

<h1>Liverpool City Region Housing Strategy: Action Plan 2008-2011</h1>	
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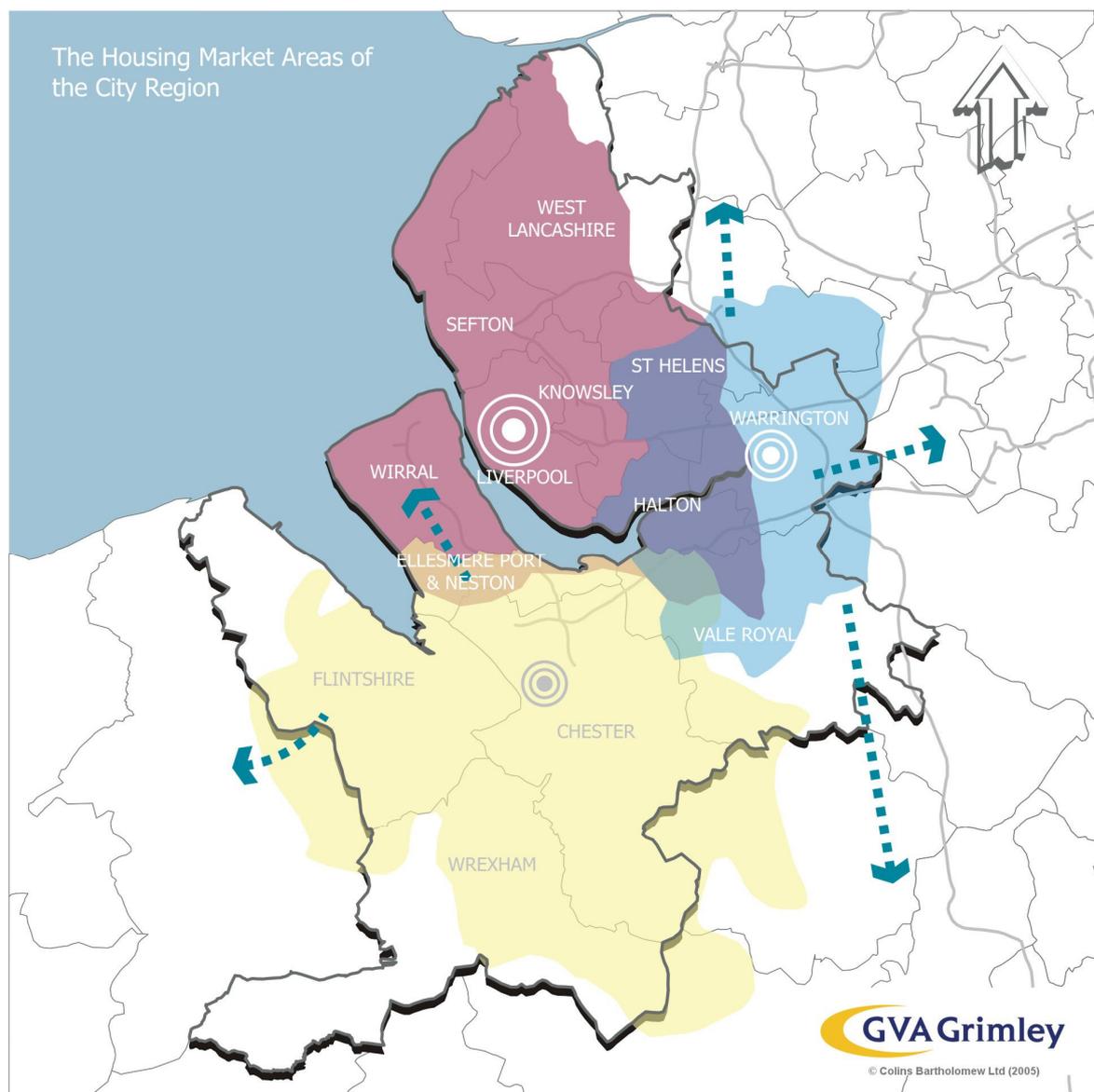
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Liverpool City Region Housing Strategy Action Plan 2008-2011

Map 1 – Liverpool City Region Housing Market Areas



Source: GVA Grimley – Liverpool City Region Housing Strategy

EXECUTIVE SUMMARY AND RECOMMENDATIONS

- 1.1 The Liverpool City Region Housing Strategy Action Plan draws together a series of actions required to implement and further develop the Liverpool City Region Housing Strategy (LCRHS) and associated planning framework. In compiling this Plan, arc4's main consideration has been to ensure the Housing Strategy can be delivered effectively. Accordingly, due consideration has been given to the appropriate joint working arrangements at the City Regional, Housing Market Area (HMA) and local authority level and the limited resources and competing priorities of all partners.
- 1.2 The proposals contained in this Plan focus on the actions to be progressed across local authority boundaries in order to deliver the Housing Strategy and to strengthen the on-going City Regional working arrangements. They have been developed in close consultation with LA, RSL and other partners, as arc4 believe it is important to work "with the grain" of partners' priorities. We have also taken account of the limited capacity for City Regional work and the existing responsibilities of the people involved and have been impressed by the willingness to engage in these consultations across the City Region.
- 1.3 To maximise the chance of success, the proposals take advantage wherever possible of existing working arrangements. They pick up the themes that are recognised to be important by the teams themselves. As a result, there is an Action Plan, which sets out the steps to be taken, the responsibilities and the timescales for City Regional or Housing Market Area work.
- 1.4 The key to successfully implementing this work will be to:
 - endorse and establish the necessary implementation working arrangements;
 - ensure that responsibilities are clearly defined and have timelines;
 - monitor and review progress; and
 - establish governance arrangements which will provide leadership for this work.
- 1.5 The main recommendations therefore focus on these steps, detailing the governance proposals, the working arrangements, actions to achieve effective monitoring and review, the potential MAA performance framework and specific resource requirements.

Recommendations

- 1.6 The report assesses the requirements for implementing the LCRHS and its proposed Strategic Enabler Policy responses. The recommendations provide the foundations for the City Region to deliver actions under five main themes within the action plan. The five themes are:
 - **Affordability** – this covers evidence gathering, joint affordable housing policy work and ways to help deliver more affordable homes.
 - **Housing Supply** – this theme involves housing growth bids and joint assessments of land availability for housing, which underpin economic and housing growth for the City Region.

- **Progressing Regeneration Priorities** – concerned with diversifying house types and sizes to reflect a balanced mix of housing and improving the 15% most deprived areas (inclusive of NewHeartlands) to achieve sustainable neighbourhoods.
- **Housing Strategy update and Evidence Base** – discusses Housing Strategy work at a HMA level, the collection of consistent data across all LCR local authorities and raising awareness of LCR Housing Strategy objectives amongst key stakeholders (including RSLs).
- **MAA and Strategic Housing Objectives** – this theme considers the opportunity to work at a LCR level to determine what housing-related indicators for regeneration and housing growth objectives could be included in a LCR-wide MAA.

Governance Recommendations

Comment □ August 2008

Since the Action Plan was originally prepared, work to develop new governance arrangements for the six Merseyside authorities has continued, and the recommendations for governance and the role of working groups etc. will be considered in this light.

The principal decision making body will be a City Region Leaders' Cabinet, which will be supported by a number of topic-based boards, including the Housing and Spatial Planning Board. There will also be a Research and Information Board, which will have a key role in coordinating intelligence, joint working etc and will therefore need to be closely linked to work on the LCRHS.

As part of the process of establishing the boards, the role of the many working groups which currently exist is being reviewed. It is likely that there will be separate housing and planning officer groups to advise and support the board, with elected members serving on the board itself. The role of those authorities outside Merseyside will also be considered.

- 1.7 The current **Merseyside Housing Forum** should consider:
- inviting members from West Lancashire, Warrington, Chester, Ellesmere Port and Neston, and Vale Royal to join the Forum, with observers from the Welsh Authorities that fall within the functional Liverpool City Region;
 - providing the facility to have a sub-group meeting in the event that decisions are required specifically for Merseyside;
 - reviewing the name of the Forum to reflect a wider Liverpool City Regional role.
- 1.8 The new **Housing and Spatial Planning Board**, may consider the following to be part of its remit:

- The working arrangements that have been proposed in this document.
- The key elements of this Action Plan.
- The extension of its membership and role so that it covers the whole of the Liverpool City Region rather than being limited to the Merseyside area.

Working Groups Recommendations

- 1.9 To ensure the appropriate working arrangements are in place to implement and maintain the LCRHS, it is recommended that:
- The South HMA Area extends the Mersey Dee Alliance group to include Vale Royal to address the identified policy issues;
 - The North HMA Area should re-establish the Merseyside Housing and Planning Officer Group to address policy issues at an officer level and comprise the 5 local authorities in the North HMA, including West Lancashire;
 - The Mid-Mersey Forum in the East HMA, be invited to operate as part of the LCR structure;
 - Two new groups are established to take forward the City Region issues relating to private sector renewal (empty homes in particular) and the sustainable communities priorities for the City Region; and
 - The Steering Group for the LCRHS continues, with a revised membership, to oversee the implementation and review of the Strategy.
- 1.10 It is recommended that each of the officer-level HMA groups, the specialist groups and the Steering Group should meet at least every quarter (or bi-monthly) to take forward the policy actions within this LCRHS Action Plan.
- 1.11 The working group arrangements suggested are fundamental to making the delivery of the Affordability, Housing Supply and Progressing Regeneration themes work.

