

## Housing Delivery

**Our Outcome -** Given the shortfall in homes actually built in our area in recent years, and the growing need for new homes due to economic growth, the ageing population and changing household composition, we need to significantly increase the number of new homes built and occupied in the area, ensuring that these are homes of the right type, the right tenure, and in the right place. We also need to make sure these are delivered in a sustainable way to respect and enhance our environment.

**What success looks like?** We will catch up on our under-delivery of homes over the past few years, and the pace of building new homes will increase to match predictions of future requirements. There will be no 'one-size-fits-all' approach - rather our councillors and staff will be adept at working through bespoke housing solutions that really do reflect local needs and wishes. The Councils will continue to be active in using their internal housing expertise and the positive, collaborative relationships they have brokered with all manner of interested parties – including our communities – to anticipate and develop imaginative opportunities to shape the housing market across the two districts.

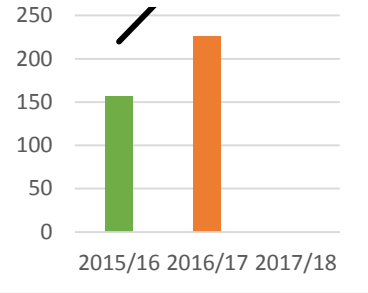
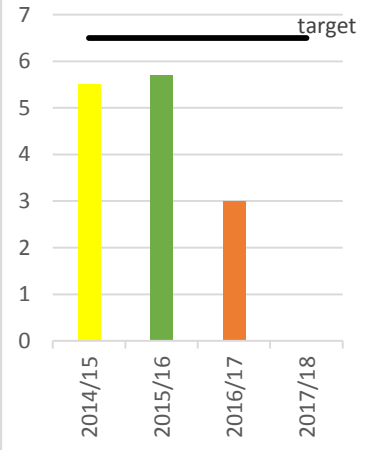
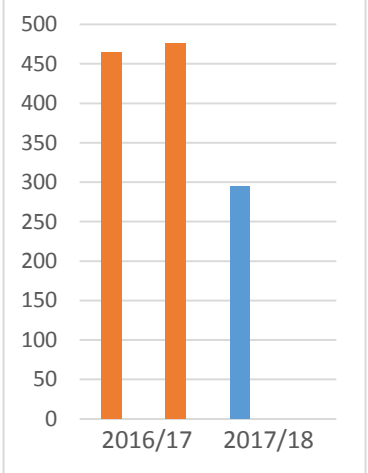
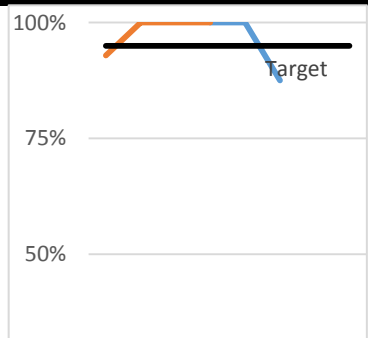
	1st April - June 2017	1st July - 30th September 2017	1st October - 31st December 2017	1st January - 30th March 2018
<b>Main Achievements</b>	1. New computer software was installed in June called 'UNIFORM'. This software covers both districts and joins up several departments (including development and building control) on one system.	1. Babergh and Mid Suffolk District Councils launched the consultation on the draft Joint Local Plan, a document that will ultimately shape development in both Districts for the next two decades. The consultation commenced on 21st August 2017 and will finish on 10th November 2017. Events have been held with Parish Councils to explain the plan and the process for making comments, with Neighbourhood Plan groups to discuss the relationship between Neighbourhood Plans and the new Joint Local Plan and successful drop-in events for the public have been held in Elmswell, Stowmarket, Eye, Tattingstone, Hadleigh and Sudbury.  2, Homelessness. Support Worker appointed to improve prevention and reduce number of rough sleepers. As a result there are currently no rough sleepers in the District		

