

Date: Monday 10 June 2024 at 4.00 pm

Venue: Jim Cooke Conference Suite, Stockton Central Library, Stockton-on-Tees
TS18 1TU

Cllr Richard Eglinton (Chair)
Cllr Jim Beall (Vice-Chair)

Cllr Kevin Faulks
Cllr Sufi Mubeen
Cllr Marilyn Surtees
Cllr Sylvia Walmsley

Cllr Stefan Houghton
Cllr Andrew Sherris
Cllr Hilary Vickers

AGENDA

- 1 Evacuation Procedure** (Pages 7 - 8)
- 2 Apologies for Absence**
- 3 Declarations of Interest**
- 4 Minutes**
To approve the minutes of the last meeting held on 20 May 2024 (Pages 9 - 12)
- 5 Scrutiny Review of Affordable Housing**
To receive presentations from Council Officers. (Pages 13 - 20)
- 6 Chair's Update and Select Committee Work Programme 2024-2025** (Pages 21 - 22)

Members of the Public - Rights to Attend Meeting

With the exception of any item identified above as containing exempt or confidential information under the Local Government Act 1972 Section 100A(4), members of the public are entitled to attend this meeting and/or have access to the agenda papers.

Persons wishing to obtain any further information on this meeting, including the opportunities available for any member of the public to speak at the meeting; or for details of access to the meeting for disabled people, please

Contact: Scrutiny Officer, Michelle Gunn on email michelle.gunn@stockton.gov.uk

KEY - Declarable interests are:-

- Disclosable Pecuniary Interests (DPI's)
- Other Registerable Interests (ORI's)
- Non Registerable Interests (NRI's)

Members – Declaration of Interest Guidance



Table 1 - Disclosable Pecuniary Interests

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land and property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer.
Corporate tenancies	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners have a beneficial interest exceeds one hundredth of the total issued share capital of that class.

* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2 – Other Registerable Interest

You must register as an Other Registrable Interest:

- a) any unpaid directorships
- b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority
- c) any body
 - (i) exercising functions of a public nature
 - (ii) directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management

This page is intentionally left blank

Jim Cooke Conference Suite, Stockton Central Library **Evacuation Procedure & Housekeeping**

If the fire or bomb alarm should sound please exit by the nearest emergency exit. The Fire alarm is a continuous ring and the Bomb alarm is the same as the fire alarm however it is an intermittent ring.

If the Fire Alarm rings exit through the nearest available emergency exit and form up in Municipal Buildings Car Park.

The assembly point for everyone if the Bomb alarm is sounded is the car park at the rear of Splash on Church Road.

The emergency exits are located via the doors between the 2 projector screens. The key coded emergency exit door will automatically disengage when the alarm sounds.

The Toilets are located on the Ground floor corridor of Municipal Buildings next to the emergency exit. Both the ladies and gents toilets are located on the right hand side.

Microphones

During the meeting, members of the Committee, and officers in attendance, will have access to a microphone. Please use the microphones, when directed to speak by the Chair, to ensure you are heard by the Committee.

This page is intentionally left blank

PLACE SELECT COMMITTEE

A meeting of Place Select Committee was held on Monday 20 May 2024.

Present: Cllr Richard Eglington (Chair), Cllr Jim Beall (Vice-Chair), Cllr Stefan Houghton, Cllr Sufi Mubeen, Cllr Andrew Sherris, Cllr Marilyn Surtees, Cllr Hilary Vickers and Cllr Sylvia Walmsley.

Officers: Jane Edmends, Alan Glew, Marc Stephenson (AH&W) and Michelle Gunn (CS).

Also in attendance: Cllr Clare Gamble

Apologies: Cllr Kevin Faulks.

PLA/7/24 Evacuation Procedure

The Committee noted the evacuation and housekeeping procedure.

PLA/8/24 Declarations of Interest

There were no declarations of interest.

PLA/9/24 Minutes

AGREED the minutes of the meeting held on 15 April 2024 be confirmed as a correct record and signed by the Chair.

PLA/10/24 Scrutiny Review of (Unauthorised) Roadside Advertising

Consideration was given to the draft final report and recommendations for the Scrutiny review of (Unauthorised) Roadside Advertising. The Chair introduced the report and thanked the Committee and Officers for their contributions to the review.