Monitoring Recommendations

- 1.12 To ensure the Action Plan is delivered and effectively monitored through a review framework, it is recommended that Liverpool City Region local authority partners extend (if possible) the central custodian arrangement of Mott MacDonald MIS to the non-Merseyside local authorities of Warrington, Chester, Vale Royal, Wrexham, Flintshire, West Lancashire and Ellesmere Port and Neston.
- 1.13 The LCR Housing Strategy steering group should monitor and review the Housing Strategy Action Plan on an annual basis with progress updates provided to all relevant groups. The Steering Group will provide an annual review to the Housing and Spatial Planning Board, identifying revisions to the Strategy or specific targets.

Performance Framework and Indicator Recommendations

Multi-Area Agreement Indicators for Regeneration

- 1.14 The potential for developing an MAA to underpin the key strategic housing objectives should be explored. This will be important in setting clear targets, with Government, which demonstrate the strategic importance of community regeneration and integrated housing growth as part of the overall City Region Development Plan. It will also underline the vital role of NewHeartlands as a key economic and regeneration sub-regional initiative for revitalising the heart of the City Region. These objectives are seen as critical for the longer-term economic success and viability of the City Region.
- 1.15 In order to monitor the success of the Regeneration work being carried out through the NewHeartlands Pathfinder and through other major regeneration programmes, the Housing and Spatial Planning Board may wish to consider a combination of Central Government Core Indicators and NewHeartlands market change indicators as illustrated in paragraph 5.26.

Multi-Area Agreement Indicators for Housing Growth Bids

- 1.16 The development of housing-related indicators as part of a LCR MAA that reflect Successful Growth bids is an integral part of monitoring the delivery of the LCR Housing Strategy Action Plan. Two of the most important issues highlighted in the Strategy and the Action Plan focus on delivery of affordable housing and housing supply in general.
- 1.17 The Housing and Spatial Planning Board should consider the following National Indicators as a minimum within any potential LCR MAA for Housing Growth Bids;
- NI 154 – Net additional Homes provided.
 - NI 155 – Number of Affordable homes delivered (gross).

Resource Recommendations

- 1.18 The Action Plan has been constructed to operate within available resources wherever possible, but two key issues have been identified which will need the continued attention of the Steering Group and possibly the Housing and Spatial Planning Board. These are;
- Resourcing the Merseyside Policy Unit so that it has the capacity to service the Steering Group and the Board.
 - Ensuring that the North HMA working group identifies sufficient capacity to co-ordinate and drive forward its priority actions.

Action Plan Recommendations

- 1.19 All the main actions for the working groups are set out in the Action Plan Schedule at section 6 of this report. It is recommended that this schedule:
- be agreed as a working document for use by the Steering Group and the working groups, and
 - be updated annually; this up-date will be one of the main tasks for the Steering Group.

2.0 INTRODUCTION

Background

- 2.1 Over the last few years, partners across the City Region have been working collaboratively to fully understand the way in which their housing markets operate, interact and complement each other. The City Region has set out its strategic economic growth plans for the Liverpool City Region through the City Region Development Programme (CRDP), which builds upon recent economic successes and puts in place the strategic infrastructure that is required to sustain growth.
- 2.2 As part of this process to deliver the economic growth of the City Region, all the City Region authorities have jointly agreed a response to the Draft Regional Spatial Strategy. This included details of the sustainable level of housing supply at the local level in order to regenerate the most vulnerable parts of the City Region and plan for growth in a sustainable way.
- 2.3 The LCRHS is a key element of the City Region Development Programme and will help deliver the Sustainable Communities element of the CRDP. The strategy provides a framework for housing investment to support regeneration and economic growth in the City Region. It also sets a strategic context for local authorities' Local Development Frameworks; future reviews of the Regional Spatial Strategy in the North West, the Regional Economic Strategy and the Regional Housing Strategy as part of the new integrated Regional Plan for the North West.
- 2.4 The first phase of work on the LCRHS was carried out by Ecotec, who carried out an analysis of available data, identified the three housing market within the City Region and produced a brief for production of the Strategy itself. This second phase of work, including the preparation of three Housing Market Assessments, was done by a consortium of consultants led by GVA Grimley LLP. A steering group drawn from all of the City Region's local authorities oversaw this work.
- 2.5 The Strategy was first issued in May 2007, with some relatively small changes (relating to the prioritisation of vulnerable areas and the level of housing provision in the Southern Markey area) being agreed over the summer of that year with final completion in December 2007. In order to take forward the delivery of the LCRHS, its monitoring and review, the Steering Group were very keen to develop an Action Plan to this end. Accordingly, in July 2007, arc⁴ were commissioned to develop such an Action Plan that would assist in the delivery of the Liverpool City Region Housing Strategy 2008 – 2011.

National and Regional Policy Developments

- 2.6 Since the Liverpool City Region Housing Strategy was produced in the spring of 2007, there have been a number of policy developments nationally and regionally.
- 2.7 Nationally, emerging legislation and guidance has brought the overall delivery of housing numbers to the fore, with the Housing Green Paper introducing ambitious new targets (2 million new homes by 2016 and 3 million by 2020). Alongside the new delivery targets the proposed distribution formula for housing and planning delivery grant (which will replace the planning delivery grant system) is looking to financially reward local authorities for their housing delivery within their boundaries.
- 2.8 The Government also announced in 2007 that the Growth Points initiative – designed to support large-scale housing growth – would be extended for the first time to the north of England. The initiative is intended to provide support for areas to bring forward early housing development. Three expressions of interest were submitted – by Halton and St Helens (with Warrington), by Liverpool and Wirral, and by Chester, Ellesmere Port and Vale Royal. At the time of writing, [February 2008] decisions about which bids have been successful have not been announced.¹
- 2.9 The July 2007 report by HM Treasury “Review of sub-national economic development and regeneration” set out a range of proposals designed to ensure that UK regions achieve the desired level of economic growth. These include concentrating neighbourhood renewal funding more closely on the most deprived areas, allowing sub-regions (through MAAs) to establish formal joint arrangements for a range of policy areas and moving towards a single regional strategy encompassing the current Economic, Spatial and Housing strategies.
- 2.10 At the North West level, the Regional Housing strategy is being reviewed. This will ensure that the region’s priorities are better linked to the changed national policy picture, in particular the emphasis on affordable housing. At the same time (although at the time of writing [February 2008] proposed changes to the draft Regional Spatial strategy have not yet been published)² work is underway on a partial review of the RSS. This will cover such topics as the identification of housing market areas and revision of housing provision figures. Work already carried out for the North West Regional Assembly to identify housing market areas has supported the findings of the early stages of the Liverpool City Region Housing Strategy.
- 2.11 Recently the NewHeartlands Housing Market Renewal Pathfinder has recently had its funding allocation for 2008-2011 announced. At £152 million it is the largest allocation of any of the 9 pathfinders, and will therefore allow

¹ The Department for Communities and Local Government announced in July 2008 that all three Growth Point expressions of interest had been successful.

² Proposed Changes to Regional Spatial Strategy for the North West were published by Government Office for the North West (on behalf of the Secretary of State for Communities and Local Government) in March 2008.

NewHeartlands to continue to make a major contribution to regeneration at the heart of the conurbation.

- 2.12 The development of the Liverpool City Region Housing Strategy Action Plan aims to build on all of these papers and practice guidance documents to ensure that the delivery of the Housing Strategy involves a strong governance and accountability arrangement to assist with the on-going monitoring and priority setting of future Housing Strategies.

Purpose of the Action Plan

- 2.13 The Strategy document identifies 52 policy responses to the 7 strategic enablers and a comprehensive range of monitoring tools. Whilst all these are important to guide the actions of individual local authorities, they are not all appropriate for action at the City Regional level. The latter part of this section will return to consider individual local authority actions resulting from the proposed policy responses. So the first key issue is to identify the items that most require City Regional work. These are those parts of the Strategy which;
- require concerted work across the City Region, or depend on cross local authority working; and
 - will benefit substantially from cross local authority working within the City Region.
- 2.14 Secondly, the Action Plan needs to match these items with potential capacity and willingness to take forward the work required. We recognise that work on City Regional strategy usually has to be done alongside work on the local authority's own strategy and programmes. There is therefore much practical merit in linking the Action Plan to established or emerging working arrangements. In this way, we can avoid adding another layer of work. By ensuring the work is integrated with important local priorities, working in City Regional Groups should also help to spread the workload and add value to work being done in each participating local authority.
- 2.15 The Action Plan has therefore been developed in close consultation with local authorities and RSL partners. Discussion in Housing Market Area groups explored where there was an appetite, or enthusiasm, for joint working. It explored the potential to integrate existing working arrangements with the actions desirable to take forward the Liverpool City Region Housing Strategy. From this, the following main themes and suggestions about working arrangements evolved.

