

HOUSING STRATEGY REFRESH 2014



If you would like this information in a way which is better for you, please telephone us on 01282 661661

Contents

Background	p3
Why A Housing Strategy Refresh	p5
Vision and Objectives	p5
National Policy	p6
Regional Policy	p9
Pendle Policy	p11
Delivery of the Housing Strategy Refresh	p17
Action Plan	p18

Background

The Council does not currently hold a specific 'Pendle' housing strategy but follows strategic direction highlighted in the following documents.

Pendle Sustainable Community Strategy (SCS) 2008-18

Housing forms an integral part of the Council's overall Pendle Sustainable Community Strategy 2008-18. This strategy has a number of goals as part of the overall vision. Although housing can play a part in many of these goals, the specific goal in relation to housing is to **'Create a vibrant housing market offering a mix of high quality and affordable housing for all'**.

Priority Objectives include:

- Prevent homelessness
- Reduce the number of empty properties in the Borough
- Reduce fuel poverty
- Tackle the issue of low demand neighbourhoods

Pennine Lancashire Housing Strategy 2009-29

This document was fundamentally based on expected future funding from the Housing Market Renewal (HMR) Programme which was ended prematurely. In response to the changed economic outlook and ending of the HMR Programme, a [Pennine Lancashire Housing Strategy Refresh - 2011](#) was developed but was never officially adopted at the time.

The Refresh 2011 Vision was:-

To have a balanced housing market which, supports economic growth and social well-being in Pennine Lancashire. Over the next twenty years we will maximise the potential of our housing markets, to diversify and improve the housing offer; to ensure it is attractive and affordable, and meets the needs and aspirations of our communities. We will transform Pennine Lancashire into a place where people, across the region, choose to live, work and invest."

To achieve this vision, there were three cross-cutting objectives (taken from the PLHS 2009 document) linked with the Pennine Lancashire strategic framework:

Objective 1: To ensure a sufficient quantity, quality, and appropriate type of housing supply, to meet the economic growth aspirations and social needs of Pennine Lancashire.

Objective 2: To develop sustainable neighbourhoods that can retain and attract successful households, reducing the disparities between neighbourhoods and providing linkages to economic growth and employment opportunities; improving the economic performance of the sub-region.

Objective 3: To meet the housing, health and support needs of residents and vulnerable people; promoting better services, with greater choice and accessibility that are fully integrated into local communities.

Policy priorities of the refresh PLHS 2011 include

- a) To deliver sufficient high quality, aspirational housing to rebalance the housing market to support economic growth
- b) To deliver a range of affordable housing to meet prioritised needs of both rural and urban communities
- c) To raise the quality of existing stock in the private sector

- d) To promote a range of housing options to meet specific needs of people including vulnerable groups
- e) To encourage the development of the neighbourhood environment and the social capital within our communities

Although never officially agreed, the three key objectives of the refresh remain relevant and have been reflected within the housing policies of the Pendle Local Plan (Part 1): Core Strategy (page 131).

Pendle Council Strategic Plan 2014-18 (Annual Review 2014-15)

The Council's current Strategic Plan refresh highlights the following housing-based strategic Headline Actions and Key projects

Working with partners to create sustainable jobs and helping businesses to locate, grow and stay in Pendle

- Maximise the investment into Pendle from the Growth Deal to support the delivery of a strategic employment and strategic housing sites in Pendle.
- Work with PEARL (BM) Ltd and other partners to implement the Masterplan for Brierfield Mills (including the acquisition of the land / properties adjoining the site)

Enabling housing that meets local needs and aspirations in terms of quantity, quality and affordability

- Complete the redevelopment of the Presbytery Site in Whitefield and start the redevelopment of Walton St, Colne
- Progress the development of Clitheroe Road, Brierfield and bring forward development proposals for Further Clough Head, Nelson.
- Implement the actions in the Empty Homes Plan to further reduce the number of long term empty properties
- Work with PEARL to identify a pipeline of housing development sites.

Helping maintain the safety and cohesion of our communities

- Work with Lancashire County Council, the East Lancashire Clinical Commissioning Group and other Partners to develop an Extra Care Facility in Pendle.

The current refresh recognises the reduced ability of the Council to be involved in direct delivery of housing related schemes due to loss of capital funding and staffing resource. The Council will have more of an enabling role going forward.

Why a Housing Strategy Refresh

Since the development of the PLHS 2009-29, there have been a considerable number of new policies and government initiatives and it is expected that this will continue. This creates a risk that any new Housing Strategy developed could quickly become out of date, particularly if national policies change. Consequently, a Refresh of the Council's Housing Strategy has been undertaken.

The Housing Strategy Refresh is particularly timely given the forthcoming Core Strategy and the recently approved [Jobs & Growth Strategy for Pendle 2013-23](#). It is intended to bring together all housing-related strategies and actions within one all-encompassing document which will provide clear strategic housing direction for the borough. The document will also help inform related strategy and support the overall strategic Council vision and objectives.