<b>Impact of delivery on the communities</b>	1. The new software will improve our service as information will be on one system allowing access to all and our engagement with communities will be streamlined.	1. The Joint Local Plan will shape how development happens across both Districts. The consultation provides an early and meaningful opportunity for communities to engage in the plan-making process and therefore influence the policy backdrop against which planning decisions are made.		
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**Unlocking barriers to growth**

- We are reviewing the planning process and identifying ways of speeding up the time taken to process planning applications
- We are reviewing the reasons why approved developments have not been built and will work to unblock these developments – this could be due to shortage of building skills, delays in finalising legal agreements or infrastructure challenges
- We will promote innovative approaches to housing delivery such as self-build, equity share, starter homes, co-housing, Community Land Trusts or custom-build to meet local need and demand
  - We will seek out small and medium sized (SME) developers, and support them by identifying sites and finding solutions to build
  - We will assess the opportunities for investing in new infrastructure in order to enable new homes development
- We will manage development to achieve the key objectives of economic growth and the provision of houses, and will ensure that there is not an unacceptable impact on our quality of life, heritage or rural distinctiveness of our two districts

Tracking Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
T1. The no. of Band D equivalent properties on the Tax base	I1, I2	<b>2015/16</b>				BDC		<b>Last Update 06/17</b> This figure is calculated in October yearly. All authorities in Suffolk including Babergh and Mid Suffolk had an increase in their tax band D equivalent, between 1% and 2% from 2015 to 2016. It is important that this figure continues to increase as the population for the districts is also expected to continue to increase.
		Qtr. 3	31,641					
		<b>2016/17</b>						
		Qtr. 3	32,020					
		<b>2017/18</b>		<b>32,489</b>				
		Qtr.3						
Tracking Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
T2. no. of dwellings completed	I3, I4	<b>2015/16</b> Qtr. 4 <b>2016/17</b>	157	<b>220</b>  <b>325</b>				<b>Last Update 07/17</b> The number of completions for 2016/17 was below the target of 325, which was an around 30% under delivery. This is an improvement

		Qtr. 4 <b>2017/18</b> Qtr. 4	226	<b>325</b>		BDC		as there was around 40% under delivery for 2015/16. We have been working on improving our relationship with developers to understand when and why they build. This is not an easy matter to resolve and will take time.
Tracking Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
T3. Effective Land Supply (+20% buffer)	I3, I4	<b>2014/15</b>		<b>6.5</b>		BDC		<b>Last Update 06/17</b> The land supply was re-calculated in January 2017 (Qtr. 3) and the council does not have a 5 year housing land supply. Nationally nearly half of authorities do not have a land supply (PAS survey in 2014), although reports from Savills and other consultancies suggest that more than two-thirds of authorities are not able to demonstrate a 5 year supply.
			5.5	<b>6.5</b>				
		<b>2015/16</b>		<b>6.5</b>				
		Qtr. 4	5.7	<b>6.5</b>				
		<b>2016/17</b>		<b>6.5</b>				
		Qtr. 3	3	<b>6.5</b>				
		<b>2017/18</b>		<b>6.5</b>				
		Qtr. 4		<b>6.5</b>				
Influencing Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
I1. No. of dwellings approved	T1	<b>2016/17</b>				BDC		<b>Last Update 06/17</b> It is difficult to define a target for this because there is not a direct correlation between applications granted and dwellings completed. However, there is a need to approve more dwellings than the number of dwellings to be completed to provide choice in the market and encourage delivery. The annual number of dwellings for completion is 325. The annual number of dwellings approved for 2016/17 was 940.
		Qtr. 2	464					
		Qtr. 4	476					
		<b>2017/18</b>						
		Qtr. 2	294					
		Qtr. 4						
Influencing Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
I2. % of major applications processed 'in time' (13 wks., 16 wks. or within agreed Extension of Time/ Planning Performance Agreement)	T2, T3	<b>2016/17</b>		<b>95%</b>		BDC		<b>Last Update 10/17</b> This is a nationally set indicator. Performance in processing applications has improved overall for both districts. Validation of applications is now sitting at 48 hours, down from 15 days on average. There is a new performance framework that is being implemented in development management that it is anticipated will have a further positive impact on improving this indicator. Overall for the 2016/17 BDC has
		Qtr. 1	92.90%	<b>95%</b>				
		Qtr. 2	100%	<b>95%</b>				
		Qtr.3	100%	<b>95%</b>				
		Qtr.4	100%	<b>95%</b>				
		<b>2017/18</b>		<b>95%</b>				
		Qtr.1	100%	<b>95%</b>				
		Qtr. 2	87.50%	<b>95%</b>				
		Qtr. 3		<b>95%</b>				