3.0 APPROACH TO THE ACTION PLAN

Developing the Themes

- 3.1 The early stage of the action planning process involved reviewing the seven strategic enablers within the Housing Strategy which are:

- Strategic Enabler 1: Planning for a sustainable level of growth
- Strategic Enabler 2: Sustainable growth locations
- Strategic Enabler 3: Priority regeneration areas
- Strategic Enabler 4: Creating balanced markets
- Strategic Enabler 5: Delivering a better choice of affordable housing
- Strategic Enabler 6: Delivering quality neighbourhoods
- Strategic Enabler 7: Equality and Diversity

3.2 From the policy recommendations contained within these seven strategic enabling themes there was a strong correlation with certain topic areas and local authorities jointly agreed what the main priorities were from a strategic perspective. This prioritisation, coupled with the strong policy recommendations coming from the LCRHS, helped structure the consultation process through the individual HMA meetings and individual telephone interviews. The following themes are the result of this process, which are reflected in the Action Plan in section five:

- Affordability
- Housing Supply
- Progressing Regeneration Priorities
- Housing Strategy Update and Evidence Base
- Multi Area Agreements (MAAs) and Strategic Housing Objectives

Links between Strategic Enablers and Themes

3.3 Within the Action Plan there are clear links with individual actions and which Strategic Enabler Policy recommendation it relates to.

3.4 Taking all the action points within the action plan and cross-referencing them with the Strategic Enabler themes, the table below summarises the links between both themes;

Action Plan Theme	Strategic Enabler Theme in Housing Strategy
Affordability	SE 5: Delivering a Better Choice of Affordable Housing
Housing Supply	SE 1: Planning for a Sustainable Level of Growth SE 2: Sustainable Growth Locations
Progressing Regeneration priorities	SE 3: Priority Regeneration Areas SE 4: Creating Balanced Markets SE 6: Delivering Quality Neighbourhoods

Housing Strategy Update & Evidence Base	SE 1: Planning for a Sustainable Level of Growth SE 6: Delivering Quality Neighbourhoods
MAA and Strategic Housing Objectives	SE 2: Sustainable Growth Locations SE 3: Priority Regeneration Areas SE 4: Creating Balanced Markets

- 3.5 In section seven of this document, certain potential themes initially discussed at the consultation stage with HMA Areas no longer appear as separate themes. These relate to LDF Development and Choice Based Lettings. The reason for this is because during consultation with HMA areas and individual Local Authorities, there was a common acknowledgement that extensive joint work on LDFs at a HMA area level would not be practical. It would be time-consuming whilst the reality is that individual Local Authorities were working extremely hard to meet the current deadlines of ensuring their Core Strategies were progressing. These elements of the proposals do not therefore appear in the Action Plan.
- 3.6 Choice-Based Lettings have not been removed completely from the themes but in line with the strategic enabler policy recommendations, has been included in the Affordability theme designed to help improve access and the quantity and quality of affordable housing that can be made available for local communities.

Affordability Theme

- 3.7 The Action Plan has focussed on this theme in some detail because, as part of the consultation with each HMA area, local authorities confirmed that affordable housing issues are very important or are increasing in priority. The main actions covered focus on evidence-base gathering, joined-up affordable housing policy work, affordable housing mechanisms to help deliver more homes and shared work on delivering empty homes policies that will increase the amount of affordable housing available. The actions to be implemented by the Housing Market Area groups will be:
- To take forward the work needed to carry out combined Strategic Housing Market Assessments;³
 - To develop Affordable housing policies – in response to identified need – as part of the LDF process that are consistent and provide a robust basis to help achieve the affordable housing numbers identified in the Housing Strategy;
 - To develop best practice in the form of an obligations paper on section 106 agreements, commuted sum calculations and defining what is affordable; and
 - To review and consider joint empty homes strategies to help deliver more affordable housing.
- 3.8 The outcomes from this theme should be:-
- Strategic Housing Market Assessments for each HMA Area

³ This needs to be set in the context of those carried out as part of the Partial Review of Regional Spatial Strategy for the North West.

- Planning obligations paper for each of the HMA Areas
- Report to Housing and Spatial Planning Board on decision to develop HMA Area empty homes strategies
- Affordable Housing numbers included in all local authorities Core Strategies.

Housing Supply Theme

- 3.9 Housing Supply is a key theme within the Action Plan. Not only does this section cover New Growth Point bids from some of the local authorities, it also looks at housing numbers and assessments of land availability for housing development, all of which underpin economic and housing growth for the City Region. The action points for the HMA groups to focus on are:
- A commitment to conduct joint strategic land assessments and employment land studies when assessing land supply for housing;
 - To monitor the number of new dwellings being built, to monitor progress against targets set in the Housing Strategy for Growth; and
 - To offer support on growth proposals (including a potential growth submission), which is consistent with the strategy.
 - To provide guidance about how growth proposals are aligned with the commitment to delivery of priority regeneration objectives, including NewHeartlands.
- 3.10 A key task arising from this theme may be for the Steering Group to co-ordinate, along with the local authorities who have submitted growth bids, an effective and joined-up approach to the next stage of the growth bid submissions, should these be invited. This will ensure that growth bids within the City Region are linked in with the LCRHS objectives and the CRDP.
- 3.11 The outcomes from this theme should be:-
- Review of 3 HMA Growth Bids if accepted
 - Overview of the progress reported through annual AMR reports submitted to MIS by all local authorities
 - Report to Housing and Spatial Planning Board on timetable for when HMA Housing land availability assessments will be completed, and the outcomes of this work.

Progression of Regeneration Priorities Theme

- 3.12 Progression of Regeneration priorities along with Housing Supply and Affordability themes is again very significant for the City Region Housing Strategy. Regeneration of the inner core of the City Region is central to the economic prospects and growth of the region. The policy objective of focusing on the 15% most deprived areas, along with the Pathfinder area, is a significant step towards bringing balance to the housing market and revitalising these deprived neighbourhoods.
- 3.13 The main action points in the Regeneration Priorities Theme are built around individual HMA interventions and City Region level strategic actions. The action points are drawn from the strategy and developed through the preparation of this Action Plan. They include;

- Developing, in particular, larger aspirational dwelling types in the North and East HMA area to replace stock deficit;
 - Prioritising the development of smaller stock in the South HMA area to meet growing demand and lack of smaller dwellings in this area; and
 - Keeping under review the areas that are most vulnerable to decline and where intervention should be considered to address multiple deprivation and improve sustainability;
 - This work will include reviewing the sub-regional priority areas including, within and outside the HMRI Pathfinder areas, those identified from measures of the 15% and 5% most deprived areas.
 - Reviewing and sharing good practice about intervention measures to help maximise the impact of available resources and to strengthen the integration of housing with wider neighbourhood renewal and economic development programmes.
- 3.14 Work towards these outcomes will be coordinated by the Liverpool City Region Housing and Spatial Planning Board and its supporting network.
- 3.15 The outcomes from this theme should be:-
- Increase in larger family house types in the North and East HMA Areas
 - Increase in smaller family housing in the South HMA Area
 - Updating and review of regeneration priorities led by Housing and Spatial Planning Board, with review of best practice

Housing Strategy Update and Evidence-Base Theme

- 3.16 With increasing emphasis being placed on strategic sub-regional housing strategies and the integration of individual local authority strategies with the sustainable community strategies, this theme explored the potential to develop sub-regional housing strategies at the HMA area level.
- 3.17 However, during consultation with local authorities it was evident that local authorities were currently at different stages in preparing their own housing strategies and consequently, there is only potential in the medium term to consider one HMA sub-regional housing strategy as part of this theme.
- 3.18 Collection of data by the central custodian, MIS, and engaging with RSL partners to generate awareness and embed the Housing Strategy objectives in their business plans will be the most important aspect of this theme for local authorities to deliver. The main action points for this theme include;
- Explore the potential for the South HMA to develop a Housing Strategy which recognises its wider role in the LCR and the interaction with the Welsh LAs that are part of the functional LCR;
 - Develop a protocol for local authorities to send data to MIS for the collation of City Regional overview to aid the monitoring framework process of the Housing Strategy; and
 - Work with RSL partners and other delivery agencies to ensure the spatial and regeneration priorities of the LCR Housing Strategy are reflected in their business plans.

- 3.19 The biggest and most important challenge in this theme will be the inclusion of the seven non-subscribing local authorities beyond Merseyside into the monitoring framework of the Housing Strategy. The six Merseyside local authorities already pay annual set up fees to ensure regular data is collected.⁴
- 3.20 The outcomes from this theme should be:-
- Report to Housing and Spatial Planning Board on timetable for South HMA Housing Strategy
 - Non-Merseyside local authorities included in MIS housing market reporting system
 - Key RSL partners to have LCR Spatial and regeneration priorities included in their business plans.

Multi Area Agreement (MAA) and Strategic housing objectives

- 3.21 Stemming from the Government's White Paper '*Strong and Prosperous Communities*' and the '*Review of sub-national economic development and regeneration*' paper, emphasis is being placed on developing Multi Area Agreements (MAAs) to complement the Local Area Agreements (LAAs) already being put in place. There is a new National suite of 198 indicators to choose from, which will form the core monitoring framework of the LAAs.
- 3.22 The work on the Action Plan explored the potential for linking the aims of the Strategy to outputs on a City Regional basis, as well as at local authority level in the new LAA framework. There are strong arguments for setting key overall regeneration and housing growth targets at a cross-LA and City Regional level, recognising that these are fundamental to the success of the City Region. These regeneration and growth objectives bring together the economic development targets with those for sustainable communities and housing. It is expected that key economic targets will be included in an MAA and it would reinforce this interdependence for the relevant Housing Strategy targets to be included alongside.
- 3.23 The development of an MAA would also, at a more immediately pragmatic level, capture the importance of the NewHeartlands regeneration programme for reinvigorating the core of the City Region. This initiative depends on substantial specific funding which currently falls outside the main LAA framework. The responsibility for this funding is expected, in future, to fall within the scope of regional funding allocations guided by the Integrated Regional Strategy, led by the North West Development Agency. Early action, through developing an MAA, to demonstrate the fundamental links between economic developments and this major programme of urban and community regeneration would help to secure the on-going implementation of the 15-year New Heartlands programme, which is now in year 6. The same logic should also apply to other major regeneration initiatives in the City Region Housing Strategy.