There were two recommendations from the review, regarding placing guidance information regarding planning regulations for roadside advertising on the website and reviewing the online reporting systems. The link officer noted that the information had been placed on the website and changes to the reporting systems to introduce mapping layers would be made shortly. It was agreed that the link officer would inform members once both recommendations had been achieved and an action plan was not required.

The Cabinet Member for Environment and Transport thanked the Committee for their work on this review. It was acknowledged that roadside advertising was a difficult issue to review which involved several services within the Council.

AGREED that the final report be approved for submission to Cabinet.

PLA/11/24 Scrutiny Review of Affordable Housing

Prior to the consideration of the draft scope and project plan for the Scrutiny Review of Affordable Housing, members received a background presentation setting out the context of the review. The presentation included:

- Definition of affordable housing
- Local housing statistics
- Strategic response
- The current challenges
- Options available to the council

The main issues highlighted and discussed were as follows:

- Homes England provided funding to Registered Providers to build affordable rented housing, while 106 agreements placed a requirement on private housing developers to build a proportion of affordable housing when applying for planning permission. Officers noted that the most effective way to build affordable housing under a 106 agreement was to partner with a registered provider.
- Tees Valley Home Provider was discussed, and it was noted that:
 - Registered Providers advertised either all or a proportion of their properties through Tees Valley Home Finder, i.e. Thirteen advertised 50% of their homes through Tees Valley Home Finder, and those registered were able to bid for properties as they became available. People looking to rent affordable housing were advised to register both through MyThirteen and Tees Valley Home Finder.
 - A banding system was used to allocate properties and those registered were placed in a band depending on their situation and requirements. Someone who was homeless and a priority need housing group and / or likely to be threatened with homelessness within 56 days would be assessed as a Band 1 (highest priority for rehousing). Each application was assessed based on its own unique circumstances in accordance with the Tees Valley Common Allocations Policy.
 - Members questioned whether the system allowed for people living in other areas of the Tees Valley to bid on properties within Stockton-on-Tees. Officers stated that the agreed Common Allocation Policy across the three local authorities involved gave priority to people living in the borough for a property. However, there were exceptional circumstances where someone from outside the borough would be able to successfully bid for a property in Stockton-on-Tees. Also, intermediate affordable housing i.e. shared ownership could consider applicants without a local connection.
- Members questioned whether the “right to buy” affected the number of properties available. It was explained that tenants who applied to a registered provider for affordable rented housing from 2010 no longer had the “right to buy” the property they lived in but did have a “right to acquire” which was not as an attractive offer.
- It was noted that there had been an increase in the number of Section 21 No Fault Evictions taking place in the private rent sector, as well as rising rents. This had created more demand for affordable rented housing and increased the number of people presenting as homeless.

Consideration was then given to the draft scope and project plan for the review. The key aim of the review would be to identify potential options for how the council could increase the supply of affordable housing in the borough and therefore address the housing need. The Committee noted that they wanted to understand the challenges to

the current local plan, seek evidence from a cross section of Registered Housing Providers as well as housing developers and a private letting agent, and consider how other local authorities were addressing the issue via the Local Government Association (LGA). They also wished to gain an insight to the customer experience and it was suggested that the Committee could speak to and shadow the Letting and Nominations team while taking calls.

AGREED that the presentation be noted and the scope and project plan be approved, subject to the above comments.

PLA/12/24 Chair's Update and Select Committee Work Programme 2024-2025

Consideration was given to the Work Programme.

The next meeting would be held on Monday 10 June 2024.

