



## SHEFFIELD CITY COUNCIL

### Cabinet Report

---

**Report of:** James Henderson, Director of Policy, Performance & Communications

---

**Report to:** Cabinet

---

**Date:** 27<sup>th</sup> May 2015

---

**Subject:** Economic and Environmental Wellbeing Scrutiny and Policy Development Committee: Private Sector House Building

---

**Author of Report:** Matthew Borland 0114 2735065

---

**Key Decision:** No

---

#### Summary:

The Economic and Environmental Wellbeing Scrutiny and Policy Development Committee undertook in depth work on private sector house building in the city.

This was done through a Task Group. Drawing on what the Task Group found and heard the attached report makes 6 recommendations in the following four areas:

- Land disposal
- Culture
- Transparency / Communications
- City Centre

This Cabinet report presents the Scrutiny Committee's report to Cabinet. It requests a joint response from the relevant Cabinet Members to the Private Sector House Building report, and a further report to the Committee updating on progress.

---

### **Reasons for Recommendations:**

In order to make it clear to the Scrutiny Committee what actions the Council is committing to, the Committee requests a joint response report to its Private Sector House Building report.

To enable the Committee to scrutinise progress made in implementing the recommendations the Committee requests a further report back on implementation.

---

### **Recommendations:**

Cabinet is asked to:

1. Thank the Economic and Environmental Wellbeing Scrutiny Committee for its work on Private Sector House Building
  2. Note the Private Sector House Building Report that is attached as Appendix A to this report
  3. Agree that a joint response report from the Cabinet Member for Housing and the Cabinet Member for Finance and Resources is provided to the Economic and Environmental Wellbeing Scrutiny Committee's July 2015 meeting
  4. Agree that a further report to the Economic and Environmental Wellbeing Scrutiny Committee on progress on implementing the recommendations be provided to the Committee by the end of October 2015
- 

**Background Papers:** None

---

**Category of Report:** OPEN

---

## Statutory and Council Policy Checklist

<b>Financial Implications</b>
NO Cleared by: Julie Fletcher
<b>Legal Implications</b>
YES Cleared by: Andrea Simpson
<b>Equality of Opportunity Implications</b>
YES Cleared by: Adele Robinson
<b>Tackling Health Inequalities Implications</b>
NO
<b>Human Rights Implications</b>
NO
<b>Environmental and Sustainability implications</b>
NO
<b>Economic Impact</b>
YES
<b>Community Safety Implications</b>
NO
<b>Human Resources Implications</b>
NO
<b>Property Implications</b>
YES
<b>Area(s) Affected</b>
All
<b>Relevant Cabinet Portfolio Lead</b>
There are recommendations relevant to: Cabinet Member for Housing Cabinet Member for Finance and Resources
<b>Relevant Scrutiny Committee</b>
Economic and Environmental Wellbeing Scrutiny and Policy Development Committee
<b>Is the item a matter which is reserved for approval by the City Council?</b>
NO
<b>Press Release</b>
NO

## **Report to Cabinet**

### **Economic and Environmental Wellbeing Scrutiny and Policy Development Committee: Private Sector House Building**

#### **1. Summary**

- 1.1. The Economic and Environmental Wellbeing Scrutiny and Policy Development Committee undertook in depth work during 2014/15 on private sector house building in the city.
- 1.2. This was done through a Task Group made up of a number of Members of the whole Committee. The role of the Task Group was to scrutinise the Council's policies and practices to assess whether the Council has in place robust arrangements to meet the housing challenge facing the city and to identify any additional measures required to facilitate more private sector house building in the city. The full Task Group report is attached as Appendix A.
- 1.3. This report presents the Scrutiny Committee's report to Cabinet. It requests a joint response from the relevant Cabinet Members on the recommendations made in the Private Sector House Building report for the Committee's July 2015 meeting, and a further report to the Committee updating on progress by the end of October 2015.

#### **2. What does this mean for Sheffield People**

- 2.1. The Strategic Housing Market Assessment states that Sheffield requires between 1,975 and 2,425 new homes per year. The recommendations in the Task Group report are about how the Council can facilitate more private sector house building in the city to meet this demand.

#### **3. Outcome and Sustainability**

- 3.1. The outcome of the Private Sector House Building report will be determined by the response to the report from the Cabinet Member for Housing and the Cabinet Member for Finance and Resources and any subsequent implementation they choose to make.

#### **4. Private Sector House Building report**

- 4.1. Drawing on what the Task Group found and heard the report makes 6 recommendations in the following four areas:

- **Land disposal**

- 1) The Cabinet Member for Finance and Resources investigate ways to streamline the land disposal process, in conjunction with the respective Executive Directors by October 2015.

- 2) The Cabinet Member for Finance and Resources ensures that as part of any future service delivery that the incentives for the delivery of property services align with Council's priorities for the city and take into account the longer term benefits land disposal for housing can bring. To report back on progress by October 2015.

- **Culture**

- 3) The Cabinet Member for Housing takes measures to ensure the proactive approach to stimulating house building is fully understood throughout the Council, particularly by front line staff dealing with developers. To report back on progress by October 2015.