⁴ August 2008 – West Lancashire DC has joined the joint monitoring framework. The remaining authorities from the wider city region are not part of these arrangements at present.

- 3.24 The development of an MAA therefore emerges as a theme from this work. The main action points to be addressed are that: -
- The Steering Group should prepare, with others, proposal for inclusion in an MAA covering, for regeneration, a combination of central government Core Indicators and NewHeartlands local performance indicators: and for housing growth a selection of national indicators to form MAA targets (taking account of successful New Growth Point Bids). There is further material about the scope of indicators in section 5.
 - The Housing and Spatial Planning Board should consider the proposals for housing-related elements of an MAA.
- 3.25 The challenge within this theme will be to integrate housing indicators from the National suite of indicators and locally defined performance indicators to provide complementary LAA and MAA performance frameworks for the City Region.
- 3.26 The outcome of this theme is potentially an MAA for North HMA Area local authorities and NewHeartlands Pathfinder, which may be extended to cover other major regeneration initiatives and the housing growth plans, including successful HMA Growth Bids.

4.0 DELIVERY RESPONSIBILITIES

Comment □ August 2008

In considering these proposals, partners accept the principles outlined below but, in line with the earlier comment re: governance arrangements, they will be looked at in the light of the role of the Housing and Spatial Planning Board. One of the board's priorities will be to try to coordinate work in as efficient a manner as possible, both in terms of how this relates to existing work programmes (e.g. Local Development Framework preparation timetables) and the demands on officer time (e.g. keeping a check on the need to attend various meetings).

- 4.1 Through engaging with each Housing Market Area and local authority's strategic partner RSLs in the consultation process, it was clear there was much agreement that the local authorities within each of the HMA Areas faced shared problems. The priorities and issues vary between the HMA areas and therefore it will be most effective to focus much of the joint working at this HMA level. It will also be more manageable than City Regional working, in terms of people and processes. The Action Plan therefore proposes significant joint working arrangements at the HMA level.
- 4.2 Certain of the strategic housing issues faced by many of the local authorities will, however, be better tackled by looking at solutions from a Liverpool City Region perspective. This leads us to propose that the priorities should be to take forward work in relation to shared problems in the private sector housing field, including

work on Empty Homes, and the development of regeneration priorities for neighbourhoods within the City Region.

- 4.3 Within the process of engaging with each of the three defined HMA areas, the potential for HMA joint working explored the benefits and weaknesses of working at this level. The groups identified the biggest benefit is the additional value they can bring to the Liverpool City Region. The HMA groups will also facilitate the joint working of Strategic Housing Officers and Planning Officers.
- 4.4 For the purpose of joint working arrangements, governance and monitoring frameworks, which are discussed later, the three HMA⁵ areas consist of the following Local authorities as illustrated in the map at the front of this Action Plan:
- South HMA Area – Chester, Vale Royal, Ellesmere Port and Neston, Wrexham and Flintshire,
 - North HMA Area – Knowsley, Liverpool, Wirral, Sefton and West Lancashire,
 - East HMA Area – Warrington, St Helens, Halton.

Liverpool City Region Actions

- 4.5 The new Housing and Spatial Planning Board will have an important role to play in leading the work and, in particular, in overseeing the development of the housing element of an MAA relating to regeneration and Growth areas.

Private Sector Renewal

- 4.6 As part of the Housing Strategy Action Plan preparation, HMA groups considered the importance of the private sector housing role within the strategic housing function. Discussion focused on Empty Homes and the potential to bring long-term vacant dwellings back into use and contribute in particular (although not exclusively) to meeting the demand for affordable housing. This was coupled with concerns about promoting good practice in the private rented sector. The problem of tackling empty homes is experienced across the City Region and therefore it is sensible to share best practice and resolve private sector renewal problems at a City Region level. This should also make the best use of the scarce skills on this topic, and will facilitate the development of consistent sub-regional programmes as the focus of Housing Strategies and funding allocations shifts to this level.
- 4.7 There is already a regional Private Sector Renewal Group for the North West, and this is a useful forum for discussion and debate. Tackling the issue within the City Region should be coordinated through Merseyside Housing Forum (and its successor groups under the new Liverpool City Region governance arrangements), although there may be a need to bring together Empty Homes Officers or private sector renewal officers to provide detail and specific expertise on these matters from time to time.
- 4.8 Before the detail on any joint Empty Homes strategy begins, it will be necessary to conduct a quick benchmarking exercise to establish which local authorities

⁵ Liverpool City Region Housing Strategy, p77 section 9.27.

already have individual Empty Homes Strategies. A joint strategy would be supported by individual local authority Empty Homes Statements, would guide local authorities on policy, and provide a common approach to tools such as Empty Dwelling Management Orders (EDMOs).

Housing and Spatial Planning Board

- 4.9 It is recommended that one of the first priorities of the Board should be to consider the Governance and working arrangements outlined within this Action Plan and agree the reporting framework for the City Region Housing Strategy Action Plan.

Main Responsibilities

- 4.10 The main responsibility for the Housing and Spatial Planning group will be the development of an MAA for Regeneration and housing growth areas. This is being delivered at a City Regional level because the report into the 'Review of Sub-national economic development and regeneration'⁶ allows for City Regions to establish statutory arrangements through MAAs for a range of policy areas.

Liverpool City Region Actions

Action	Outcome	Strategic Enabler Theme
Review and consider HMA private sector renewal priorities, especially joint empty homes strategies to increase the level of affordable homes other than new build, and promoting good practice in the private rented sector	Report to Housing & Spatial Planning Board on decision to develop LCR empty homes strategy by LCR Housing Strategy Steering Group	SE 5: Delivering a Better Choice of Affordable Housing
The City Region will work to support growth proposals (including a successful new Growth Point submission) which is consistent with the strategy	Review of 3 HMA Growth Bids if accepted	SE 2: Sustainable Growth Locations
Keep under review the HMA priority areas, including the HMRI Pathfinder regeneration priority areas and outside the Pathfinder	Review Table of priorities and report agreed regeneration priorities to Housing & Spatial Planning Board	SE 3: Priority Regeneration Areas SE 4: Creating Balanced Markets SE 6: Delivering Quality Neighbourhoods
Establish an MAA which includes housing related targets for NewHeartlands to underline the strategic role of this initiative in revitalising Liverpool City Region inner core and successful housing growth bids.	Potential MAA for LCR that includes a suite of housing related indicators for regeneration and housing growth objectives	SE 2: Sustainable Growth Locations SE 3: Priority Regeneration Areas SE 4: Creating Balanced Markets

⁶ Review of Sub-national economic development and regeneration, HM Treasury, July 2007

Housing Market Area Actions

South Housing Market Area

Existing Groups to deliver Actions

- 4.11 Within the South HMA Area, there are two established groups. One is the Cheshire Housing Alliance, which includes the local authorities of Chester, Ellesmere Port and Neston and Vale Royal as part of the Liverpool City Region work. The other group is the Mersey Dee Alliance, which again includes Chester, Ellesmere Port and Neston, Wrexham and Flintshire but does not include Vale Royal. This group also includes Wirral from the North HMA area.
- 4.12 There is not one existing group that covers all the South HMA LAs. For the purpose of the monitoring framework and governance, the Mersey Dee Alliance group best represents an existing framework. There was a clear view from the LA representatives that they did not wish to have to support a further special LCP working group.
- 4.13 To provide added value to the Liverpool City Region Housing Strategy it would be necessary for the South HMA area to take forward the Mersey Dee Alliance group with the inclusion of Vale Royal. The value of this is underlined as Chester, Ellesmere Port & Neston and Vale Royal have jointly submitted growth bids. They are also to be merged as a result of the Local Government Review.

Role of South HMA

- 4.14 The South HMA Area group will be co-ordinated by a Strategic Housing Officer and Planning Policy Manager. It will be the responsibility of the five local authorities to decide which officers will co-ordinate the South HMA group. The role of the South HMA group is to address policy and strategy issues at the South HMA level to help achieve the targets of the LCR Housing Strategy overall. It is suggested the group meet every 3 months to discuss the actions for which they are responsible within the Action Plan.

Main Responsibilities

- 4.15 To effectively complete the South HMA area, within the Mersey-Dee Alliance group, the first responsibility for the South HMA will be to approach Vale Royal Council and invite them to attend the meetings when LCRHS work is on the agenda. The South HMA co-ordinator will need to seek approval from all local authorities in the first quarter of 2008 to ensure the group is ready to take forward the action plan targets for the South HMA area.
- 4.16 This section will not go into the detail of all the action points but will cover the main action points that the South HMA should concentrate on and give first priority to.