Vision and Objectives

The Vision for the Housing Strategy Refresh is to continue to build on the 2009 PLHS vision

'To have a balanced housing market which, supports economic growth and social well-being in Pendle. We will maximise the potential of our housing markets, to diversify and improve the housing offer; to ensure it is attractive and affordable, and meets the needs and aspirations of our communities. We will transform Pendle into a place where people, across the borough, choose to live, work and invest.'

Strategic Objectives also continue to follow the overall PLHS objectives

Objective 1: To ensure a sufficient quantity, quality, and appropriate type of housing supply, to meet the economic growth aspirations and social needs of Pendle.

Objective 2: To develop sustainable neighbourhoods that can retain and attract successful households, reducing the disparities between neighbourhoods and providing linkages to economic growth and employment opportunities; improving the economic performance of Pendle.

Objective 3: To meet the housing, health and support needs of residents and vulnerable people; promoting better services, with greater choice and accessibility that are fully integrated into local communities.

National Policy

The Government's housing strategy [Laying The Foundations: a Housing Strategy for England - 2011](#) - sets out a package of reforms to:

- get the housing market moving again
- lay the foundations for a more responsive, effective and stable housing market in the future
- support choice and quality for tenants
- improve environmental standards and design quality

The new strategy will address concerns across the housing market making it easier to secure mortgages on new homes, improving fairness in social housing and ensuring homes that have been left empty for years are lived in once again.

The Government's Autumn Statement 2013

- announced a number of new measures to support house building. This includes a £1 billion, 6-year investment programme to fund infrastructure to unlock new locally-led, large housing sites. This will support the delivery of around 250,000 houses.
- Will do more to support Right to Buy: introducing agents to help buyers complete their purchase, and a £100 million fund to improve applicants' access to mortgage finance. The Government also intends to consult on a Right to Move for social tenants wanting to take up work or training in another area.
- Has announced a review into the role of local authorities in supporting overall housing supply. Accompanying this, the government has announced a limited increase in Housing Revenue Account borrowing. The additional £300 million will be allocated via a competitive bidding process with support given to councils who can produce good business cases, agreed by their local enterprise partnership, that bring in local authority owned land and other forms of cross-subsidy such as sales of high value vacant property, raising funds to provide more overall homes.
- Will not be making changes to the New Homes Bonus for councils outside London. The £2 billion Local Growth Fund will be made up from other decentralised budgets.

The Government has now launched the review into [How more social homes can be built](#). This review will assess if councils are making sufficient use of their existing powers and flexibilities to deliver new social housing. For instance, how Councils are using their land to support their own or other housebuilding. The review will also consider how Councils can work more closely with housing associations, housebuilders and businesses to build more new homes. The review will report by the end of 2014

[Homes & Communities Agency \(HCA\)](#)

[Affordable Homes Programme \(AHP\) 2011-15](#)

The AHP aimed to increase the supply of new affordable homes in England, investing £4.5bn over the period 2011-15. The majority of the current programme is available as [Affordable Rent](#) with some for affordable home ownership, supported housing and in some circumstances, social rent.

Table 1: 2011-15 AHP - schemes confirmed by the HCA: April 2011 – July 2014

Developing organisation	Scheme Description	Heading	Grant Confirmation	Funding (£)	Homes
Great Places	Holden Road	Affordable Rent	14/03/12	75,000	3
Great Places	Presbytery	Affordable Home Ownership	27/01/14	80,000	4
Great Places	Presbytery AR	Affordable Rent	27/01/14	250,000	10
Together Housing	Bunkers Hill	Affordable Rent	31/10/12	192,000	8
Together Housing	Lob Lane	Affordable Home Ownership	27/03/12	144,000	6
Together Housing	Lob Lane 3	Affordable Rent	18/03/13	192,000	8
Together Housing	Valley Rd PH1	Affordable Rent	07/03/14	576,000	24
Together Housing	Valley Rd PH2	Affordable Rent	23/05/14	504,000	21

Affordable Homes Guarantee's Programme (AHGP)

The AHGP guarantee's debt of up to £10bn to help housing providers expand the provision of both purpose built private rented and affordable housing. £450m has been made available to support the Affordable Homes Guarantees Programme. The amount of funding is available over a four year period from 2013-14 to 2016-17 and requires that all homes for which grant was bid for would be required to achieve completion by 31 March 2015 (with the possibility of some flexibility if completions were delayed).