- **Transparency / Communications**

- 4) The Cabinet Member for Housing takes steps to promote better understanding of the Council's flexible approach in order to attract developers to the city. To report back on progress by October 2015.
- 5) The Cabinet Member for Housing takes steps to ensure there are opportunities for private sector developers and others to contribute to, and inform the Council's approach to housing development, including consideration of the establishment of a consultancy group. To report back on progress by October 2015.

- **City Centre**

- 6) The Cabinet Member for Housing undertakes further work to develop a fully integrated approach to a range of housing in the city centre, including family housing and the associated infrastructure requirements this type of housing would require, e.g. schools. To report back on progress by October 2015.

## **5. Legal Implications**

- 5.1. This report provides Cabinet with the Economic and Environmental Scrutiny Committee's Private Sector House Building Report. The Cabinet Member for Housing and the Cabinet Member for Finance and Resources are being asked to jointly respond to the Scrutiny Committee, and to then update the Committee on progress.
- 5.2. Where the Council chooses to implement a recommendation from the Committee's report that requires a further decision to be made this would be taken in the usual manner and in line with the Council's constitution / Leader's Scheme of Delegation. The legal implications of any proposal will be fully considered at that time.

- 5.3. Under the Local Government Act 2000 there is an explicit power for Scrutiny committees to make reports or recommendations to the Executive (section 21, clause 2(b).)

## **6. Financial Implications**

- 6.1. The Committee is very aware of the financial context in which the Council and partner agencies are now operating. For this reason, some of the recommendations focus on how the Council can make better use of its resources to increase the rate of private sector house building in the city.
- 6.2. Where the Council chooses to implement a recommendation from the Committee's report that requires a further decision to be made this would be taken in the usual manner and in line with the Council's constitution / Leader's Scheme of Delegation. This would include any financial implications. This report to Cabinet is not seeking authority for new or additional expenditure.

## **7. Equalities Implications**

- 7.1. As a Public Authority, we have legal requirements under Section 149 and 158 of the Equality Act 2010. These are often collectively referred to as the 'general duties to promote equality'. To help us meet the general equality duties, we also have specific duties, as set out in the Equality Act 2010 (Specific Duties) Regulations 2011. We have considered our obligations under this Duty in this report and the Council is committed to ensuring that all citizens, have access to appropriate and accessible housing including those who face additional barriers such as disabled people.
- 7.2. Where the Council chooses to implement a recommendation from the Committee's report that requires a further decision to be made this would be taken in the usual manner and in line with the Council's constitution / Leader's Scheme of Delegation. Any actions taken or decisions made would include consideration of any equalities implications including equality impact assessments and appropriate consultation to ensure the Council fulfils its statutory obligations including equality related building regulations.

## **8. Other relevant implications**

- 8.1. The recommendations in the Task Group's report aim to enable more private sector housing to be built in the city which, if implemented, would be expected to have a positive economic impact.
- 8.2. There are potential property implications depending on how the Cabinet Member for Finance and Resources chooses to respond to the two recommendations regarding Land Sales.

## **9. Next Steps**

- 9.1. The Committee are requesting a formal joint response report from the Cabinet Member for Housing and the Cabinet Member for Finance and

Resources is provided to the Economic and Environmental Wellbeing Scrutiny Committee's July 2015 meeting.

- 9.2. Following on from this the Committee further requests a report back on progress on implementing the recommendations in the Private Sector House Building report is provided by the end of October 2015.

## **10. Alternative Options Considered**

- 10.1. An alternative option in relation to the recommendations below would be to do nothing with the Task Group Report. However, given the time and effort spent by the Task Group and contributions to the work from external organisations this is not deemed a viable option.
- 10.2. An alternative option in relation to the recommendations below would be to respond to Committee's report over a much longer timescale. However, the Scrutiny Committee wishes to see a fast response to its recommendations. The Committee believes a report to its July meeting strikes an appropriate balance between speed and allowing sufficient time for Cabinet Members and officers to consider the recommendations in the Private Sector House Building report.

## **11. Reasons for Recommendations**

- 11.1. In order to make it clear to the Scrutiny Committee what actions the Council is committing to the Committee requests a joint response report to its Private Sector House Building report.
- 11.2. To enable the Committee to scrutinise progress made in implementing the recommendations the Committee requests a further report back on implementation.

## **12. Recommendations**

12.1. Cabinet is asked to:

1. Thank the Economic and Environmental Wellbeing Scrutiny Committee for its work on Private Sector House Building
2. Note the Private Sector House Building Report that is attached as Appendix A to this report
3. Agree that a joint response report from the Cabinet Member for Housing and the Cabinet Member for Finance and Resources is provided to the Economic and Environmental Wellbeing Scrutiny Committee's July 2015 meeting
4. Agree that a further report to the Economic and Environmental Wellbeing Scrutiny Committee on progress on implementing the recommendations be provided to the Committee by the end of October 2015

This page is intentionally left blank