

**1 December 2015**

## **Planning and Licensing Committee**

### **Authority Monitoring Report: Housing**

**Report of:** *Gordon Glenday – Head of Planning & Development*

**Wards Affected:** *All*

**This report is:** *Public*

#### **1. Executive Summary**

- 1.1 Each year the Council publishes an Annual Monitoring Report (AMR). This sets out how the Borough's planning policies have been implemented over the previous financial year and monitors progress on the preparation of documents as set out in the Council's Local Development Scheme timetable.
- 1.2 Regulations specifying the content and frequency with which the Annual Monitoring Report must be published have changed. Local planning authorities now have more flexibility when monitoring, no longer needing to wait annually until publishing information. This coincides with a change of name to "Authorities Monitoring Reports", reflecting the fact that information can be published as and when it becomes available.
- 1.3 A residential monitoring update has been prepared with information relating to residential completions for the period 1 April 2014 to 31 March 2015. This update forms the first of what will be a series of updates each reporting on different monitoring issues, which together will form the Council's Monitoring Reports.

#### **2. Recommendation**

- 2.1 To approve the Housing chapter of the Authority Monitoring Report 2014/15, as set out in Appendix A.**
- 2.2 To approve the new approach to monitoring data, publishing information once it becomes available as part of the Council's Authority Monitoring Report and in a variety of formats online.**

### **3. Introduction and Background**

- 3.1 This report provides an update of key residential indicators. It also introduces the first of a series of updates each reporting on different monitoring issues, which together will form the Authority Monitoring Report.
- 3.2 The Localism Act 2011 and 2012 Regulations set out changes to the Council's monitoring responsibilities, giving local planning authorities more flexibility as to how and when they prepare their reports and how often. The requirement to submit to the Secretary of State has been removed and a requirement introduced for local planning authorities to publish this information directly to the public at least yearly in the interests of transparency.
- 3.3 The indicators used to monitor the Local Plan are in the process of being updated as the Council prepares a new Local Development Plan for the Borough. Once adopted the new Plan will establish targets and indicators that will be used to monitor the effectiveness of its policies over time.
- 3.4 Prior to the adoption of the new Plan this paper provides an update of key residential indicators and forms the first of what will be a series of downloadable reports and spreadsheets. It is important that the Council publishes this information in order to share performance and achievements with the local community as information becomes available.
- 3.5 This report is to approve residential monitoring information for 2014/15. In future additional monitoring information will be published as it becomes available, such as employment and retail figures. Together the series of monitoring updates will form the Borough's Authority Monitoring Report.

### **4. Issue, Options and Analysis of Options**

- 4.1 Key findings from 2014/15 housing monitoring are:
- *Housing Completions* – A total of 159 (net) homes were completed during 2014/15, equating to 54 more residential completions than in 2013/14. However, this still falls short of the Borough's objectively assessed housing need (362 dwellings per year) by 203 dwellings.
  - *Affordable Housing* – An important issue within the Borough with house prices significantly higher than average prices for England. The

supply of affordable housing is variable from one year to another. A total of 19 affordable homes were completed in 2014/15, which contributes 10.7% of all homes completed in the monitoring year. This contrasts to no affordable housing completions in 2013/14.

- 4.2 The full Housing chapter of the Authority Monitoring Report 2014/15 to be published is set out in Appendix A.
- 4.3 The Government has instructed local authorities to take a proactive stance to publishing all information, making sure that it is easy to find and understand. Guidance states that data must be published without restriction. Public data should be released in an "open format" that is reusable, available to everyone to be exploited for social and/or commercial purposes.
- 4.4 To this end the Council has committed to the DataShare service, available to view on our website under "Open Data". This service makes it easier for everyone to access and inspect data, and simpler for developers to use the data in their applications, websites and widgets.
- 4.5 Planning and related data published as part of the Authority Monitoring Report will also be available to view on DataShare. This will be made available for viewing online or downloading in accessible formats. This supports the Council's commitment to transparency, involvement and innovation, making public data (that is not sensitive or personal) freely available to view and download in a variety of formats. The Council's DataShare site can be accessed at [opendata.brentwood.gov.uk](http://opendata.brentwood.gov.uk).

## **5. Reasons for Recommendation**

- 5.1 Publication of the Housing chapter for the Authority Monitoring Report 2014/15 allows information on residential completions in the Borough to be shared with the local community, as well as other related information. It also meets the monitoring requirements set out in the Town and Country Planning Regulations 2012, as amended by the Localism Act 2011.
- 5.2 Unlike previous Annual Monitoring Reports published each year, Authority Monitoring Reports can provide up to date information on specific issues as and when it becomes available. This allows for greater transparency and up-to-date feedback.
- 5.3 In addition to publishing monitoring information in usual formats, such as a PDF document on the Planning pages of the Council's website, using the

DataShare site will help meet the Council's commitment to being open and transparent. Planning monitoring data will be freely available to view and download in a variety of formats.

## **6. Consultation**

- 6.1 Authority Monitoring Reports are not subject to public consultation. Documents that the report will provide updates on will be available for public consultation (i.e. Local Development Plan, Community Infrastructure Levy, and Neighbourhood Plans).

## **7. References to Corporate Plan**

- 7.1 The Local Development Plan is a key priority in the Council's recently adopted corporate plan 'Vision for Brentwood' 2016-2019.
- 7.2 Authority Monitoring Reports monitor the implementation of the Local Development Scheme (Local Plan timetable) and the extent to which policy targets are being achieved.

## **8. Implications**

### **Financial Implications**

**Chris Leslie, Finance Director**

**01277 312 542 / christopher.leslie@brentwood.gov.uk**

- 8.1 The cost of monitoring data, both as part of preparing a new Local Development Plan for the Borough and the statutory requirements of regularly publishing information, has been accounted for within the Planning Policy budget.

### **Legal Implications**

**Chris Potter, Monitoring Officer**

**01277 312 860 / christopher.potter@brentwood.gov.uk**

- 8.2 The requirement to regularly publish monitoring data related to Local Development Plan progress and policy implementation is set out in the Town and Country Planning Regulations 2012 as amended by the Localism Act 2011.

**Other Implications** (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

- 8.3 There are no other implications identified that are not already specified within this report.

**9. Background Papers**

9.1 None

**10. Appendices to this report**

Appendix A - Authority Monitoring Report 2014/15, Housing (November 2015)

**Report Author Contact Details:**

**Name:** Camilla James, Senior Policy Planner  
**Telephone:** 01277 312528  
**E-mail:** [camilla.james@brentwood.gov.uk](mailto:camilla.james@brentwood.gov.uk)