Table 2: Allocations for AHGP 2013-16 – Pendle area – announced July 13

Lead Partner Name	Offer Line Name	HCA funding	Total units
Together Housing Group Limited	Knotts Lane, Colne	£504,000	21

Affordable Homes Programme (AHP) 2015-18

The HCA's 2015-18 Affordable Homes Programme aims to increase the supply of new affordable homes in England by contributing to the delivery of 165,000 new homes by March 2018. In that time the HCA will invest £1.7 billion in affordable housing. On 22nd July 2014, the HCA published initial allocations for £886 million of that funding, to support delivery of 43,821 new affordable homes across 2,697 schemes. However, there is no specific funding allocated to Pendle, rather Registered Providers have bid and use the funding across areas where they operate. Housing Pendle, which is the largest provider of social rented accommodation in Pendle, is part of the much larger Together Housing Group which secured c£20m from this fund. The number of homes which will be delivered in Pendle is not known as Together Housing Group need to assess whether schemes potentially planned for the Pendle area are economically viable. However, to date, there is an indicative figure of 25 units which are due to be delivered by Together Housing for the Pendle area. Great Places also have an approved scheme for 48 units within Pendle under this scheme.

The majority of the AHP 2015-18 is being made available as [Affordable Rent](#) along with an element of affordable home ownership where that meets local needs. These tenures will include both general needs housing, and other types of specialist housing (for example, supported housing).

In a change from the AHP 2011-15 all of the available funding will not be allocated from the outset. Instead, HCA are allocating over half the available funding now, with the remainder being made available via continuous market engagement in due course. This will allow bidders the opportunity to bid for the remaining funding for development opportunities as these arise during the programme, where there is certainty over delivery within the programme timescales.

HCA Builders Finance Fund

The Department for Communities and Local Government (DCLG) has released a list of 165 smaller, stalled housing developments that are in the running to receive £525m of government cash. These schemes are now subject to the department's due diligence. Pendle schemes being considered are contained within the Table below.

Table 3: Pendle Schemes being considered for the HCA Builders Finance Fund

<i>Development</i>	<i>Developer</i>	<i>Number of units</i>
Bunkers Hill Phase 2	Pendle Enterprise & Regeneration 2 Ltd	15
Clitheroe Road	Pendle Enterprise & Regeneration 2 Ltd	46
Meadows, Red Lane Colne	Beck Developments Limited	36
Salterforth	Seddon Homes Limited	49

Right To Build

Pendle has been selected as one of 11 areas across the country that will benefit from this Government Initiative to help self-builders get their projects off the ground. The Council will receive £46,000 to provide self-build plots in the area, and explore opportunities for affordable homes. This will also include establishing and maintaining a register of prospective custom and self-builders in the area and begin to identify shovel-ready sites for those on the register – becoming the first to offer local people the right to design and build their own home.

Regional Policy

Supporting People (SP)

The Lancashire Supporting People Partnership commissions housing-related support services for many vulnerable client groups across Lancashire. Supporting People services assist people to live as independently as possible. The range of services include supported and sheltered housing, refuges for women experiencing domestic violence, alarm services for elderly people, home improvement agencies for older people and 'floating support' where workers visit people in their own homes. As a partner, the Council contributes towards the development of future plans and help to commission services as well as monitor services being provided.

All areas of the SP Budget are currently being reviewed with a view to achieving significant reductions by April 2015. Current proposals include:-

Family Intervention Projects (FIPs) / Vulnerable Household Services - Report recommends that SP funding for FIPs ceases at the end of March 2015.

Sheltered Housing Accommodation and Community Alarms - Future Commissioning Report - proposes a reduction in spending on sheltered housing and community alarm services by £2 million, from £4.5 million to £2.5million. This will have an impact on 12000 people who receive financial assistance from the County Council (LCC).

It is proposed that the level of funding allocated to providers will in the future be based on a transparent formula, this has not been the case historically. Therefore the impact of the savings on providers will vary. The average reduction (median) in funding is 44.98% and the changes range from an increase in funding of 50.87% (although this only represents £4.7k as the original contract was small) to a 64.38% reduction (£235K). The largest reduction would be £309k which is a 55.42% reduction.

Whilst SP know the level of reduction in funding to individual providers, they do not know what the impact will be on individuals as currently there are different funding models with SP funding representing different apportionments of staff costs.