South HMA Actions

- 4.17 The main responsibilities for the South HMA fall in the Affordability theme. These actions in priority order are;

Action	Outcome	Strategic Enabler Theme
Develop best practice guidance to section 106 Agreements including defining what is affordable, off-site commuted sum calculations and what household income to use	Planning Obligations paper for South HMA LA's to sign up to	SE 5: Delivering a Better Choice of Affordable Housing
Develop Affordable Housing policies within Core Strategies and separate SPD's within the LDF process to achieve the affordable housing numbers required by each HMA area in the Housing Strategy	Affordable Housing numbers included in all LA's Core Strategies. South HMA LA's to have affordable housing SPD's	SE 5: Delivering a Better Choice of Affordable Housing
Develop a work programme and timetable which will lead to a joint Strategic Housing Market Assessment to add value to the LDF process	SHMA for South HMA area	SE 5: Delivering a Better Choice of Affordable Housing
Consider the reallocation of surplus employment land for affordable housing development in areas of acute need	South HMA LA's to have Allocations DPD's	SE 5: Delivering a Better Choice of Affordable Housing

East Housing Market Area

Existing Groups to deliver Actions

- 4.18 The East HMA Area currently has an established group called the Mid-Mersey Housing Forum which consists of all the three local authorities of Warrington, St. Helens and Halton. This group also consists of both Strategic Housing and planning officers, so a wide range of strategic planning can take place. This group will be the East HMA Officer group as part of the governance structure illustrated in section 3 of this report. The Member group already exists as part of the Merseyside Housing Forum, however does not currently include the local authority of Warrington.

Role of East HMA

- 4.19 The East HMA Area group will be co-ordinated by a Strategic Housing Officer and Planning Policy Manager. It will be the responsibility of the three local authorities to decide which officers will co-ordinate the East HMA group. The purpose of the East HMA group is to address the policy and strategy issues at a sub-regional level that have been identified in the Housing Strategy Action Plan that relate to the East Area. The group will meet every 3 months to discuss the actions that they are responsible for within the Action Plan and what progress is being made so that this can be fed back to the Liverpool City Region Steering Group.

Main Responsibilities

- 4.20 The East HMA area have responsibility in all of the themes within the action plan but there needs to be emphasis on which targets the East HMA need to focus on first. This section will not go into the detail of all the action points but will cover

the main action points that the East HMA should concentrate on and give first priority.

East HMA Actions

- 4.21 The main responsibilities for the East HMA fall in the Affordability, Housing Supply and Regeneration priority themes. These actions in priority order are:

Action	Outcome	Strategic Enabler Theme
Develop best practice guidance for section 106 agreements including defining what is affordable in the local context, off-site commuted sum calculations and what household incomes to use	Planning Obligations paper for East HMA LA's to sign up to	SE 5: Delivering a Better Choice of Affordable Housing
Develop Affordable Housing policies within Core Strategies and separate SPD's within the LDF process to achieve the affordable housing numbers required by each HMA area in the Housing Strategy	Affordable Housing numbers included in all East HMA LA's Core Strategies.	SE 5: Delivering a Better Choice of Affordable Housing
Explore the possibility of developing joint Strategic Housing Market Assessment to add value to the LDF process	SHMA for East HMA area	SE 5: Delivering a Better Choice of Affordable Housing
Develop larger aspirational house types to meet demand and stock deficit	Increase in larger family house types in East HMA LA areas	SE 4: Creating Balanced Markets
Develop joint approach to Strategic Housing Land Availability Assessments and Employment Land studies	Report to Housing and Spatial Planning Board on timetable of when SHLAA will be completed	SE 5: Delivering a Better Choice of Affordable Housing

North Housing Market Area

Existing Groups to deliver Actions

- 4.22 The North HMA Area previously had a joint Housing and Planning Officer working group, but this has since discontinued. In order to have an appropriate officer level group the re-establishment of this group would ensure all the North HMA Area local authorities would have a group to progress policy issues. This would need the inclusion of West Lancashire local authority. The Member group for this HMA area does exist in the form of the Merseyside Housing Forum. All local authorities are included apart from West Lancashire and therefore they should be invited, to provide full coverage for the North HMA Area local authorities.⁷

Role of North HMA

- 4.23 The responsibility for co-ordination of the North HMA Area group has to be agreed by the members. There appears to be a capacity issue for any of the member LAs to assume this significant role for the North HMA. The purpose of

⁷ [Comment – August 2008] As already mentioned, the network of groups, including ensuring connections between planning and housing, will be reappraised as part of the review of governance for Merseyside, and these recommendations will be considered in that light.

the North HMA group is to address policy and strategy issues at the North HMA level to help achieve the targets of the Housing Strategy overall. The group will meet every 3 months to discuss the actions they are responsible for within the Action Plan and what progress is being made so that this can be fed back to the Liverpool City Region Steering Group.

Main Responsibilities

- 4.24 The North HMA area has responsibility in all of the themes within the Action Plan but there needs to be emphasis on the priority targets for the North HMA. This section will not go into the detail of all the action points but will cover the main action points that the North HMA should concentrate on and give first priority.

North HMA Actions

- 4.25 The main responsibilities for the North HMA fall in the Affordability, Housing Supply and Regeneration priority themes. These actions in priority order are:

Action	Outcome	Strategic Enabler Theme
Develop larger aspirational house types to meet demand and stock deficit and to ensure the housing offer supports and contributes to economic growth	Increase in larger family house types in North HMA LA areas	SE 4: Creating Balanced Markets
Develop best practice guidance for section 106 Agreements including defining what is affordable in the local context, off-site commuted sum calculations and what household income levels to use	Planning Obligations paper for North HMA LA's to sign up to	SE 5: Delivering a Better Choice of Affordable Housing
Develop Affordable Housing policies within Core strategies and separate SPD's within the LDF process to achieve the affordable housing numbers required by the LCRHS	Affordable Housing numbers included in all North HMA LA's Core Strategies.	SE 5: Delivering a Better Choice of Affordable Housing
Undertake joint Strategic Housing Market Assessment to add value to the LDF process	SHMA for North HMA area	SE 5: Delivering a Better Choice of Affordable Housing
Undertake joint Strategic Housing Land Availability Assessments and Employment Land Studies	Report to Housing and Spatial Planning Board on timetable of when SHLAA will be completed	SE 5: Delivering a Better Choice of Affordable Housing

Individual Local Authority Action

- 4.26 The Housing Strategy Action Plan focuses on joint working and the building of relationships between local authorities at a HMA level to deliver a substantial aspect of the action plan. However, out of the 52 policy recommendations in the Housing Strategy, 15 do not relate to the City Region level and therefore need to be carried out by individual local authorities. The two Strategic Enablers that are covered by these 15 policy recommendations are:

- Delivering a Better Choice of Affordable Housing; and

- Equality and Diversity.

4.27 The policy recommendations that fall under these two Strategic Enablers address issues surrounding engagement with RSLs to deliver actions and also ensuring that equality and diversity is administered in responding to the needs of diverse groups within the housing markets. For all of these 15 policy recommendations, local authorities' strategic housing teams will be required to play a key enabling role. They will be working to ensure that RSLs are engaged. Through their own individual corporate equality and diversity agendas and their departmental business plans, they will be implementing the following LCRHS policy recommendations.

• Policy Recommendation		• Local Authority
• Ref	• Description	
• LCR 5.2	• Southern HMA LAs to investigate developing LDF policies covering provision of Local Occupancy Housing in smaller rural settlements	• Chester, Vale Royal, Ellesmere Port & Neston, Flintshire, Wrexham
• LCR 5.9	• Protect and invest in areas of sustainable social rented stock as an integral part of City Region's future affordable housing offer	• ALL Local Authorities
• LCR 5.10	• Prioritise new social housing provision within areas of existing low stock and demonstrable need	• Chester, Vale Royal, Ellesmere Port & Neston
• LCR 5.11	• RSL partners to improve the environment of social housing estates in tandem with improvements to the housing stock in order to provide attractive and appealing neighbourhoods	• ALL Local Authorities
• LCR 5.13	• RSL's to develop and offer Social HomeBuy models in order to enable tenants to build an equity stake in their home	• ALL Local Authorities
• LCR 5.14	• RSL's to develop and offer a programme of New Build HomeBuy in areas of acute affordable housing need	• ALL Local Authorities
• LCR 5.15	• Local authorities and NewHeartlands will continue to	• Liverpool, Wirral,

• Policy Recommendation		• Local Authority
• Ref	• Description	
	develop a range of Low Cost Home Ownership products serving the specific requirements of low income households	Knowsley, Sefton, West Lancs
• LCR 7.1	• Produce a series of BME household demographic projections at a local level	• ALL Local Authorities
• LCR 7.3	• Establish local authority level “stakeholder forums” in areas of identified BME Household need in order to gain primary evidence	• ALL Local Authorities
• LCR 7.4	• RSL’s to focus on marketing themselves and tailoring their products/services to BME housing needs, with specific focus on RSL stock in Liverpool	• Liverpool
• LCR 7.5	• Within functional market areas local authorities will jointly review provision of sites for Gypsy and Traveller communities in order to ensure adequate provision.	• ALL Local Authorities
• LCR 7.6	• Ensure that CRDP related skills and labour market plans take account of the barriers to economic participation that affect BME and Gypsy and Traveller households	• ALL Local Authorities
• LCR 7.7	• Local authority partners within functional market areas to jointly commission research to understand the movements of migrant workers	• ALL Local Authorities
• LCR 7.8	• Encourage co-ordination of Joint “Supporting People Strategies” at the level of functional market areas in order to realise economies and build greater level of choice.	• ALL Local Authorities
• LCR 7.9	• Joint commissioning of research to investigate supported housing needs by client group where reliable/consistent information does not exist	• All Local Authorities

