

**NORTH LINCOLNSHIRE COUNCIL**

**PLACE SHAPING CABINET MEMBER**

**ACCELERATED HOUSING PARTNERSHIP**

**1. OBJECT AND KEY POINTS IN THIS REPORT**

- 1.1 To propose a strategic programme for housing delivery working in partnership with the Government and ONGO.

**2. BACKGROUND INFORMATION**

- 2.1 Scunthorpe has a significant role to play in the housing market. HM Government is looking for some significant certainty in the delivery of housing numbers over the next 3 years.
- 2.2 HM Government are looking to bring forward 6500 starts in Yorkshire and Humber before March 2018 and completed by March 2020. Funding is being made available to support this ambitious target.

**3. OPTION FOR CONSIDERATION**

- 3.1 North Lincolnshire Council in partnership with ONGO and HM Government put together a 3 year programme to deliver 240 homes through a flexible tenure model – with a vision of ‘Aspiration for home ownership’.

**4. ANALYSIS OF OPTION**

- 4.1 Through a partnership approach the council works with ONGO and Government to bring forward a selection of sites predominately in Scunthorpe which include:

West Street  
Frodingham Road  
Rowland Road  
Station Road  
Warwick Road  
Collumn Avenue  
Enderby Road  
Poplar Drive (Brigg)

The partnership will take an 'open book' approach to the programme, and will look to HM Government to provide gap funding around viability issues including infrastructure, education and open space contributions.

The flexible tenure model allows each site to be assessed for the most appropriate tenure, the push will be working towards the aspiration of home ownership in line with our interim affordable housing policy.

The partnership will aim to deliver an additional 240 units by 2020.

## **5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)**

- 5.1 It is proposed that the capital receipt is delayed, even though these sites are part of the disposals commercial programme for this year, until the completion of each housing scheme, this is to ensure that a total 'open book' approach is taken to the delivery of each scheme. The Council will be guaranteed £10,000 per plot but through this approach may achieve more on some sites dependant on uplift.
- 5.2 Delivery of circa 240 homes should yield £6.2m additional Council Tax, New Homes Bonus and capital receipts up to 2028.
- 5.3 The Housing Investment Officer will undertake the work with ONGO/HM Government.

## **6. OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)**

- 6.1 Not applicable.

## **7. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED**

- 7.1 Consultation has taken place on each of the sites that are allocated for housing through the adopted plan.

## **8. RECOMMENDATIONS**

- 8.1 That Cabinet Member agrees in principal to the programme outlined in the report and receives a further report once the programme is worked up and agreed with partners.

DIRECTOR BUSINESS DEVELOPMENT

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**Background Papers used in the preparation of this report:**

None

