

Report for: Regulatory Committee 6th July 2020

Title: Housing Delivery Test Action Plan

Report Authorised by: Mark Baigent, Interim Director of Housing, Regeneration & Planning

Lead Officer: Rob Krzyszowski, Head of Planning Policy, Transport & Infrastructure

Ward(s) affected: All

Report for Key/ Non Key Decision: Key

1 Describe the issue under consideration

- 1.1 In 2018, the Government published a revised version of the National Planning Policy Framework (NPPF). As part of the changes a new 'Housing Delivery Test' (HDT) was introduced to measure the delivery of new homes against the adopted target contained in development plans. If delivery falls below 95% of the target the Council must produce a Housing Delivery Test Action Plan. The Council's adopted Housing Target is 1,502 homes per year.
- 1.2 The Government published its 2019 HDT Measurement in February 2020. This indicated that the borough had delivered only 55% (2,628), of its housing requirement (4,506 homes) in the preceding three years. Therefore, an Action Plan is required to be published to show how the Council is responding to the challenge of ensuring that more homes are built in Haringey and faster. Additionally, due to the severe economic impacts the current Covid-19 pandemic will have, this Action Plan will be useful in ensuring the Council has identified all the ways it can possibly help the local economy recover and support the house building industry in delivering much needed homes in the Borough.

2 Cabinet Member Introduction

- 2.1 The Housing Delivery Test is a Government initiative to try and bolster housing supply. Housing supply refers to all housing built in the borough, not just Council housing, whether affordable or for purchase.
- 2.2 We are undertaking work on a new Local Plan to frame our housing ambitions, including a commitment to build 1,000 new Council Homes. The number of permissions we agree are what counts as the numbers of housing supplied within a given period

- 2.3 We will continue to grant permissions in line with our planning policies, manifesto commitments and in accordance with statutory timeframes, to ensure Haringey has the homes it needs. We will continue to work with developers to remove obstacles to delivery. I expect the house building industry to also take action, as the under delivery of homes cannot be solved by, or blamed, on the Council alone.

3 Recommendations

- 3.1 That Regulatory Committee endorse Cabinet to:

Adopt the Housing Delivery Test Action Plan 2020 (attached at **Appendix**)

4 Reasons for decision

- 4.1 To comply with requirements in the NPPF to produce an Action Plan, given delivery in Haringey of new homes was recorded as 55% of the Council's housing target.

5 Alternative options considered

- 5.1 The alternative option would be not to publish an Action Plan. However this is not recommended as it would be contrary to Government Policy, and could jeopardise the Council's position at any future appeals where housing delivery was contested, as it could be seen that the Council is not actively trying to address the housing shortfall against the adopted target.

6 Background information

- 6.1 The Government introduced a new Housing Delivery Test in its updated NPPF (February 2019). However, the Housing Delivery Test was first announced in the Housing White Paper in 2017 with the aim of "holding local authorities to account" in respect of the delivery of new homes.
- 6.2 Housing delivery is measured by how many homes have been built out, over the preceding three financial year periods, and whether this meets the housing target in the adopted Development Plan.
- 6.3 If a local Planning Authority's delivery of housing falls below its housing requirement, the following policies in the NPPF will apply to that authority:
- The publication of an action plan if housing delivery falls below 95% of a local planning authority's adopted housing requirement over the previous three years;
 - A 20% buffer on a local planning authority's five-year land supply if housing delivery falls below 85% of the adopted housing requirement (this in effect would require the Council to find additional sites for an additional 20% of the housing requirement); and
 - The application of the 'presumption in favour of sustainable development' in the NPPF if housing delivery falls below 45% of the adopted housing

requirement until the end of November 2020 and 75% in future years. (this would mean that relevant policies for the provision of housing were out of date and planning permission should therefore be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF.)

- 6.4 For London Borough's, the adopted housing target is the one set out in the London Plan (adopted 2016). Haringey's current housing target is 1,502 new homes per annum. This target is due to increase to 1,592 when the new 2020 London Plan has been adopted.
- 6.5 The Housing Delivery Test results are published by Government each year. The date is expected to be November each year, however, the results for the current period were only published in February 2020. The results covered the period 2016 – 2019. For the period of 2016-2019, the Council only delivered 55% or 2,488 new homes, against its 3-year requirement for 4,506. Therefore, as delivery is below the 95% threshold set out above, this Action Plan must be prepared, and a 20% buffer added to the Council's 5 year housing land supply.
- 6.6 The Annual Monitoring Report for 2018/18 set out that the Council has had 4,635 units with planning permission and started on-site and 3,466 with planning permission but not started.
- 6.7 The Housing Delivery Test Action Plan is seen as a tool by the Government to consider what actions a Council can take to stimulate the delivery of homes to best prevent the sanctions set out above. Additionally the Action Plan has been developed to be flexible, adaptive and be able to reflect emerging opportunities for additional housing delivery to help in an economic recovery post Covid 19.