5.0 GOVERNANCE & MONITORING FRAMEWORK ARRANGEMENTS

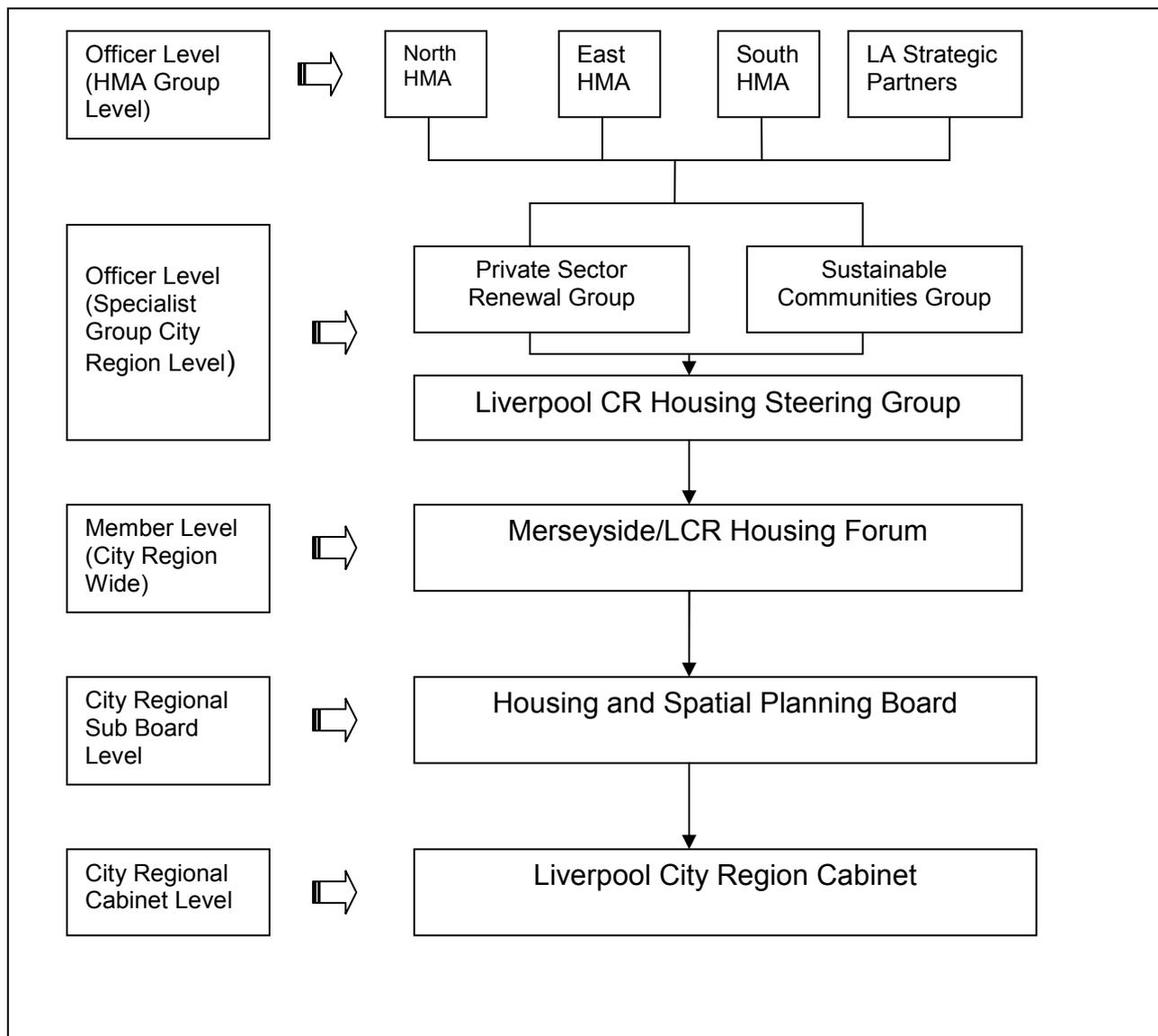
Governance

- 5.1 To ensure that the LCRHS and Action Plan are delivered efficiently and effectively, and to provide leadership and accountability, a system of governance should be devised.
- 5.2 Both officers and members may provide input into the process and the diagram below illustrates how this can be achieved. The diagram takes account of both existing groups and the emergence of new groups through the wider Liverpool City Region governance arrangements.
- 5.3 With new Liverpool City Region Governance taking shape, it is essential that the governance arrangements for the LCRHS strategically fit with the agreed governance structure for the City Region level.

For the purpose of the City Region structure, a Housing and Planning Board is the key group for policy and strategy matters approved by members and senior management. The diagram on the next page proposes how the existing arrangements fit within the new City Regional governance structure⁸.

- 5.4 As part of the new Housing and Spatial Planning Board's remit, the Board may wish to agree the working arrangements proposed in this document as the way forward for implementing the LCR Housing Strategy.

⁸ Liverpool City Region – A Prospectus p30



Liverpool City Region Steering Group

5.5 The steering group should consist of each HMA co-ordinating officer, an officer from NewHeartlands, an officer from the Merseyside Policy Unit, a planning specialist who will ensure effective working relationships with the planning officers' group and a lead officer who will report on policy and strategy actions to the new Housing and Spatial Planning Board for the City Region. The purpose and responsibility of the steering group will be to:

- monitor, review and support the progress of the HMA and specialist working groups to ensure that key action plan targets are being progressed;
- prepare proposals for targets for inclusion in a City Regional MAA in respect of the housing growth and regeneration objectives;
- review the data reports from MIS, ensuring they are also considered by the HMA and specialist working groups;

- take reports from the 3 Housing Market Areas on action-plan targets and present key issues to the Merseyside Housing Forum and the Housing and Spatial Planning Board;
 - report annually (at least) to the Housing and Spatial Planning Board on the progress of the Strategy and to advise where up-dating and amendment should be considered;
 - give general advice to the new Housing and Spatial Planning Board under the new Liverpool City Region Governance structure.
- 5.6 It is suggested that the steering group meet every two months to consider the progress of the LCRHS Action Plan and to also discuss any proposed policy or strategies from the 3 HMA groups.

Merseyside Housing Forum

- 5.7 This Forum currently comprises members and officers from the local authorities in the North and East HMA areas, with the exception of Warrington and West Lancashire. As the South HMA area local authorities are not currently represented, it would be advantageous to invite these authorities to meetings where issues concerning the South HMA area arise. Warrington Council and West Lancashire Council could also be invited, to ensure that all City Region local authorities are represented at the Forum.
- 5.8 Given this wider function, there may be merit in changing the name of the Forum, or certain of the meetings of the Forum to which the wider group of stakeholders are invited, to reflect the City Regional role.
- 5.9 The purpose of the Forum, from the perspective of this strategy, is to:
- consider and recommend proposals to the Housing and Spatial Planning Board as part of the LCRHS implementation and monitoring framework; and
 - to promote shared and joint working on housing and related sustainable community issues, and the profile of these issues, across the City Region.

Housing and Spatial Planning Board

- 5.10 Under the new City Region Governance Structure, the new Housing and Spatial Planning Board is one of 7 strategic boards tasked with approving strategy and development proposals that will have an impact at the City Region level. One of the main responsibilities of the Board is to oversee and monitor the implementation of the LCRHS Action Plan and therefore this should be included in the terms of reference for the Board.
- 5.11 The lead roles for the Housing and Spatial Planning Board will be taken by St Helens MBC – (Cllr Brian Spencer, Leader and Carole Hudson, Chief Executive). The make up of the Board itself is yet to be decided, although it is anticipated that it will comprise elected members with lead responsibility for housing and planning issues (i.e. two members per authority). The Action Plan should be a tool to help identify priorities for the Board and how the Housing Strategy, and the various networks which have built up around it, will help the Board to deliver its objectives.

- 5.12 Probably one of the first priorities of the Board will be to consider the Governance arrangements outlined within this Action Plan and establish a reporting framework for the City Region Housing Strategy Action Plan. The steering group will advise the Board of their other main priorities.

Monitoring Framework

- 5.13 To ensure the LCRHS has the mechanisms for review and updating, and to support future policy setting and prioritisation of spending, a robust monitoring framework needs to be in place.
- 5.14 The LCRHS is informed by three HMA Assessments, which have benchmarked performance, assessed trends and identified key drivers of change. By their very nature, Housing Markets are dynamic. A key challenge for all LA partners will be to monitor trends and key performance indicators to assess investment is working effectively and to address priorities in the future.

Current Arrangements

- 5.15 For the LCRHS a central data custodian is already established. This is Mott MacDonald MIS, who provide evidence base and regular housing market reports for the six Merseyside local authorities of Knowsley, Liverpool, Sefton, Wirral, St. Helens and Halton. This central custodian is a potential resource that can be extended to the non-Merseyside local authorities within the Liverpool City Region.
- 5.16 The six Merseyside local authorities have agreed to include the monitoring activities of the LCR Housing Strategy within the MIS contract. This includes a work stream for housing and planning.
- 5.17 The reporting cycle is scheduled to be in November each year. However, given the time delay since the Housing Strategy was developed, an initial report will be produced in April 2008. This report will reflect data for 2006/2007.
- 5.18 Within the Housing Strategy, there are themes for the purpose of monitoring key indicators. The annual report proposes to cover four broad themes, namely:
- Demographic Factors
 - Economy and Labour Market
 - Housing Supply Trends
 - Housing Market Performance.
- 5.19 The annual report presented by Mott MacDonald MIS is intending to highlight key changes and analyse trends at Housing Market and local authority levels.
- 5.20 At the time of writing, proposals for the monitoring of the non-Merseyside local authorities have been costed by Mott MacDonald MIS and discussions are on-going. The discussions are most advanced with West Lancashire District Council whose participation would complete the Northern Housing Market area.