At present SP are unclear as to how organisations will decide to respond to the proposals e.g. reconfigure with a greater emphasis on housing management and seek additional housing benefit, charge tenants, reduce costs, explore increased use of technology or subsidise some of the costs

Floating Support Services – Proposals Report – proposes to reduce the funding of generic floating support provision from £2.8m to between approx. £1.2million and £1.5 million. The report also proposes to procure floating support as one of the targeted services within the Integrated Well-being Service with a view to realising the following benefits and mitigating some of the impact of the reduction in funding:

- Locating floating support as part of a clearly defined well-being service where roles and linkages are specified will enable the reduced capacity of floating support services to be appropriately targeted
- The single point of access which is proposed as part of the Integrated Well Being Service will provide a triage function for the floating support services, thereby reducing time spent by the floating support services on inappropriate referrals and assisting citizens to access the most appropriate local services

- Asset based approaches will underpin the vision for the new Integrated Well Being Service, consequently the role of volunteers and peer support will be clearly embedded and defined in the new framework
- In determining the future specifications for floating support services, we need to consider which tasks must be delivered by specialist housing support staff and which elements may be able to delivered by volunteers e.g. assisting individuals to access local community services

Clear systems will be put in place to refer people to other services or volunteers/peer support enabling housing support to be clearly targeted around prevention of homelessness. This may mean that individuals:

- could be referred to an alternative service when they first make contact
- could be referred to floating support and a number of other services for help with different aspects of their life
- may be referred to other service or volunteers for assistance with other longer term or less specialist support needs once the housing support issue has been resolved

Supported Lodgings Schemes – Proposals Report – recommends that funding available for supported lodgings is reduced from £462k to around £362k. It is also recommended to Tender the supported lodgings provision in the form of 3 lots (based on the 3 localities) with providers having the option to bid for all 3 lots or for individual lots.

Other SP funded services – which include refuge provision, supported accommodation and Home Improvement Agencies are also being reviewed and will be re-commissioned before the end of March 2015.

The Council, although a partner in the scheme, is no longer a commissioner and therefore has limited ability to influence the decision-making process of how these potential savings can be achieved.

Extra Care and Specialist Housing Strategy for Lancashire

*final draft for consultation

Lancashire County Council (LCC) are currently undertaking consultation regarding the development of an Extra Care strategy.

- LCC believe there is an immediate need for 988 units of Extra Care across the County against a current provision of c350. A more ambition target of 2,600 units has been identified which is predicted to grow to 3,725 by 2033.
- Additional provision of Extra Care units could enable Lancashire to reduce its current reliance of residential care.

Recommendation

- LCC wish to pursue the delivery of at least one Extra Care Scheme for older people in each district of the County. Where the market is not able to develop services without financial assistance from LCC, the County Council will look to provide financial input to schemes, including land value, not representing more than 30% of the total cost of a project.

The plan is to offer 'Extra Care' as an additional 'housing option'. The process is designed to make Extra Care a clear option for people who maybe need more support than can be offered in sheltered but who don't need residential care. It would also act as a preventative tool to reduce use of residential care.

Pendle Policy

A number of strategies have been developed or are in the process of being developed which relate to housing and which will help to support strategic housing direction.

Pendle's Jobs and Growth Strategy 2013-23

A fundamental part of the Government's deficit reduction strategy is to create economic growth. To help determine local economic priorities, lead economic growth and job creation within local areas, Local Enterprise Partnerships (LEPs) were established. There is a single LEP for Lancashire, Lancashire Enterprise Partnership. Each LEP is required to produce a Growth Plan.

In conjunction with LEP Growth Plans, the Government is introducing a Single Local Growth Fund (SLGF) from 2015-16 which will be negotiated with LEPs and asking for LEPs to develop strategic multi-year plans (a Strategic Economic Plan - SEP). There will be an overall Growth Deal for each LEP.

The Pendle Jobs and Growth Strategy has been developed to influence the development of the SEP and demonstrate how Pendle can contribute to the creation of economic growth in Lancashire. The Jobs and Growth Strategy was developed on the basis that funding for SLGF would include funding from the New Homes Bonus, however, the Government announced in the Autumn Statement 2013 that this would now not be the case.

The vision for Pendle is: *'A vibrant economy that creates high quality jobs to support business growth which leads to a prosperous population'*.

To increase the attractiveness of Pendle as a location for business, the strategy will focus its activity on two action areas:-

- Continue to work towards a balanced housing stock
- Improve the image of Pendle so it is recognised as a place of choice for people to live and work

The delivery of the housing agenda is dependent upon other key strategies notably the Local Development Framework Core Strategy.

Core Strategy - Pre-Submission report *currently subject to consultation – Sept 14

Planning policies are currently set-out in the adopted Replacement Pendle Local Plan (2001 - 2016). The proposed Core Strategy for Pendle is the principal document within the planning system and will be used to guide development and promote sustainable growth in Pendle from 2015 to 2030. In relation to housing it will identify the amount of development proposed for particular uses (eg housing) and its geographical distribution across the borough. It will be the first part of the Local Plan, part 2 being site Allocations and Development Policies – allocating sites that are best placed to deliver strategic objectives of the Core Strategy and includes detailed policies for the day-to-day management of development proposals.

- There are no plans to introduce a Community Infrastructure Levy (CIL) although market conditions should be monitored in the future to assess this position. *affordable housing is not included as development that can be provided via CIL.

