

## Post Scrutiny - Executive Response

**In Respect of:** Scrutiny Review on Housing Needs

**Date:**

**Cabinet Deputy:** Councillor Peter Robinson (Transport & Development)

**Partnership:** Prosperous Delivery Board

Recommendations	Accepted/ Rejected	Executive Response	Officer Responsible	Action By (Date)
1. That the Council, neighbouring authorities and its partners work closely to take forward the work to meet Tameside's housing needs as identified in the SHMA.	Accepted	This remains challenging due to population growth, demographic change and the economy including benefit changes	Andrew Leah	Annual action plan to deliver by March each year
2. That over the next few years Tameside's housing market is closely scrutinised to assess the impact of changing housing market characteristics. Data should be regularly collated and analysed to monitor any patterns or deterioration and the Partnership Information Portal (PIP) should be used as a housing data hub.	Accepted	Main way of doing this will be use of Land Registry data	John Hughes in conjunction with Policy	Annual process
3. That careful consideration is given to future affordable housing across the borough and these are to be developed into a comprehensive affordable homes policy.	Accepted	Continue to work closely with Registered providers and the HCA. Pursue affordable housing via planning gain plus low cost home ownership initiatives	Andrew Leah	Annual action plan to deliver by March each year

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4. That the Council continues to support schemes such as 'Homebuy Direct' to allow homebuyers to buy at below market prices and to meet affordable home needs in Tameside.	Accepted	This is proving popular in Tameside and we continue to work with the Government's approved agent to maximise take up	John Hughes	Annual target
5. Survey work and modelling has been performed before the recession hit the UK, as such Tameside should ensure its current and future strategies take into account the current economic situation in addition to the modelling.	Accepted	Update of SHMA and production of new housing statement is in progress	Andrew Leah	March 2013
6. That identified employment land is kept for this use where possible, to protect Tameside's future business development opportunities.	Accepted	Housing land supply is being reviewed in line with Planning Policy guidelines which helps to protect employment land	Stefan Kukula	March 2013
7. That the benefits of having open and green spaces are carefully considered when designating land for development potential.	Accepted	Considered an essential part of good design	Simon Pateman	On-going issue but policy in Core Strategy – December 2013
8. That the Council and partners work together to address the recommendations outlined in the peer review.	Accepted	Action plan in place and progressing	Simon Pateman	March 2013 for review

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9. That planning conditions ensure that affordable homes are provided in the borough, though these conditions need to be balanced so as not to be too costly to a developer, as this could potentially deter developers from investing in Tameside.	Accepted	Developing with Core Strategy timetable	Simon Pateman	December 2013
10. That Tameside Council commits to a new building numbers target, but does not readily adopt targets without a certain degree of scrutiny.	Accepted	Work on targets progressing currently. Member forum actively involved in discussions	Nigel Gilmore	December 2012
11. That the Council continues to promote low carbon buildings and sustainable developments.	Accepted	Negotiations with developers backed by sustainability statement in Core Strategy	Development Manager Iain Chambers	On-going
12. That Tameside Housing and Planning Service implement all policies and programmes in the Housing Strategy and review their 'Delivery Plan' annually, presenting and engaging at the Prosperous Delivery Board.	Accepted	The service is now represented at the place and people boards which form part of the prosperous delivery board	Andrew Leah	Annually in March of each year.
13. That the Strategy and Delivery Plan are reported to the Prosperous Delivery Board and the TSP Board on an annual basis.	Accepted	First update on last twelve months to be reported in June	Andrew Leah	June 2012
14. That the Empty Homes Strategy should be completed as soon as possible.	Accepted	Final draft completed	John Hughes	June 2012
15. If the number of RSLs in Tameside cannot be reduced over time, then the Council should consider improving its communication arrangements with all RSLs.	Accepted	The RP forum meets regularly and specific issues discussed. Currently a specific piece of work related to 'safeguarding' is being undertaken	John Hughes	On-going

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16. That the Council expedites the production of a Private Sector Housing Strategy and shares this with the private sector.	N/A	<p>This is covered in the Housing Strategy. At the moment we are engaged with the private rented sector with a clear rationale of what we wish to achieve. A private sector housing strategy traditionally covers intervention in the wider existing private sector market including owner occupation.</p> <p>There is no longer any capital funding from Central Government for investment in private sector stock which work has traditionally formed the basis of a private sector housing strategy.</p> <p>It is felt that a full review of the Housing Strategy which expands the Council's vision for the housing offer in the Borough including how we see development in the private sector would be preferable rather than having a number of separate strategy documents for housing.</p>	Andrew Leah	N/A
17. That the Council continues to engage with private sector landlords and works with rewards and sanctions to get them signed up to the accreditation scheme.	Accepted	Landlord Accreditation has been launched	Jim Davies	