Monitoring of the Housing Strategy Action Plan

- 5.21 Alongside the monitoring of data that is being provided by Mott MacDonald MIS, the monitoring of the Housing Strategy Action Plan will require updating on an annual basis. In the current climate of City Regional governance change, it would be advantageous for an existing City Regional group to monitor the Action Plan outcomes and monitor progress against targets.
- 5.22 In the interim stages of the LCR Housing Strategy delivery, it is proposed that the LCR Housing Strategy Steering Group adopt this role. This is discussed in more detail paragraph 5.5.

Performance Indicators

- 5.23 In October 2007 the Government published a single set of national indicators⁹ to be used by LSPs (local authorities and their partners) in establishing a monitoring framework with government for the new LAAs. As most local authorities have now chosen their national LAA indicators, attention should now be given to the potential MAA. This would provide a framework for the Regeneration and Growth Bid elements of the Action Plan, but would need to be carefully related to LAAs.

Potential Housing MAA Indicators

- 5.24 There are performance indicators relevant to housing in all categories of the new national performance indicator set except the Children and Young People category. However the main focus on housing related indicators is concentrated in the Local Economy section.
- 5.25 From the Local Economy section there are eight potential housing indicators that Housing and Spatial Planning Board could consider to include in a potential LCR MAA that will help monitor the delivery and progress of the LCRHS. The indicators for local authorities to consider are;
- NI 154 – Net additional homes provided
 - NI 155 – Number of affordable homes delivered (gross)
 - NI 156 – Number of households living in Temporary Accommodation
 - NI 158 – % of decent council homes
 - NI 159 – Supply of ready to develop housing sites
 - NI 160 – Local authority tenants' satisfaction with landlord services
 - NI 166 – Average earnings of employees in the area
 - NI 170 – Previously developed land that has been vacant or derelict for more than 5 years

⁹ The New Performance Framework for Local Authorities & Local Authority Partnerships: *Single Set of National Indicators*. Department for Communities and Local Government October 2007.

In view of the emphasis in the LCRHS on the growing problems of housing supply and affordability, it is advisable to consider targets for indicators 154 and 155 as a minimum.

- 5.26 There are relatively few performance measures within the National suite of indicators that relate specifically to regeneration, housing quality or homelessness. As part of an MAA framework the City Region could establish further performance indicators. Regeneration for the City Region is strategically very important to enable economic and housing growth and therefore it is important that regeneration activity is prioritised. For the purpose of the LCRHS and potential MAA targets for Regeneration objectives, a useful starting point would be the current NewHeartlands Business Plan, which identifies a number of indicators to be monitored on an annual frequency.
- 5.27 These indicators would be applicable to the local authorities within the NewHeartlands Pathfinder area initially, for the purpose of establishing a potential MAA, but can be extended to other local authorities that are included in the worst 15% deprived areas in the City Region for inclusion in the MAA. The indicators to consider are a combination of Central Government Core Indicators and NewHeartlands market change indicators, including;
- C10 – Number of long term vacant properties
 - C30 – House Sales in the Regional lowest Quartile
 - Affordability Ratio (Lower Quartile Income: Lower Quartile House Prices)
 - Private Sector Turnover.
- 5.28 In relation to housing quality and homelessness, the Housing and Spatial Planning Board may wish to consider indicators which would continue to ensure attention is given to other aspects of housing strategy such as:
- Numbers of homeless households accepted or in temporary accommodation;
 - Numbers of non-decent homes in the social and private housing sectors.

6.0 ACTION PLAN

What we are going to do during 2008-2011		How we are going to do it	Target	By When	Outcomes	Resources	Lead Responsibility & Partners	Link to Strategic Enabler Actions (Housing Strategy)
Affordability								
1	Develop joint Strategic Housing Market Assessments including Housing Needs studies that will add value to the LDF process.	Through establishing and using existing groups within each HMA Area to consist of LA's Housing and Planning Officers 1. Carryout benchmark exercise of each HMA LA's SHMA's 2. Commission HMA SHMA from existing LA SHMA data with primary research where needed in individual LA's	1. Carryout Benchmark exercise within each HMA Area 2. Commission HMA Area SHMA's from existing LA SHMA's data with primary research where needed in individual LA's 3. Report findings to Housing & Spatial planning board	Aug 2008 April 2010 Feb 2011	SHMA's for each of the 3 HMA Areas	LA's Housing and Planning Delivery Grant and Housing Capital Programme funding	East, South & North HMA – Strategic Hsg/Planning Policy Manager LCR Housing Strategy Steering Group	LCR 1.3, LCR 4.5, LCR 5.8, LCR 7.2
2	Develop Affordable Housing Policies within Core Strategies and separate SPDs within the LDF that draw on best practice to achieve affordable housing numbers required by each HMA area	All LAs to have Affordable Housing policies and required numbers as part of their Core Strategies in East HMA Area and SPDs where relevant in the North and South HMA Areas within their LDFs that allow for achieving affordable numbers required in the LCR Housing Strategy	Affordable housing numbers will be subject to the Partial Review of Regional Spatial Strategy.	Subject to Partial Review of RSS.	Affordable Housing numbers included in all LAs' Core Strategies	LA Planning & Strategic Housing Officer time	East, South & North HMA – Strategic Hsg/Planning Policy Manager	LCR 5.1
3	Develop best practice guidance to Section 106 Agreements including defining Affordable, off-site commuted sum calculations and what household income to use	Through the existing and newly established groups in each HMA Area to establish a section 106 planning obligations paper, which will be adopted by each LA, but will allow for local need also	1. Carryout Benchmark exercise of each HMA LA's policies for commonality 2. Consider developing obligations paper for HMA Area LA's to sign up to 3. Report decisions to Housing & Spatial planning Board	Feb 2009 Feb 2010 Feb 2011	Planning obligations paper for each HMA Area	LA Planning & Strategic Housing Officer time	East, South & North HMA – Strategic Hsg/Planning Policy Manager LCR Housing Strategy Steering Group	LCR 5.3, LCR 5.3.1, LCR 5.3.2

What we are going to do during 2008-2011		How we are going to do it	Target	By When	Outcomes	Resources	Lead Responsibility & Partners	Strategic link to LCR Housing Strategy
Affordability								
4	Consider the reallocation of surplus employment land for affordable housing development in areas of acute need	As part of Employment Land Study and Strategic Land Assessment Study, review sites to be included in Allocations DPD in LDF	All LAs in South HMA Area to have an allocations DPD that includes revised sites for additional housing allocations	2009/2010	South HMA LA's to have Allocations DPD's	LA's Housing and Planning Delivery Grant	Chester, Vale Royal, Ellesmere Port & Neston, Wrexham, Flintshire LAs – Planning Policy Managers	LCR 5.4, LCR 5.6, LCR 5.6.1
5	East and South HMA Areas observe the North CBL Scheme for possibility of increasing mobility in these markets through HMA CBL schemes	Through the East HMA group – Mid Mersey Housing Forum and the South HMA group - Mersey-Dee Alliance. Both East and South HMA to develop a feasibility paper on potential to establish joint CBL schemes at HMA level	<ol style="list-style-type: none"> 1. Carryout Benchmark Exercise to establish individual LA situation 2. Conduct Feasibility and Commitment study for Sub-Regional CBL Scheme 	<p>July 2008</p> <p>Sep 2008</p>	Feasibility reports for South & North HMA areas	LA Housing Capital Programmes DCLG Funding	East HMA & South HMA Area – Strategic Housing Managers	LCR 5.12
6	Review and consider sub-regional private sector renewal priorities, especially joint Empty Homes Strategies to increase the level of affordable homes other than new build; and promoting good practice in the private rented sector.	Through Regional Private Sector Renewal Group (with local coordination as and when required).	<ol style="list-style-type: none"> 1. Carryout Benchmark exercise for each HMA Area to establish individual LA situation 2. Consider developing LCR Empty Homes Strategy and policies for PRS that have individual LA Statements to support 3. Report progress to Housing & Spatial planning Board 	<p>Feb 2009</p> <p>Mar 2010</p> <p>Nov 2011</p>	Report to Housing & Spatial Planning Board on decision to develop LCR empty homes strategy by LCR Housing Strategy Steering Group	LA Strategic Housing/Private sector renewal Staffing Time	<p>East, South & North HMA Areas – Strategic Housing Managers</p> <p>LCR Housing Strategy Steering Group</p>	LCR 5.7

