Dear Sir/Madam,

The Cabinet Member for Housing (Councillor J.A. Jackson) is to consider the following report and make a decision on Tuesday 19th March 2013 at 6.00 p.m. in Interview Room D, Town Hall, Nuneaton.

Yours faithfully,

ALAN FRANKS
Managing Director

PART 1
PUBLIC BUSINESS

1. EVACUATION PROCEDURE

A fire drill is not expected, so if the alarm sounds please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside the Yorkshire Bank on the opposite side of the road.

Exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

If you need any assistance in evacuating the building, please make yourself known to a member of staff.
Please also make sure all your mobile phones are turned off or set to silent.

2. **PUBLIC CONSULTATION** - Members of the public will be given the opportunity to speak on specific agenda items if notice has been received.

3. **DECLARATIONS OF INTEREST** - To receive declarations of Disclosable Pecuniary and Other Interests, in accordance with the Members’ Code of Conduct.

   **Note:** Following the adoption of the new Code of Conduct, Members are reminded that they should declare the existence and nature of their personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a Disclosable Pecuniary or a Deemed Disclosable Pecuniary Interest, the Member must withdraw from the room.

   Where a Member has a Disclosable Pecuniary Interest but has received a dispensation from Standards Committee, that Member may vote and/or speak on the matter (as the case may be) and must disclose the existence of the dispensation and any restrictions placed on it at the time the interest is declared.

   Where a Member has a Deemed Disclosable Interest as defined in the Code of Conduct, the Member may address the meeting as a member of the public as set out in the Code.

   **Note:** Council Procedure Rules require Members with Disclosable Pecuniary Interests to withdraw from the meeting unless a dispensation allows them to remain to vote and/or speak on the business giving rise to the interest.

   Where a Member has a Deemed Disclosable Interest, the Council’s Code of Conduct permits public speaking on the item, after which the Member is required by Council Procedure Rules to withdraw from the meeting.

4. **STRATEGIC HOUSING MARKET ASSESSMENT (SHMA)** - Report of the Director - Housing and Communities attached.  *(Page 3).*
Date: 19th March 2013
Subject: Strategic Housing Market Assessment (SHMA)
Portfolio: Housing and Communities – Councillor Julie Jackson
From: Dawn Dawson – Director Housing and Communities

Summary: The Council’s current SHMA expires later this year. The SHMA is a way of assessing housing markets and housing need and is a crucial part of the Borough Plan evidence base. The National Policy Planning Framework (NPPF) requires the use of a robust, proportionate evidence base on which to base its policies and the SHMA is the most appropriate way in which to achieve this.

Recommendations:
That Cabinet approve the procurement of a new SHMA in partnership with Rugby and/or North Warwickshire, Warwick and Coventry Council’s.

That Cabinet approve expenditure of £40,000, to be financed from earmarked reserves.

Reasons: 1. The current SHMA is now 5 years old and is therefore in need of refreshing to ensure validity.
2. It is considered best practice to commission a new SHMA every 5 years.
3. Without a robust up to date SHMA, policies within the Borough Plan will be open to challenge by developers.

Options: 1. Approve the recommendation
2. Reject the recommendation and continue to use the 2008 SHMA as the basis of Borough Plan policy development in planning application negotiations.

Subject to call-in: Yes
Forward plan: Yes

Corporate priorities: Aim 1 Priority 1

Relevant statutes or policy: National Planning Policy Framework (2012)

Equal opportunity implications: None

Human resources implications: None

Financial implications: Expenditure of £40,000 (max) to be financed from an existing earmarked reserve

Health Inequalities Implications: None

Section 17 - Crime and Disorder Implications: None

Risk management implications: Without a robust and up to date SHMA the Council will have limited ability to secure housing development that meets the needs of the Borough through the planning process.

Environmental implications: None

Legal implications: Compliance with the National Planning Policy Framework (NPPF)

Contact details: Jane Grant Strategic Housing & Communities Manager 7673 6483
1. Purpose of Report

1.1 To seek approval to commission a Strategic Housing Market Assessment (SHMA), necessary to robustly support the Council’s Borough Plan to deliver the numbers and types of homes necessary to deliver against the Borough’s housing need.

2. Recommendations

2.1 That the procurement of a new SHMA in partnership with Rugby and/or North Warwickshire, Warwick and Coventry Councils, is approved.

2.2 That expenditure of £40,000, to be financed from earmarked reserves is approved.

3. Background

3.1 The Government’s new National Planning Policy Framework (NPPF) came into force in March 2012. One of its key aims is to deliver a wide choice of high quality homes by boosting significantly the supply of housing.

3.2 The NPPF requires local planning authorities to;
   a) Use their evidence base to ensure that their local plan meets the full, objectively assessed, needs for market and affordable housing in the housing market area.
   b) Plan for a mix of housing based on current and future demographic trends, market trends and needs of different groups in the community (e.g. older people); identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand, and; where they have indentified that affordable housing is needed, set policies for meeting this need on site, unless off site provision or financial contribution can be robustly justified. Such policies should be sufficiently flexible to take account of changing market conditions over time.
c) Use a proportionate evidence base to ensure that their local plan is based on adequate, up to date and relevant evidence about the economic, social and environmental characteristics. It should ensure that strategies for housing, employment and other uses are integrated.

d) Local planning authorities should have a clear understanding of housing needs in their area and should prepare a SHMA to assess their full housing needs. The SHMA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which i) meet household projections ii) address the need for all types of housing, including affordable housing and the needs of different groups in the community and iii) caters for housing demand and the scale of housing supply necessary to meet this demand.

3.3 The Council’s current SHMA expires in April 2013. In order to comply with the NPPF guidance and inform our Strategic Housing function there is a need to commission a new SHMA to ensure the Council has up to date and robust information that supports both the Housing Strategy and the Borough Plan.

3.4 Nuneaton and Bedworth Borough Council have been working with Rugby Borough Council and North Warwickshire Borough Council to jointly commission an up to date SHMA to replace the jointly commissioned previous SHMA of 2008. The NPPF requires that the Council should take account of the ‘market area’, that is, the impact of its own and its neighbouring authorities housing assessments in the area. The joint commission approach satisfies this requirement and also provides greater value for money for the Council.

3.5 The Council has planned for the cost of the SHMA by establishing an earmarked reserve in previous years, and it is proposed that this reserve be used to fund the new SHMA.

DAWN DAWSON