Influencing Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
		Qtr. 4						processed 92.3% 'in time'.
I3. % of non-majors processed 'in time' (8 wks. or within agreed Extension of Time/ Planning Performance Agreement)	T2, T3	<b>2016/17</b> Qtr. 1 82.50% Qtr. 2 79.30% Qtr.3 84.20% Qtr.4 90.60% <b>2017/18</b> Qtr.1 87.60% Qtr. 2 75.30% Qtr. 3 Qtr. 4		85%		BDC		<b>Last Update 10/17</b> This is a nationally set indicator. Performance has reduced slightly for Q2 due to the implementation of Uniform and the learning curve in terms of processing time. We aim to be back on track during Q3 however validation of applications is now sitting at 48 hours, down from 15 days on average. We have set a high target, above that set by Government, because we are aiming for excellent service. There has been improvements on how performance is being monitored. There is new performance framework that is being implemented in development management that it is anticipated will have a further positive impact on improving this indicator. Overall for the 2016/17 BDC processed 81.5% of non-major applications 'in time'.
Influencing Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
I4. The median number of days to a decision for a major application (Including Environmental Impact Assessment (EIA) that would extend the application length to 112 days (16 weeks) and applications that have had Extensions of Time (EoT) where it has been agreed for the application to have longer to be decided with the applicant or a Planning Performance Agreement with the applicant.	T2,T3	<b>2016/17</b> Qtr. 1 167 Qtr. 2 70 Qtr.3 91 Qtr.4 76 <b>2017/18</b> Qtr.1 106 Qtr. 2 259 Qtr. 3 Qtr. 4		80		BDC		<b>Last Update 10/17</b> In quarter 2 both districts were under the target. As you can see over the quarters it can vary. Due to the relatively low number of major applications received, and the use of extensions of time to enable matters to be negotiated during the process, and to give communities more time to respond, the median number of days can vary significantly. There is a new performance framework that is being implemented in development management that it is anticipated will have a further positive impact on improving this indicator.
Influencing Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
I5. The median number of days to a	T2, T3	<b>2016/17</b>		50				<b>Last Update 10/17</b> This indicator shows that