What we are going to do during 2008-2011		How we are going to do it	Target	By When	Outcomes	Resources	Lead Responsibility & Partners	Strategic link to LCR Housing Strategy
Housing Supply								
1	Undertake joint Strategic Housing Land Availability Assessments and Employment Land Studies to help assess Housing Land Supply	Through the existing and newly established groups within each HMA Area with representation from strategic housing and planning officers develop an East HMA SLA, North HMA SLA and South SLA that identifies land for housing over a 15 year period broken down into 5 year tranches	<ol style="list-style-type: none"> 1. Carryout Benchmark exercise to establish baseline data for each LA in HMA's 2. Consider commissioning joint SLA's at HMA area 3. Report progress to Housing & Spatial planning Board 	<p>Mar 2009</p> <p>Mar 2010</p> <p>Mar 2011</p>	Report to Housing & Spatial Planning Board on timetable for when SHLAA's will be completed	LA Housing Capital Programmes and Housing and Planning Delivery Grant. Possible GONW Funding	<p>East, South & North HMA Areas – Strategic Housing & Planning Policy Managers</p> <p>LCR Housing Strategy Steering Group</p>	LCR 5.4
2	Monitor the delivery of new house building numbers against targets	<ol style="list-style-type: none"> 1. Each LA to report AMR Data to Lead officer for HMA Area 2. Lead HMA Officer to collate and send all LA data to MIS Lead Officer annually 	Housing figures subject to publication of RSS and Partial Review of RSS.	2006-2021(Throughout this timescale to report annually to MIS in April)	Annual AMR reports submitted to MIS by all LA's	LA Planning Officers' time	East, South & North HMA Areas – Planning Policy Managers	LCR 1.1, LCR 1.4, LCR 2.2
3	The City Region will work to support growth proposals (including the City Region's New Growth Points) which is consistent with the strategy	<p>The LCR Housing Strategy Steering Group and District Planning Officers group will prepare proposals for the Merseyside Housing Forum about how policies and investment programmes across the City Region can be:</p> <ol style="list-style-type: none"> 1) Aligned to support the bid AND 2) Designed to provide maximum benefit to vulnerable communities 	The Liverpool City Region Housing and Spatial Planning Board to consider and review its growth strategy annually and in response to any major new initiatives	First review in 2008 and then annually	Alignment of City Region priorities and working arrangements to reflect and support New Growth Points	Merseyside Housing Forum and District Planning Officers Group	LCR Housing Strategy Steering Group	LCR 2.1, LCR 2.2, LCR 2.3, LCR 2.4

What we are going to do during 2008-2011		How we are going to do it	Target	By When	Outcomes	Resources	Lead Responsibility & Partners	Strategic link to LCR Housing Strategy
Progressing Regeneration Priorities								
1	Develop Larger Aspirational House types within the Northern & Eastern HMA Areas to meet demand and stock deficit and to support economic growth	All LA's in North & East HMA Areas to include in Section 106 Agreements and negotiations on Residential Planning Applications for both Open Market and Affordable Housing	To have increased the number of detached dwellings in the North HMA Area and the HMRI areas as per Local Housing Needs Surveys	2011	Increase in larger family house types in East & North HMA Areas	LA Planning & Strategic Housing Officers Time	East & North HMA Areas – Strategic Housing & Planning Policy Managers	LCR 4.1, LCR 4.2, LCR 4.2.1, LCR 4.2.4
2	Prioritise developments of smaller family housing in the South HMA Area to address need and lack of smaller stock in the area	All LA's in the South HMA Area to include in Section 106 Agreements and negotiations on Residential Planning Applications sufficient numbers of small family housing	To have increased the number of small family homes (2/3 bed houses) to the Local Housing Needs Survey's identified numbers	2011	Increase in number of small family house types in South HMA area	LA Planning & Strategic Housing Officers Time	Chester, Vale Royal, Ellesmere Port & Neston, Wrexham, Flintshire LA's – Strategic Hsg & Planning Policy Managers	LCR 4.1, LCR 4.2.2, LCR 4.2.3
3.	Reviewing and sharing good practice about intervention measures to help maximise the impact of available resources and to strengthen the integration of housing with wider neighbourhood renewal and economic development programmes.	Coordinated through Housing and Spatial Planning Board and supporting network. This will also involve issues surrounding Neighbourhood Management.	<ol style="list-style-type: none"> To re-establish Sustainable Communities Group To prepare a programme for collating and sharing good practice To establish a reputation for excellence in regeneration for LCR. 	2008 end 2008 2010	<ol style="list-style-type: none"> Sustainable Communities Group set up Programme developed for sharing of good practice 	LA and partners' regeneration officers; NH officer time	Housing and Spatial Planning Board	
4	Keep under review the sub-regional priority areas, including the HMRI Pathfinder regeneration priority areas and outside the Pathfinder.	Coordinated through Housing and Spatial Planning Board and supporting network. It will include review of the 15% and 5% most deprived areas, as identified in the Strategy.	<ol style="list-style-type: none"> Review table of priority areas Report agreed regeneration priorities to Housing & Spatial planning Board 	2008 2009	<ol style="list-style-type: none"> Table of priorities 	LA Lead officers time & NewHeartlands officer time	Housing and Spatial Planning Board	LCR 3.1, LCR 3.2, LCR 3.3, LCR 3.4, LCR 3.5, LCR 3.6, LCR 3.6.1, LCR 3.6.2, LCR 3.6.3, LCR 3.7, LCR 3.8, LCR 4.4, LCR 6.2, LCR 6.3, LCR 6.4, LCR 6.4.1, LCR 6.5, LCR 6.5.1

What we are going to do during 2008-2011		How we are going to do it	Target	By When	Outcomes	Resources	Lead Responsibility & Partners	Strategic link to LCR Housing Strategy
Housing Strategy Update & Evidence Base								
1	Explore the potential for the south HMA area to have a Housing Strategy	Through the existing Cheshire sub-regional strategy or the group of the Mersey-Dee Alliance inclusive of Vale Royal	To have developed a feasibility report on the potential to have a South HMA Area joint Housing Strategy	2008	Report to Housing & Spatial Planning board for timetable on South HMA Housing Strategy	LAs' Housing Capital Programme, Potential GONW Funding	Chester, Vale Royal, Ellesmere Port & Neston, Wrexham, Flintshire LAs – Strategic Hsg Managers LCR Housing Strategy Steering Group	LCR 6.2
2	Consider a protocol for each LA to send data to a central custodian that will address the monitoring framework in the Housing Strategy	Through the existing and newly set up groups within each HMA Area, who will work in partnership with MIS	<ol style="list-style-type: none"> To have a lead officer from each HMA Area to co-ordinate LA data to be sent to MIS AND consistent metadata agreed To send 2006/07 baseline data to MIS Report first annual data outputs to Housing & Spatial planning Board 	<p>Apr 2008</p> <p>Apr 2008</p> <p>Mar 2009</p>	<ol style="list-style-type: none"> Non-Merseyside LA's included in MIS housing market reporting system 2006/07 Hsg Market Report 2007/08 Hsg Market report 	LA Staff, MIS staff, Potential GONW funding for MIS Monitoring Framework	<p>East, South & North HMA Areas – Strategic Housing Managers</p> <p>Mott MacDonald MIS</p> <p>LCR Housing Strategy Steering Group</p>	LCR 1.2, LCR 1.2.1
3	Work with RSL partners and other service delivery agencies to ensure the spatial and regeneration priorities of the Liverpool City Region Housing Strategy are reflected in their operational business plans	Each Local Authority to co-ordinate through their Strategic Housing Partnership meetings with RSLs and other housing service providers	<ol style="list-style-type: none"> Hold first meeting to tie in with business plan cycle All RSL and other Housing service providers to have key priorities agreed within their business plans 	<p>2009</p> <p>2009</p>	Key RSL partners to have LCR Spatial & Regeneration priorities included in their business plans	LA LCR Lead Officers	<p>RSL's, Chester, Vale Royal, Ellesmere Port & Neston, Wrexham, Flintshire, Liverpool, Wirral, Knowsley, Sefton, West Lancashire, Warrington, St Helens, Halton LA's – Strategic Housing Managers</p> <p>LCR Housing Strategy Steering Group</p>	LCR 6.1, LCR 6.2, LCR 6.3

What we are going to do during 2008-2011		How we are going to do it	Target	By When	Outcomes	Resources	Lead Responsibility & Partners	Strategic link to LCR Housing Strategy
MAA and Strategic Housing Objectives								
1	Establish MAA indicators for New Heartlands to underline the strategic role of this initiative in revitalising Liverpool City Region Inner Core and the HMRI Areas	NewHeartlands and LCR Housing Strategy Steering Group to make recommendations to Housing and Spatial Planning Board on which housing matters to include within a LCR MAA.	To have an agreement in place and housing issues included in LCR MAA	2009	Potential MAA for LCR that includes a suite of housing related issues and indicators for regeneration objectives	LA Strategic Housing & Planning Staff	New Heartlands – Policy & Strategy Manager Liverpool, Sefton, Wirral LAs – HMR Managers LCR Housing Strategy Steering Group	LCR 4.3, LCR 3.5
2	Establish MAA indicators for housing growth bids for those LAs successful with bids	LCR Housing Strategy Steering Group to make recommendations to Housing and Spatial Planning Board on the inclusion of housing matters within LCR MAA.	<ol style="list-style-type: none"> 1. Confirm new growth plans 2. Set MAA targets for LCR growth bids that are successful 	2008 2009	Potential MAA for LCR that includes a suite of housing related issues and indicators for housing growth objectives	LA Lead LCR officers time	LCR Housing Strategy Steering Group	LCR 4.3, LCR 3.5, LCR 2.3, LCR 2.4