AGREED that the Work Programme be noted

This page is intentionally left blank

Affordable Housing

Scrutiny Review 2024

Local Plan Evidence

- Strategic Housing Market Assessment (November 2016)
 - Modelled need for 3,635 affordable dwellings, approximately 240 per year
 - Affordable need about 40% of the housing need modelled in the SHMA
- Affordable Housing Viability Assessment (October 2016)
 - Schemes able to deliver affordable housing at target levels of up to 20%
- Whole Plan Viability Assessment (August 2017)
 - *Most greenfield sites could bear more affordable housing than the proposed 20% target.*
 - *The Council should be cautious about pursuing a higher target, as it may be difficult to achieve.*

Local Plan Examination

- Examination Sessions – June 2018
- Inspectors' Report – December 2018
 - The correct level of affordable housing need is identified
 - The plan makes appropriate provision towards meeting the need
 - The affordable housing threshold of 20% is supported by evidence
 - In higher value areas a 25% threshold would still be viable, but may be difficult to achieve.
 - Due to the number of sites which already have planning permission, a 25% threshold would make very little difference in delivering more affordable housing over the plan period.
- Local Plan Adopted 30th January 2019

Local Plan

Adopted Policy

Policy H4 – Meeting Housing Needs

1. Sustainable residential communities will be created by requiring developers to provide a mix and balance of good quality housing of appropriate sizes, types and tenures which reflects local needs and demand, having regard to the Strategic Housing Market Assessment, its successor documents or appropriate supporting documents.
3. The Council require 20% of new homes to be affordable on schemes of more than 10 dwellings or with a combined gross floorspace of above 1000sqm.

5.52 The SHMA (see Figure 15) identifies a need for market housing focused heavily towards the provision of 3 bedroom homes followed by the provision of 2 and 4 bedroom homes. With regards to affordable housing, the SHMA 2016 identifies that priority should be towards the delivery of 2 and 3 bedroom homes at a mix of 70% affordable rented and 30% intermediate tenures.

National Policy

- Local Plan Examined under NPPF (2012)
- Revised NPPFs now state:

*“Where major development involving the provision of housing is proposed, planning policies and decisions should **expect at least 10% of the total number of homes to be available for affordable home ownership**, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.”*

- Written Ministerial Statement – First Homes (June 2021)
 - 25% of affordable contributions should be First Homes
 - Minimum 30% discount below market value / First sale below £250,000

Guidance

Supplementary Planning Document: Housing

- Affordable Housing Statement
- On-site delivery of affordable homes:
 - Preferred Affordable Housing Tenures - 70% Affordable Rent / 30% shared ownership (Intermediate)
 - Advice on Discounted Market Sales Homes
 - Securing delivery
- Off-site contributions, only where:
 - On-site options explored and exhausted
 - Executive Housing schemes
 - Large scale conversion
 - Other circumstances