<p>decision for a non major application (Including applications that have had Extensions of Time (EoT) where it has been agreed for the application to have longer to be decided with the applicant or a Planning Performance Agreement with the applicant.</p>		<p>Qtr. 1 55 Qtr. 2 55 Qtr.3 56 Qtr.4 54 <b>2017/18</b> Qtr.1 54 Qtr. 2 56 Qtr. 3 Qtr. 4</p>	<p>50</p>		<p>BDC</p>		<p>majority of the non major applications are being decided just before the end of the 8 week time period for both districts. The target is 50 days and the development management teams are working on getting this indicator lower as it will improve the customer experience instead of waiting for the final day to receive a decision. There is new performance framework that is being implemented in development management that it is anticipated will have a further positive impact on improving this indicator. Validation timescales have been improved to 48 hours from 15 days on average.</p>	
Influencing Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
<p>I6. % of the application approval rate</p>	<p>T3, T4</p>	<p><b>2016/17</b> Qtr. 1 95.63% Qtr. 2 94.10% Qtr.3 92.20% Qtr.4 96.50% <b>2017/18</b> Qtr.1 95.50% Qtr. 2 94.10% Qtr. 3 Qtr. 4</p>		<p>90%</p>		<p>BDC</p>	<p><b>Last Update 10/17</b> The target is set at 90% so that we aim to have most applications that are submitted to us are approvable applications. This can be achieved through better relationships with the applicants before they submit which is achieved through the pre-application process. The approval rate for both districts has reached its target of 90% for every quarter, this is good start toward achieving the target. The new performance framework that is being implemented will support this indicator to improve as will work on the pre-application process.</p>	
Influencing Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
<p>I7. % for the delegation rate</p>	<p>T3, T4</p>	<p><b>2016/17</b> Qtr. 1 93.70% Qtr. 2 95.80% Qtr.3 94.50% Qtr.4 97.40% <b>2017/18</b> Qtr.1 96.70% Qtr. 2 95.40% Qtr. 3 Qtr. 4</p>		<p>90%</p>		<p>BDC</p>	<p><b>Last Update 06/17</b> This indicator is above the target, which is drawn from national guidance from the Planning Advisory Service. The proportion of applications dealt with under delegated powers is roughly commensurate with other authorities across Suffolk but will depend on the nature and scale of applications being considered.</p>	

**JSP - Communities embrace new homes growth; Provide insight of growth benefits to Communities and Communities engaged as early as possible - community-led planning**

- We will engage with communities at the earliest opportunity so that they can help to shape and influence growth and understand the positive economic benefits that this provides
- We will engage early with our businesses and communities to understand where new housing and jobs may be located and to discuss the issues and opportunities that arise
- We will ensure councillors have all the information they need so communities can understand the benefits for their area
- We will work with communities wanting to progress neighbourhood plans for their areas, to make sure they are able to be supported and are in alignment with our spatial planning
- Joining-up our work on housing with health and social care colleagues to make sure we design and deliver services together around the needs of individuals and communities

Tracking Indicator	Linked to	Data	Total	Target (annual)	Trend	Council	Report on Progress	Additional comments/ comparisons
T1. No. of Neighbourhood plans at preparation stage		<b>2016/17</b> Qtr. 1 Qtr. 2 Qtr.3 Qtr.4 <b>2017/18</b> Qtr.1 Qtr. 2 Qtr. 3 Qtr. 4	3 3 3 4 5 7	<b>5</b>         <b>5</b>		BDC		<b>Last Update 09/17</b> Neighbourhood Plans are complex processes and it is hard to accurately map how long each one will take as it can vary dependent upon the skills / knowledge of the Parish Council / Group taking it forward. Both districts are close to / at their target which highlights the growing interest in Neighbourhood Planning.
Tracking Indicator	Linked to	Data	Total	Target (annual)	Trend	Council	Report on Progress	Additional comments/ comparisons
T2. No. plans entering examination stage	I1, I2	<b>2016/17</b> Qtr. 1 Qtr. 2 Qtr.3 Qtr.4 <b>2017/18</b> Qtr.1 Qtr. 2 Qtr. 3 Qtr. 4	2 0 0 1 1 0	<b>2</b>         <b>2</b>		BDC		<b>Last Update 06/17</b> The target was not met. Neighbourhood plans are complex processes and it is hard to accurately map the time for the process as it can vary for each one. Both districts are close to their target which is a positive position to be in.
Tracking Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
T3. No. of neighbourhood plans made		<b>2016/17</b> Qtr. 1 Qtr. 2 Qtr.3 Qtr.4 <b>2017/18</b> Qtr.1 Qtr. 2 Qtr. 3 Qtr. 4	0 2 0 0 0 0	<b>2</b>         <b>2</b>		BDC		<b>Last Update 09/17</b> BDC reached its target last year (2016/17) as two NPs were 'made' (adopted) - East Bergholt and Lavenham. One NP (Lawshall) is likely to be 'made' this October subject to a positive referendum result.
Influencing Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons

I1. Number of enforcement cases referred to the team	T2	2016/17 Qtr.4 2017/18 Qtr.4	280	no target no target		BDC		<b>Last Update 06/17</b> Early engagement is vitally important to establish whether there is a breach of planning control and the degree of harm which may be resulting; to advise those responsible on action required to remedy the breach; or negotiate with those responsible a suitable solution to resolve the breach. As a result of the advisory work and/or negotiation with customers, the percentage of cases resulting in a notice is only 3% of BDC cases. It is hard to benchmark workloads as there is no current mechanism to compare against other planning authorities.
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Influencing Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
I2. Number of notices served	T2	2016/17 Qtr.4 2017/18 Qtr.4	8			BDC		<b>Last Update 06/17</b> The team seek to resolve matters through negotiation and mutual agreement before resorting to the formal routes for resolving enforcement matters. The number of notices served is therefore low compared to the overall number of cases dealt with.

**Being Clear about what housing is needed - When the evidence base 'Suffolk Housing Market Assessment (SHMA)' has been completed we can use it to identify the most appropriate indicators that support this outcome.**

- We are identifying more detailed housing requirements in our local area – need, demand and the market view – to develop an evidence base for new-build, the number of homes, type and location, and infrastructure requirements

**Agree where growth goes - When the Joint Local Plan is either developed further or adopted we will able to have precise indicators that supports this outcome**

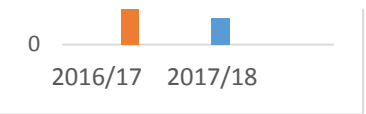
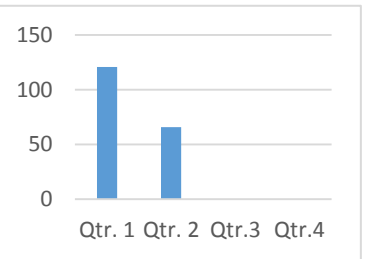
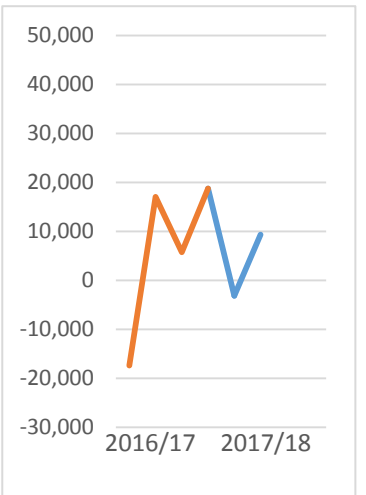
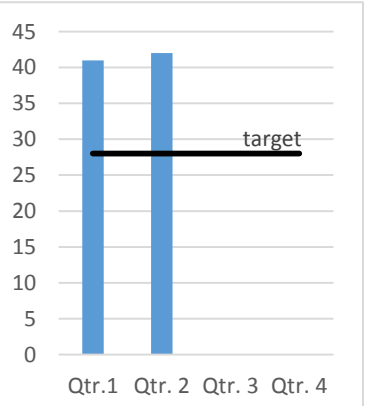
- We will understand where the supply of new homes can be delivered sustainably in Babergh and Mid Suffolk and plan accordingly
- Using good quality information we will work with developers on sites coming forward for development to influence what type of homes are delivered and how they meet need
- We will identify sites where brand new settlements could be located, such as garden villages, and investigate their feasibility
- Continue to deliver new homes using our own resources by commissioning development partners to help us to deliver, identifying suitable land and agreeing a development programme

