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TRAFFORD COUNCIL

AGENDA PAPERS MARKED 'TO FOLLOW' FOR EXECUTIVE

Date: Monday, 19 September 2016

Time: 6.30 p.m.

Place: Committee Rooms 2 and 3, Trafford Town Hall, Talbot Road, Stretford
M32 0TH

AGENDA	PART I	Pages
8.	ANNUAL DELIVERY PLAN 2016/17 FIRST QUARTER PERFORMANCE REPORT - SUPPLEMENTARY PAPER	1 - 2

In connection with the agenda already issued, a supplementary paper is now enclosed. This is an updated Exception Report (replacing Para. 5.2 on p.66 of the initial agenda pack) in relation to housing units and planning consents.

THERESA GRANT
Chief Executive

Membership of the Committee

Councillors S.B. Anstee (Chairman), Mrs. L. Evans, M. Hyman, J. Lamb, P. Myers, J.R. Reilly and A. Williams (Vice-Chairman).

Further Information

For help, advice and information about this meeting please contact:

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Executive - Monday, 19 September 2016

This agenda was issued on Tuesday, 13th September 2016 by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall; Talbot Road, Stretford, Manchester, M32 0TH

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Theme / Priority:	ECONOMIC GROWTH AND INFRASTRUCTURE		
Indicator / Measure detail:	The number of housing units for full planning consents granted		
Baseline:	New - Increase the level of new residential development		
Target and timescale:	Annual Target 700 Q1 Target 150	Actual and timescale:	Q1 Actual 65
Why is performance at the current level?			
<ul style="list-style-type: none"> • Is any variance within expected limits? • Why has the variance occurred? • Is further information available to give a more complete picture of performance? • What performance is predicted for future periods? 			
<p>There are currently a number of major planning applications for residential development being considered, which are expected to be determined shortly. These sites amount to in excess of 150 units. Unfortunately, they have been complex and required the negotiation of legal agreements, resulting in them taking longer to determine than anticipated.</p> <p>Looking forward there are number of other sites across the Borough where full applications are expected to be submitted and determined within this financial year. These will contribute significantly to the annual target of 700 new housing units to receive full planning consent and improve performance in future reporting periods.</p> <p>These sites also sit alongside outline applications for strategic sites at Carrington and Trafford Waters which have been submitted and are due to determination by the end of 2016. These total c. 3900 new homes and although not full planning consents at this stage present a very positive position in terms of housing growth potential for the future.</p>			
What difference does this make – the implications of not meeting target?			
<ul style="list-style-type: none"> • Impact on service users/public. • Impact on corporate priorities and plans. • Impact on service/partner priorities. • Impact on equalities, sustainability or efficiency <p>Can we move resources to support this or other priorities?</p>			
<p>Housing growth is a corporate priority and new homes are needed to support growth ambitions at a local and regional level and meet identified local housing needs. In order to deliver these new homes there needs to be a supply of sites which have full planning consent in place to enable development to commence. Low levels of planning permission granted on an annual basis will in time become a barrier to continued housing growth.</p> <p>The delivery of new homes provides the Council with income from additional Council Tax revenue and New Homes Bonus, paid direct by Central Government. This income plays an important part in the Council's future funding strategy and can be used to support the delivery of Council services to benefit the residents and businesses in the Borough.</p>			
How can we make sure things get better?			
<ul style="list-style-type: none"> • What activities have been or will be put in place to address underperformance? Make specific reference to action plans. • When performance will be brought back on track? • Assess the need for additional resources/funding/training/investment. • Identify the source of additional resources/funding/training/investment. • Consult with other services, staff, managers, relevant Members and partners. 			

The Trafford Economic and Housing Growth Framework sets out clear strategic activities and interventions to support the Councils economic and housing growth ambitions. The Framework focuses not only on obtaining a supply of sites with full planning consent for new homes, but activities which can be undertaken to ensure that these developments commence and new homes are physically delivered.

Housing growth is now a primary focus of the Trafford Strategic Housing Partnership. Through the partnership, work is being developed to ensure that Registered Housing Providers are better placed to maximise opportunities for development and bring forward sites and develop a future pipeline.

The Council is also working closely with key strategic partners such as the Homes and Communities Agency and Trafford Housing Trust, on key sites which present significant opportunities for residential development, for example Chester House, Sale Magistrate Courts and the Old Trafford Masterplan. The preparation of masterplans for these sites is a key step in taking them to the market for future delivery.

Opportunities for funding to support housing growth are continually sought. In June 2016 as part of a Greater Manchester bid and in conjunction with the Homes and Communities Agency, an expression of interest was submitted for the Starter Homes Land Fund. 11 sites were put forward with the capacity of c.350 new homes in the borough. The outcome of this expression of interest is expected imminently. If successful it will provide equity funding which can be used to 'de-risk' sites for example carrying out site investigations to determine ground conditions, obtaining outline planning consent, carrying out demolition of existing structures. This will make them more attractive to the market as it is these abnormal costs which affect viability, which is a predominant reason the market is failing to deliver them without intervention.