- At present, in housing there is not sufficient viability to bring forward all of the necessary affordable housing and in areas such as parts of the M65 corridor viability is marginal even without the provision of any affordable housing.

Burnley & Pendle Strategic Housing Market Assessment (SHMA)

The purpose of the study is to set out the potential scale of housing in the two boroughs based upon a range of housing, economic and demographic factors, trends and forecasts. This will provide the Councils with evidence of the future housing requirements of their boroughs to help them plan for future growth and make informed policy choices through the Local Plan process.

The report recommends:-

- A dwelling requirement of 280 and 320 dpa represents a sensible range for Pendle, providing a realistic level of housing to deliver some economic growth, whilst recognising the demographic and viability challenges that remain.
- The study has highlighted two approaches towards assessing the net annual need for affordable dwellings have been provided (table below)

Table 4 : Affordable housing need and percentage splits

	Pendle
Net annual affordable Housing Need (based on the gross household formation approach)	672dpa
Net Annual Affordable Housing Need (based on the net household formation approach)	236dpa
% social rented	30%
% affordable rented	30%
% intermediate tenure	40%

The need for affordable housing is considerable in Pendle given the levels of income. The first affordable housing need figure (672dpa) exceeds the overall requirement but is an unrealistic level of housing to deliver. The target of 236dpa would mean between 74-84% of its total annual housing requirement would be 'affordable' which again appears unviable.

Ultimately, the affordable housing target to be established by Pendle is a decision to be made through the Local Plan. Councils need to establish a balance between housing need requirements and viability of delivery.

- The following percentage targets are suggested for Pendle, with the intention of rebalancing the stock away from small terraced properties and 3-bed accommodation, towards 2-bed dwellings, larger, more aspirational stock, and good quality accommodation designed specifically for the growing elderly population
 - Property sizes: 7.5% 1-bed, 45% 2-bed, 35% 3-bed, 12.5% 4-bed+
 - Property type: 35% semi-detached, 25% detached, 10% terraced, 10% flat/maisonette, 20% bungalow / specialist elderly accommodation.

Strategic Housing Land Availability Assessment (SHLAA) – (Core Strategy Pre-Submission Report) p134

Local planning authorities are required to prepare a SHLAA to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period. It also requires that a 5 year supply of specific deliverable sites is identified and updated annually. In addition, in arrears such as Pendle, where there has been persistent under-delivery of new housing, the five-year supply should also include a 20% buffer.

The SHLAA indicates that over the next 15 years there is land available to provide 8,261 dwellings on a range of sites. It also shows that the capacity of sites, which are considered to be deliverable within the next 5 years (ie 2014/15 - 2018/19) equates to 2,090 dwellings.

Policy LIV4 (Core Strategy Pre-Submission Report) (p161) - Affordable Housing - Targets and thresholds

Proposals for new (general market) housing will be required to incorporate an element of affordable housing in order to contribute towards the achievement of a borough wide affordable housing needs target of 40% over the lifetime of the plan. It is recognised that a fixed target is not always deliverable due to changing economic circumstances and site specific viability issues. To ensure that the deliverability of new housing schemes is not restricted by efforts to secure the maximum level of affordable housing, the Council will use the targets set out in Table LIV4a as a basis for negotiations with applicants to determine the amount of affordable housing to be provided on their scheme. As part of the negotiation process the Council will take account of the financial viability of the proposal, which should be demonstrated through the submission of a viability assessment by the applicant.

Table 5 - LIV4a – Size threshold and area based affordable housing targets

	M65 Corridor	M65 Corridor North	West Craven Towns	Rural Pendle
<5 dwellings	0%	0%	0%	0%
5-14 dwellings	0%	0%	0%	15-30%
15-49 dwellings	0%	0%	0-10%	20-30%
50-99 dwellings	0%	0%	0-5%	20-25%
100+ dwellings	0%	0%	0-5%	20-25%

Where a scheme is granted planning permission and work does not start within two years, the Council will require the viability of the scheme to be retested and where necessary the level of affordable housing to be provided can be renegotiated at this time.

In the first instance affordable housing should be provided on-site and incorporated into the scheme so that it is 'tenure-blind'. In circumstances, where the applicant has adequately demonstrated that it is not possible to provide the affordable housing on-site, the Council will require arrangements to be made to:

1. Provide the affordable housing on an alternative site within the same settlement as the proposed development; OR
2. Provide a financial contribution towards the cost of off-site provision

Where a financial contribution is provided this may be used for the acquisition and refurbishment of redundant, empty properties to provide affordable housing. Such a contribution should be used in the same settlement as the proposed development.

In all cases where affordable housing is provided a condition or planning obligation will be used to ensure that the housing remains at an affordable price for future eligible households or for any subsidy to be recycled for alternative affordable housing provision.