**Make best use of our existing Housing Assets - (Supporting Housing Output)**

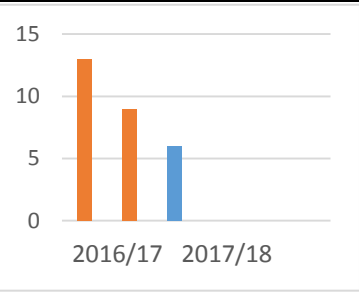
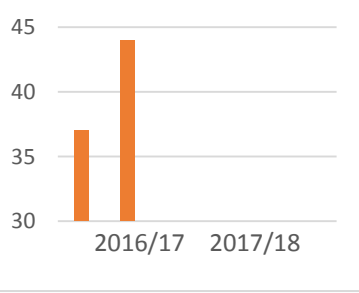
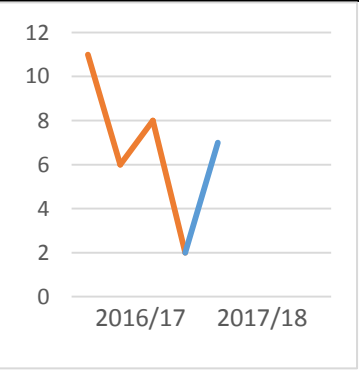
**Work with tenants to agree the best way to deliver property services across our own housing, to make sure we are efficient and cost effective in our delivery and commercial in our approach**

**Ensure the ways we manage the Councils' assets helps to free-up finances to reinvest in new affordable homes**

Tracking Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
T1. No. of privately owned properties empty, in excess of two years, brought back into use		2016/17 Qtr.3 Qtr.4 2017/18 Qtr.1	52 64 8	100%		BDC		Aspiration is to have no empty properties
Responsible Officer Theresa Grzedzicki								

Corporate Manager Heather Worton		Qtr. 2 Qtr. 3 Qtr. 4						
Tracking Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
T2. No of households where homelessness has been either prevented or relieved <b>NEW MEASURE</b> Responsible Officer Victoria Stuart Corporate Manager Heather Sparrow	15	<b>2017/18</b> Qtr. 1 Qtr. 2 Qtr.3 Qtr.4	121 66			BDC		Quarterly Statutory return (P1E) to: DCLG
Tracking Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
T3. (£) Expenditure on Bed and Breakfast (previously number households in B&B) <b>AMENDED MEASURE</b> Responsible Officer Jo Moye Corporate Manager Heather Sparrow	15	<b>2016/17</b> Qtr. 1 Qtr. 2 Qtr.3 Qtr.4 <b>2017/18</b> Qtr.1 Qtr. 2 Qtr. 3 Qtr. 4	-17,347 17,065 5,761 18,758 -3,147 9,358			BDC		We are charged a nightly fee for using B&B accommodation. Those we accommodate are able to claim housing benefit which subsidises the cost but the full charge. Due to the way subsidy (housing benefit) is allocated there is sometimes a disparity between when we pay B&B invoices and when we recover the subsidy, therefore, in some quarters it appears we have made a profit. An End of Year reconciliation provides the overall annual cost
Tracking Indicator	Linked to	Data	Total	Target 2019/20	Trend	Council	Report on Progress	Additional comments/ comparisons
T4. Average number of days to turn around an empty council property (VOID) that requires Standard repairs <b>REFINED MEASURE</b> (previously all repairs) Responsible Officer Adam Howley Corporate Manager Sue Lister		<b>2017/18</b> Qtr.1 Qtr. 2 Qtr. 3 Qtr. 4	41 42	28		BDC	There has been an increase since April. The Void Improvement project is currently focussing on new processes and staff roles in respect of BMBS and staff relocations	<b>Last Update 10/17</b> The Council's HRA Business Plans have pledged to reduced void times to 21 days within three years. Following scrutiny of performance in relation to void times, Councillors and officers have agreed that this is not ambitious enough. As a result, a six-month project is commencing in late November to reduce void times by 10 days within six months.
Influencing Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
I1. No. of inspections of flats with entrance through business premises <b>REFINED MEASURE</b> (previously number inspections of flats above businesses. Flats with separate entrance is a Fire Service responsibility)		<b>2016/17</b> Qtr.3 Qtr.4 <b>2017/18</b> Qtr.1 Qtr. 2 Qtr. 3	87 0 0	Increase		BDC		Recent Award 'Flats above Businesses'