Housing Delivery Test Action Plan

- 6.8 The Housing Delivery Test Action Plan sets out potential barriers to delivery and actions with the aim 'to increase the delivery of new homes across the Borough'. The actions contained within the Housing Delivery Test Action Plan include:
- Delivering additional housing by way of the Council's house building programme, and effective monitoring of this through the Borough Plan Delivery Plan objectives
 - Delivering the Council's regeneration programme to unlock complex sites and support site assembly, including through the Council's emerging accommodation strategy
 - Delivering a new Local Plan for the Borough underpinned by new evidence about housing land supply, and robust positive policies to plan for and manage the delivery of new housing alongside other development and growth aspirations
 - Ensuring the Council's brownfield land register is kept up to date to enable developers to clearly see where suitable development opportunities lie

- Maintaining the Council's excellent Development Management performance through ongoing training and development, and further engagement with developers and agents.
- 6.9 Progress on delivering the aim, objectives and the actions of the Housing Delivery Test Action Plan will be noted in the Authority Monitoring Report and in subsequent iterations to the Action Plan.
- 6.10 The development of the appended Housing Delivery Test Action Plan is the result of internal engagement and consultation. There is no legal requirement to carry out public consultation on the Housing Delivery Test Action Plan.

Contribution to Strategic Outcomes

- 7.1 The actions within the Housing Delivery Test Action Plan will particularly contribute to Borough Plan Priority 1 – Housing, in delivering upon the commitment to ensure there are enough homes in Haringey that people can afford through having a proactive plan to help speed up, and deliver more homes, which will include a proportion of affordable homes. Additionally, through increased supply it will help ensure that people in the Borough can find a suitable, secure and appropriate home.

8 Statutory Officer comments (Comments of Chief Financial Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance

- 8.1 Upon adoption of the Housing Delivery Test Action Plan officer's time will be required to implement the document, including delivery and monitoring of the actions as well as the publication of the document on the website. Associated staff time and costs will be managed within existing service budgets.

Procurement

- 8.2 There are no procurement implications arising from this report.

Legal

- 8.3 The Assistant Director of Corporate Governance has been consulted on the preparation of this report and comments as follows.
- 8.4 Paragraph 75 of the National Planning Policy Framework (2019) provides that *"where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under delivery and identify actions to increase delivery in future years"*.
- 8.5 The Housing Delivery Test Action Plan is not a policy framework development document and so the approval of the Plan is a decision that can be taken by Cabinet in accordance with the Council's Constitution. The PPG does state that

local authorities are expected to produce one and this should be produced with input from relevant stakeholders.

- 8.6 There is no legal obligation to publicly consult on the Housing Delivery Test Action Plan. The National Planning Practice Guidance states that this is a decision for each local planning authority being *“mindful of the need to both produce and implement the document’s proposals in a timely fashion”*. The Guidance also encourages the involvement of relevant stakeholders in the process stating that *“it is for the local planning authority to decide which stakeholders to involve, although representatives of those with an impact on the rate of delivery should be included, such as: small and large developers; land promoters; private and public land owners; infrastructure providers (such as utility providers, highways, etc); ... neighbouring authorities with adjoining or cross-boundary sites”*.
- 8.7 To ensure that the Housing Delivery Test Action Plan is as useful as possible the Council should publish the Action Plan.

Equality

- 8.7 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share those protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not.
- 8.8 The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 8.9 Delivery of new housing, including affordable housing, which may be bolstered by the actions within the HTDAP, will likely have a positive impact on protected groups through increased housing supply. Most notably, households with disabled members, those from BAME communities, and those with children are most likely to experience overcrowding and may therefore benefit most from increased housing supply. However, it is also notable that these households are among the most likely to live on low incomes and so the delivery of affordable housing is vital in order to make progress towards an equitable housing market for all.
- 8.10 The HDTAP signposts other existing and emerging Council policies and plans which have been or will be subject to their own EqIA.

9 Use of Appendices

- Appendix A – Housing Delivery Test Action Plan 2020

10 Background Papers

None

11 Local Government (Access to Information) Act 1985

Housing Delivery Test Action Plan 2019 - <https://www.haringey.gov.uk/housing-delivery-test-action-plan>