Tenures, types and sizes

Applicants should use the following percentages as a guide to determine the tenure split of the affordable housing to be provided as part of their development:

- Social rented tenure: 30%
- Affordable rented tenure: 30%

- Intermediate tenure: 40%

It is acknowledged that there will be individual site circumstances where the tenure split may need to vary. In such cases, applicants will need to demonstrate the reasons for an alternative tenure split.

Bradley Area Action Plan (AAP)

The Council has prepared the Bradley Area Action Plan because a large part of this inner urban ward close to Nelson town centre was identified as a priority area for regeneration and investment under the Government's Housing Market Renewal (HMR) Programme. The role of the AAP is to support the regeneration of the area. The plan has been adopted and is part of the Statutory Development Plan.

The AAP sets out the vision and objectives for regenerating Bradley and a strategy for how this will be done. AAPs are spatial plans which bring together policies for the development and use of land along with policies and plans that influence the nature of a place and how it functions. The Bradley AAP considers other relevant strategies and programmes and provides a framework for how the regeneration of the area will be proactively delivered and co-ordinated by the public and private sector working in partnership.

The Council has also developed Masterplans for the **Railway Street, Brierfield and South Valley, Colne** areas. These have not been adopted as formal planning documents.

Pendle Empty Homes Plan 2012-2014

The Objectives of the plan are to:

- **Maximise** the re-use of empty homes
- **Minimise** the need for the future development of Greenfield sites and protect the environment
- **Improve** the existing built environment
- **Support** area regeneration programmes
- **Contribute** to the range of housing needs, whilst providing a choice of accommodation and neighbourhood
- **Promote** the role of the Local Authority in reducing the number of empty homes
- **Provide** visible evidence of the Council's policy in intervention areas

Empty Homes Funding

As part of the Government's commitment to reducing the number of long-term empty properties, HCA made £100m available to support projects that tackle empty homes. These projects had to be delivered through Registered Providers (RPs). A successful Pennine Lancashire bid was made and Pendle's part of the bid was to bring back into use in the region of 141 properties, thus providing accommodation for roughly 430 vulnerable people. This is being delivered through [The Linked Up Scheme](#). Pendle supply a list of long-term empty properties to RPs who will either buy or lease properties from the owners. The properties are then improved so they can be rented out at affordable rents or sold for affordable home ownership.

A further funding pot ([HCA Clusters of Empty Homes Fund](#)) of £50m was announced by the Government which centred on clusters of empty homes in areas prepared to 50% match fund any bid. A successful Pendle bid was submitted for over £1.3m focusing on four cluster areas: Railway Street (Brierfield), Waterside (Colne), Bradley and Southfield (both Nelson). The focus

of this Pendle fund is to lend eligible applicants 80% of the money needed to have repairs and improvement works carried out. The applicant will need to provide the other 20%, and show that they have this money when they make their application. The funding acquired will also be used to make improvements to the public realm in the four areas.

The Local Development Framework indicates that local planning authorities should identify and bring back into residential use empty homes and buildings. The SHMA notes that in 2012, an estimated 2,554 dwellings were vacant in Pendle, equivalent to 6.7% of the housing stock. This is noticeably higher than the average for Lancashire (5%). In order for a housing market to function properly there should always be a number of vacant homes to allow for freedom of movement. However, the government suggest that a vacancy level above 3% may indicate that there is a problem with the housing market. Targeted action by the Council over the last five years has helped to reduce the number of long-term empty properties from over 2,000 to 1,400. The long-term vacancy rate now stands at 3.53% and is below the 3.7% target set by government.

Housing Renewal Policy 2013

The Council has four key housing renewal priorities:

a) Area Based Regeneration

The aim is to bring about significant physical, environmental and social changes to the area, both in the immediate and long term, to improve the aesthetic appearance of properties in prominent and strategic positions, return long term vacant properties back into use and contribute to the improvement of the health of the occupants.

b) Assisting the Housing Market

Bringing properties back into use through a number of measures, including financial assistance, will bring about improvements to the physical housing conditions, improve social cohesion, contribute to the local economy through improved housing conditions by increased market values and reduce associated antisocial activities.

c) Vulnerable Groups

Financial assistance for removing or reducing hazards within properties (wherever is reasonably practicable) will be given to those households on low incomes and with occupants who fall into a vulnerable group, subject to the availability of funding.

d) Theme based - Energy Efficiency

Improving home energy efficiency is a priority in terms of tackling fuel poverty, reducing CO₂ emissions and removing factors such as cold, damp and condensation which have a detrimental effect on health. Energy efficiency measures will be incorporated wherever possible in all forms of housing renewal assistance given.