Responsible Officer Christine Ambrose Corporate Manager Heather Worton		Qtr. 4						
<b>Influencing Indicator</b>	<b>Linked to</b>	<b>Data</b>	<b>Total</b>	<b>Target</b>	<b>Trend</b>	<b>Council</b>	<b>Report on Progress</b>	<b>Additional comments/ comparisons</b>
I2. No. of category 1 hazards found in properties following inspections. (Category 1 statutory requirement for LA to take action) <b>NEW MEASURE</b>  Responsible Officer Christine Ambrose Corporate Manager Heather Worton		<b>2016/17</b> Qtr.3 Qtr.4 <b>2017/18</b> Qtr.1 Qtr. 2 Qtr. 3 Qtr. 4	0 0 0			BDC		
<b>Influencing Indicator</b>	<b>Linked to</b>	<b>Data</b>	<b>Total</b>	<b>Target</b>	<b>Trend</b>	<b>Council</b>	<b>Report on Progress</b>	<b>Additional comments/ comparisons</b>
I3. No. of disabled adaptations in council stock  Responsible Officer Sally Farthing Corporate Manager Heather Worton		<b>2016/17</b> Qtr.3 Qtr.4 <b>2017/18</b> Qtr.1 Qtr. 2 Qtr. 3 Qtr. 4	13 9 6			BDC	Demand led by personal request or referral	We aim to enable customers to continue to live independently in their own homes. This is done by providing equipment and making modifications in our customers' homes that meet their needs.
<b>Influencing Indicator</b>	<b>Linked to</b>	<b>Data</b>	<b>Total</b>	<b>Target</b>	<b>Trend</b>	<b>Council</b>	<b>Report on Progress</b>	<b>Additional comments/ comparisons</b>
I4. No. of disabled facilities grants awarded  Responsible Officer Sally Farthing Corporate Manager Heather Worton		<b>2016/17</b> Qtr.3 Qtr.4 <b>2017/18</b> Qtr.1 Qtr. 2 Qtr. 3 Qtr. 4	37 44			BDC	Demand led.	We aim to assess and support an individuals need to live as independently as possible
<b>Influencing Indicator</b>	<b>Linked to</b>	<b>Data</b>	<b>Total</b>	<b>Target</b>	<b>Trend</b>	<b>Council</b>	<b>Report on Progress</b>	<b>Additional comments/ comparisons</b>
I5. No. of households for whom homelessness was prevented via the private rented sector  Responsible Officer Victoria Stuart Corporate Manager Heather Sparrow	T2, T3	<b>2016/17</b> Qtr. 1 Qtr. 2 Qtr.3 Qtr.4 <b>2017/18</b> Qtr.1 Qtr. 2 Qtr. 3 Qtr. 4	11 6 8 2 7	Increase		BDC	Prevents households from going into B&B NB. Partly influenced by landlord stipulations (ie won't accept benefit claimants)	Future funding through the flexible homeless support grant will be determined based on number of preventions via the private rented sector
<b>JSP Homes for ageing population</b>								
<b>We will review our own sheltered housing stock to understand how current provision needs to change to meet future needs</b>								
<b>Understand the needs for different types of accommodation - care homes, supported housing, lifetime homes, special needs accommodation - and support their delivery</b>								
<b>Tracking Indicator</b>	<b>Linked to</b>	<b>Data</b>	<b>Total</b>	<b>Target</b>	<b>Trend</b>	<b>Council</b>	<b>Report on Progress</b>	<b>Additional comments/ comparisons</b>
T1. The 2017 Strategic Housing Market		<b>2017/18</b>						Contributed to the granting of planning permission

<p>Assessment contains evidence of housing need for an ageing population. A suitable tracking indicator will be derived asap in collaboration with HRA and Housing Enabling teams.</p> <p>Responsible Officer Anne Bennett Corporate Manager Anne Bennett</p>		Qtr. 4				BDC		in Hadleigh for Lifetime Home standard dwellings + 34 retirement living apartments
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