

1. That cabinet agree the Housing Delivery Test Action Plan attached at Appendix A for publication.

BACKGROUND INFORMATION

Background to Housing Delivery Test Action Plan

2. Southwark Council is a top performing borough for providing social rented housing and other housing tenures. Since 2004 we have permitted 41,350 homes and 21,777 of

those have been built. 25% of them have been social rented, providing 2,480 social rented homes for people in Southwark. We are the only borough who asks for social rented housing and our commitment to delivering affordable housing for our residents is what motivates us daily. We are building 11,000 new council homes and leading the way to deliver many more for the people who need it most.

3. The Council is absolutely committed to responding to the housing crisis. This is why we are using every tool available to increase the supply of all kinds of homes and to continue revitalising neighbourhoods and deliver the homes, jobs and public spaces that the borough needs.
4. As per the London Plan (2016) and as set out in Appendix A, Southwark has the second highest housing target after Tower Hamlets. The borough is expected to accommodate an additional 27,360 homes (or 2,736 per annum) by 2025. This represents a significant housing requirement that the borough is dedicated to meet through the various programmes and initiatives that are currently being undertaken, through the new actions identified in this document and by proactively engaging with the relevant stakeholders responsible for housing delivery. Out of the 33 London boroughs including the City of London, Southwark is the twenty-fourth largest borough in London by size with the second highest housing target. This is compounded by very few available large vacant sites to be developed; therefore housing delivery needs to be met on small and constricted development sites, making housing delivery and meeting the housing target more challenging.
5. Our ambition is to lead the way in London in providing good quality genuinely affordable homes for those on all income levels, and a mix of sizes and types to meet a range of needs. Southwark has an ambitious target of delivering 11,000 new council homes, making this one of the biggest programmes of council house building in the country. In all housing schemes coming forward we require at 35% affordable housing to be provided and we are one of the few boroughs that specifically require social rented housing.
6. The Ministry of Housing, Communities and Local Government introduced the Housing Delivery Test (HDT) in November 2018 as a mechanism to monitor housing delivery locally. The HDT is a percentage measurement that compares the number of net new homes delivered over the previous three years against the authority's net housing requirement.
7. Where housing delivery over the previous three years has been less than 95% of the requirement, MHCLG requires Local Planning Authorities (LPAs) to prepare an action plan setting out the cause of under delivery and the intended actions to increase delivery.
8. The results of the HDT were published in February 2019. Between 2015-2018 Southwark delivered 4,771 homes against the target of 5,941 homes, which is 80% against the target and as such Southwark is required to produce a Housing Delivery Test Action Plan (HDTAP) to identify issues and formulate actions to overcome these issues and increase the delivery of new homes.
9. Accordingly a Housing Delivery Test Action Plan has been prepared and is attached at Appendix A.

10. As this is a new requirement, three workshops were hosted by the Planning Advisory Service for LPA officers. These workshops provided advice and guidance on preparing the Housing Delivery Test Action Plan (HDTAP) which have informed the Action Plan at Appendix A.

KEY ISSUES FOR CONSIDERATION

11. The HDTAP sets out the context of Southwark and what we are already working on or have planned to increase our housing supply. We are a very proactive borough and the delivery of housing is one of our main priorities as identified within the Council Plan commitments.
12. The New Homes Delivery Programme, the Housing Strategy refresh and the preparation of the New Southwark Plan and the Old Kent Road Area Action Plan, as well as the other adopted area action plans, set out ambitious targets for home delivery in the borough and demonstrate that we are being proactive in our approach to boost the delivery of new homes.
13. Evidence gathering from a wide range of sources and consultation with colleagues and key stakeholders involved in the planning and housing delivery process have been undertaken to understand the potential influencing factors and obstacles to housing delivery. This information has been considered alongside direct knowledge of local sites, land and development capacity through working with developers and the GLA. This work has revealed the key issues and barriers to the delivery of new homes that Southwark faces. These are identified in the Action Plan and include:
 1. Site specific issues e.g. design and heritage.
 2. Planning process and planning obligations issues e.g. affordable housing.
 3. Finance and infrastructure e.g. lack of funds to support infrastructure, development costs.
 4. Resources e.g. skills and labour availability.
14. With consideration of the issues identified; the HDTAP sets out actions to encourage the delivery of new homes. These actions include initiatives and programmes we are currently progressing. The actions are themed as such:
 - Continue to increase housing delivery
 - Development Plan documents
 - Sufficient sites available
 - Consultation and obtaining feedback
 - Resources, staff retention and staff training
 - Housing delivery monitoring
 - Working with the Government, LPAs and other stakeholders
 - Improve the quality of planning applications
 - Review and streamline the planning process
 - Alternative delivery models and opportunities
15. We will monitor the Action Plan and update annually following the publication of the Housing Delivery Test data in November each year.

NEXT STEPS

16. The HDTAP will be presented to the Delivery Programme Board at the next meeting on 10 September 2019. Following Cabinet on 17 September 2019 and subject to approval, the HDTAP will be sent to the Planning Advisory Service and MHCLG for their records.
17. The Action Plan will be monitored every six months and annually there will be a detailed review following the publication of the results from MHCLG in November annually. This review will consider how the actions are progressing and whether they have been achieved. Ultimately, the success of the action plan will be determined by the increase in the delivery of new homes.

Community impact statement/Equalities impact statement

18. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities (including the Council) to have, in the exercise of their functions, due regard to three “needs” which are central to the aims of the Act
 - a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
 - b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
 - c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
19. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
20. An Equalities Statement has been prepared and is attached at Appendix B.

Financial implications

21. There are no immediate resource implications arising from this report.
22. Staffing and any other costs connected with this report to be contained within existing departmental revenue budgets.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

23. The delivery of housing in the country is considered a matter of national importance. In response to this, the Government introduced the Housing Delivery Test which enables them to monitor more closely the performance of Local Authorities in the context of the delivery of new homes. Paragraph 4 of the report refers to the shortfall in delivery which has taken place within Southwark between 2015 and 2018. As a result, the Council is required to produce a Housing Delivery Test Action Plan which sets out a variety of ways in which the Council is endeavoring to improve on the supply of new homes.
24. There no direct legal implications arising from the recommendations contained in this report. An equalities impact statement has been prepared and it is noted that the Council is seeking to ensure that identified housing needs are met.

Strategic Director of Finance and Governance

25. The report is requesting the Cabinet to agree the Housing Delivery Test Action Plan attached at Appendix A for publication.
26. The strategic director of finance and governance notes that there are no immediate financial implications arising from this report.
27. Staffing and any other costs connected with this report to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Plan 2018/19-2021/22		planningpolicy@southwark.gov.uk
https://www.southwark.gov.uk/council-and-democracy/fairer-future/council-plan		

APPENDICES

No.	Title
Appendix A	Housing Delivery Test Action Plan
Appendix B	Equalities Statement

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Emma-Lisa Shiells, Team Leader, Planning Policy	
Version	Final	
Dated	6 September 2019	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
	Comments Sought	Comments included
Director of Law and Democracy	Yes	Yes
Departmental Finance Manager	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team		9 September 2019