Pendle Tenancy Strategy 2013

The Localism Act requires Tenancy Strategies to include and set out their expectations that landlords must have regard to when developing their tenancy policies specifically on:-

- The type of tenancies local social landlords should grant
- The circumstances in which they will grant a tenancy of a particular kind

- If fixed term tenancies are recommended, proposals for the preferred length and the circumstances under which another tenancy will be granted at the end of an existing one

Following consultation with registered providers (RPs) in Pendle, including Housing Pendle, it was noted that fixed term tenancies are not being used in Pendle and were unlikely to be used in the foreseeable future. They would only be used in very exceptional circumstances eg

- Where it was known, the property could be subject to future clearance
- ensuring best utilisation of heavily adapted properties
- student accommodation or
- mortgage rescue cases.

Based on the above, although the position of Registered Providers may change over time, at present there is no foreseeable changes planned towards provision of this type of tenure across Pendle.

Pendle Homelessness Strategy 2012-17

Every local authority must produce a homelessness strategy within each five year period. The key aims of the Pendle Homelessness Strategy are:

- To prevent homelessness by
 - Ensuring greater awareness of homelessness services
 - Ensuring access to good quality housing advice in a range of formats
 - Continuing to provide bonds to help people access the private sector
- To continue to ensure that there is a safety net of accommodation for people who are or who may become homeless by
 - Implementing the No Second Night Out initiative
 - Developing more emergency 'out of hours' options
 - Helping supported lodgings schemes attract more host families
- To provide support to people who are or may become homeless or who have been homeless and need support to prevent them from becoming homeless again by
 - Developing initiatives across Lancashire boroughs through funding received from Communities & Local Government
 - Work with private sector landlords to help maintain tenancies
 - Seek funding to ensure that current projects are able to continue

Pendle Domestic Violence Action Plan 2012-13

This plan builds on the 2009-12 Pendle Domestic Violence Strategy, which had a vision to *'create an environment in the Pendle District where all forms of domestic violence and abuse are vigorously challenged and prevented'*.

The action plan provides a framework that enables partners to work effectively together to ensure that those affected by domestic violence and abuse are supported and protected, and that perpetrators are held to account.

Delivery of the Housing Strategy Refresh

This Housing Strategy Refresh brings together all the current strategies that Pendle Council are working to and is intended to provide increased focus. The majority of actions identified at the end of this document are contained within current Service Plans at the Council.

A revised delivery plan is needed that will set out in detail where, when and how effectively activity is implemented to deliver against each of the strategies' objectives and priorities, and assign a named partner responsible for progressing particular streams of work. The actions will be developed taking into account the reduction in resources (capital and staffing) since the original PLHS was produced.

Cumulatively these actions will work towards delivering the overall strategic objectives.

Housing Strategy Refresh 2014 – Action Plan

Objective 1: To ensure a sufficient quantity, quality, and appropriate type of housing supply, to meet the economic growth aspirations and social needs of Pendle.		
Action	Who will deliver (Lead in bold)	Strategic Links
Maximise the investment into Pendle from the Growth Deal to support the delivery of a strategic employment and strategic housing sites in Pendle.	Head of Central and Regeneration Services Economic & Housing Regeneration Manager	Pendle Council Strategic Plan 2014-18 (Annual Review 2014-15)
Work with PEARL (BM) Ltd and other partners to implement the Masterplan for Brierfield Mills (including the acquisition of the land / properties adjoining the site)	Head of Central and Regeneration Services Economic & Housing Regeneration Manager	Pendle Council Strategic Plan 2014-18 (Annual Review 2014-15)
Deliver the housing objective of the Pendle Jobs and Growth Strategy to <i>‘Improve the image of Pendle so it is recognised as a place of choice for people to live and work’</i>	Economic & Housing Regeneration Manager Regeneration Projects Manager	Pendle's Jobs and Growth Strategy
Work with PEARL to identify a pipeline of housing development sites.	Economic & Housing Regeneration Manager	Pendle Council Strategic Plan 2014-18 (Annual Review 2014-15)
Work with Registered Providers to ensure the development of new affordable housing	Economic & Housing Regeneration Manager	Central & Regeneration Services: Service Plan 2014-15
Obtain planning permission for Red Lane site prior to disposal	Economic & Housing Regeneration Manager	Central & Regeneration Services: Service Plan 2014-15
Continue to assemble the Bankhouse Road, Bradley site	Economic & Housing Regeneration Manager	Central & Regeneration Services: Service Plan 2014-15
Progress the development of Clitheroe Road, Brierfield and bring forward development proposals for Further Clough Head, Nelson.	Head of Central and Regeneration Services Economic & Housing Regeneration Manager	Pendle Council Strategic Plan 2014-18 (Annual Review 2014-15)

Objective 2: To develop sustainable neighbourhoods that can retain and attract successful households, reducing the disparities between neighbourhoods and providing linkages to economic growth and employment opportunities; improving the economic performance of Pendle.