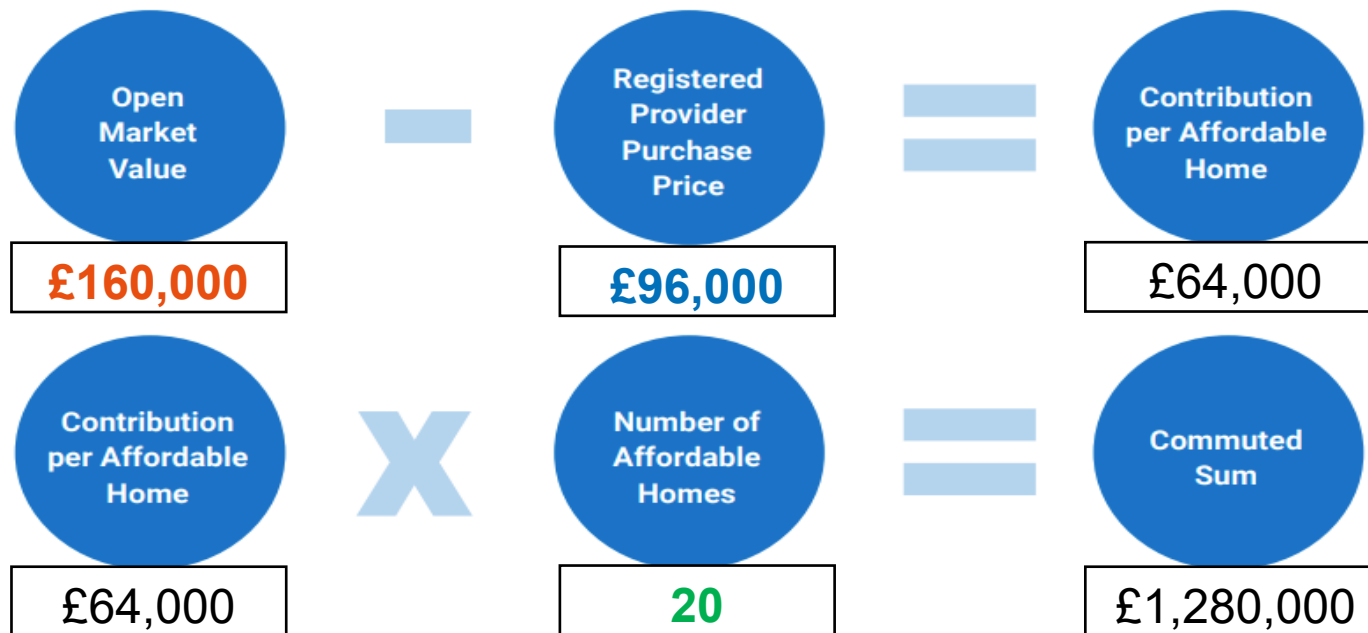
SPD: Housing

Calculating Off-site Contribution

- Step 1 – Determining types, tenures and size
- Step 2 – Determining Open Market Value
- Step 3 – Agree Registered Provider Price
- Step 4 – Calculate Cost to Developer

SPD – Example

- Step 1: Proposal of 100 dwellings requires **20 affordable dwellings** (20%) meeting the Council’s preferred tenure mix.
- Step 2: Agreement that the Open Market Value of the 20 dwellings is an average value of **£160,000 per dwelling**.
- Step 3: Evidence that Registered Providers would purchase the dwellings for an average of **£96,000 per dwelling** (60% OMV).
- Step 4: Calculate the Commuted Sum...



Nb - Indicative figures within this example should be treated cautiously and must not be the basis of any calculation.

Place Select Committee Work Programme 2024-2025

Date <u>(4pm unless stated)</u>	Topic	Attendance
Monday 15 April 2024	Monitoring: Action Plan - Scrutiny Review of Domestic Waste Collections, Kerbside Recycling and Green Waste Collections Monitoring: Progress Update - Planning (Development Management) and Adoption of Open Space – April 2024 •	Dale Rowbotham Simon Grundy
Monday 15 April 2024 (informal – after formal meeting)	Scrutiny Review of (Unauthorised) Roadside Advertising <ul style="list-style-type: none"> • Summary of evidence/draft recommendations 	Marc Stephenson
Monday 20 May 2024	Scrutiny Review of (Unauthorised) Roadside Advertising <ul style="list-style-type: none"> • (Draft) Final Report Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Scope and Project Plan 	Marc Stephenson/Carolyn Nice Jane Edmends/Alan Glew
Monday 10 June 2024	Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Evidence gathering 	Jane Edmends/Alan Glew
Monday 15 July 2024	Monitoring: Progress Update - Planning (Development Management) and Adoption of Open Space – July 2024 Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Evidence gathering 	Simon Grundy Jane Edmends/Alan Glew
Monday 9 September 2024	Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Evidence gathering 	Jane Edmends/Alan Glew

Place Select Committee Work Programme 2024-2025

Date (4pm unless stated)	Topic	Attendance
Monday 14 October 2024	Monitoring: Progress Update - Scrutiny Review of Domestic Waste Collections, Kerbside Recycling and Green Waste Collections – October 2024	Dale Rowbotham
Monday 14 October 2024 (informal – after formal meeting)	Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Summary of evidence /draft recommendations 	Jane Edmonds/Alan Glew
Monday 11 November 2024	Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Final Report 	Jane Edmonds/Alan Glew
Monday 9 December 2024		
Monday 13 January 2025	TBC Overview Reports <ul style="list-style-type: none"> • Town Centres Development • Environment, Leisure & Green Infrastructure • Community Services • Inclusive Growth & Development • Housing and A Fairer Stockton-on-Tees 	Cllr Nigel Cooke/ Cllr Clare Gamble/ Cllr Norma Stephenson OBE/ Garry Cummings/ Reuben Kench/ Ann Workman/ Carolyn Nice/ Neil Mitchell/ Craig Willows
Monday 10 March 2025		