Action	Who will deliver (Lead in bold)	Strategic Links
Implement the actions in the Empty Homes Plan to further reduce the number of long term empty properties	Head of Central and Regeneration Services Economic & Housing Regeneration Manager	Pendle Council Strategic Plan 2014-18 (Annual Review 2014-15)
Completion of environmental schemes funded from the Cluster of Empty Homes programme	Economic & Housing Regeneration Manager	Central & Regeneration Services: Service Plan 2014-15
Work with Liberata to optimise the use of their Capacity Grid Offer to identify Empty Homes that are occupied (both to increase Council Tax and New Homes Bonus Payments)	Head of Central and Regeneration Services Economic & Housing Regeneration Manager	Central & Regeneration Services: Service Plan 2014-15
Review the effect of the Council Tax premium on long-term vacant houses	Economic & Housing Regeneration Manager Private Sector Housing Manager	Central & Regeneration Services: Service Plan 2014-15
Develop Empty Property Loans	Economic & Housing Regeneration Manager Private Sector Housing Manager	Central & Regeneration Services: Service Plan 2014-15
Recruit an Empty Homes Officer	Economic & Housing Regeneration Manager Private Sector Housing Manager	Central & Regeneration Services: Service Plan 2014-15
Complete the redevelopment of the Presbytery Site in Whitefield and start the redevelopment of Walton St, Colne	Head of Central and Regeneration Services Economic & Housing Regeneration Manager	Pendle Council Strategic Plan 2014-18 (Annual Review 2014-15)
Continue the Rogue Landlord Scheme	Economic & Housing Regeneration Manager Private Sector Housing Manager	Central & Regeneration Services: Service Plan 2014-15

Investigate the need for additional and Selective licensing in parts or all of the Borough to improve the management of the private rented sector	Economic & Housing Regeneration Manager Private Sector Housing Manager	Central & Regeneration Services: Service Plan 2014-15
Review the management of the vacant housing stock held by the Council	Economic & Housing Regeneration Manager Private Sector Housing Manager	Central & Regeneration Services: Service Plan 2014-15
Deliver the housing objective of the Pendle Jobs and Growth Strategy to <i>provide a balanced housing stock</i>	Economic & Housing Regeneration Manager Regeneration Projects Manager	Pendle's Jobs and Growth Strategy
Work with Registered Providers (RPs) to deliver the Pendle Tenancy Strategy 2013	Economic & Housing Regeneration Manager Housing Needs Manager	Pendle Tenancy Strategy 2013
Objective 3: To meet the housing, health and support needs of residents and vulnerable people; promoting better services, with greater choice and accessibility that are fully integrated into local communities.		
Action	Who will deliver (Lead in bold)	Strategic Links
Work with Lancashire County Council, the East Lancashire Clinical Commissioning Group and other Partners to develop an Extra Care Facility in Pendle.	Head of Central and Regeneration Services Economic & Housing Regeneration Manager	Pendle Council Strategic Plan 2014-18 (Annual Review 2014-15)
Commence Healthy Housing Pilot with referrals from LCC Public Health Social Care Team	Economic & Housing Regeneration Manager Private Sector Housing Manager	Central & Regeneration Services: Service Plan 2014-15
Deliver Disabled Facilities Grant Programme	Economic & Housing Regeneration Manager Private Sector Housing Manager	Central & Regeneration Services: Service Plan 2014-15

Measure levels of Customer satisfaction with completed Disabled Facilities Grants	Economic & Housing Regeneration Manager Private Sector Housing Manager	Central & Regeneration Services: Service Plan 2014-15
Deliver private sector housing improvement to help deal with affordable warmth issues across the borough	Economic & Housing Regeneration Manager Private Sector Housing Manager	Central & Regeneration Services: Service Plan 2014-15
Develop 'spend to save' model for private sector housing intervention to assist with funding bids to LCC	Economic & Housing Regeneration Manager Private Sector Housing Manager	Central & Regeneration Services: Service Plan 2014-15
Deliver the Private Sector Housing Renewal Policy 2013 key priority of improving ' energy efficiency '	Economic & Housing Regeneration Manager Private Sector Housing Manager	Private Sector Housing Renewal Policy 2013
Ensure the Council's strategic housing role and responsibilities are delivered successfully	Economic & Housing Regeneration Manager Housing Needs Manager	Central & Regeneration Services: Service Plan 2014-15
Ensure the Council's priorities are reflected in work undertaken by the Lancashire Supporting People Partnership	Economic & Housing Regeneration Manager Housing Needs Manager	Central & Regeneration Services: Service Plan 2014-15
Continue to deliver the Council's duties under homelessness legislation.	Economic & Housing Regeneration Manager Housing Needs Manager	Central & Regeneration Services: Service Plan 2014-15
Continue to manage Pendle Women's Refuge successfully	Economic & Housing Regeneration Manager Housing Needs Manager	Central & Regeneration Services: Service Plan 2014-15

