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**CHILTERN**  
District Council

## **Services Overview Committee**

**Tuesday, 24 April 2018 at 6.30 pm**

**Large & Small Committee Room, King George V House, King George V  
Road, Amersham**

### **S U P P L E M E N T A R Y   A G E N D A   1**

Item

- 12 Chiltern District Council and Paradigm Housing Principles of Co-Operation (*Pages 3 - 6*)

*Appendix 1: Principles of Co-Operation (Pages 7 - 8)*

**Note:** All reports will be updated orally at the meeting if appropriate and may be supplemented by additional reports at the Chairman's discretion.

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<b>SUBJECT</b>	Chiltern District Council and Paradigm Housing – Principles of Co-Operation Agreement
<b>REPORT OF</b>	Councillor Liz Walsh
<b>RESPONSIBLE OFFICER</b>	Head of Healthy Communities – Martin Holt
<b>REPORT AUTHOR</b>	Housing Manager - Michael Veryard ( <a href="mailto:mveryard@chiltern.gov.uk">mveryard@chiltern.gov.uk</a> ) 01494 732200
<b>WARD/S AFFECTED</b>	All

### 1. Purpose of Report

To agree to Chiltern District Council entering into a Principles of Co-Operation Agreement with Paradigm Housing

#### RECOMMENDATIONS:

1. **That Chiltern District Council enters into a Principles of Co-Operation Agreement with Paradigm Housing.**
2. **That authority is delegated to the Chief Executive to enter into the Agreement on behalf of Chiltern District Council.**

### 2. Executive Summary

Not applicable

### 3. Reasons for Recommendations

The recommendation will ensure that the Council and Paradigm Housing have a clear framework for working together as effectively as possible to increase the supply of affordable homes for the people of Chiltern District.

### 4. Content of Report

4.1. Paradigm Housing is the largest registered social housing landlord in Chiltern District with approximately 4,500 in its ownership. It also has significant landholdings within the district.

4.2. The Paradigm Housing Chief Executive, Matthew Bailes, gave a presentation to full Council on 10<sup>th</sup> January 2017 which highlighted the opportunities for Paradigm Housing Association and its local authority partners local authorities to increase joint working to increase the delivery and available of affordable housing for local people. Council have taken forward joint working with Paradigm Housing on a site

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by site basis and this has been monitored by the internal Affordable Housing Member Working Group.

4.3. In order to promote effective joint working between the Council and Paradigm, a set of Principles of Co-operation has been drafted which sets down the expectations for each organisation. This is intended to provide a high level strategic framework within which officers from both organisations will work together to bring forward new affordable housing opportunities and to support each other in service delivery. The draft agreement has been reviewed and agreed by the Affordable Housing Member Working Group.

4.4. A copy of the Principles of Co-Operation Agreement is in Appendix 1.

## **5. Consultation**

Not Applicable

## **6. Options (if any)**

If the Council and Paradigm Housing do not enter into the Principles of Co-Operation Agreement, then the two organisations will continue to look at proposals on a scheme by scheme basis. However, Paradigm Housing will be less likely to commit time and resources to bring schemes and proposals forward if there is no over-arching agreement which demonstrates the Council's commitment to joint working. Chiltern district presents challenges for new social housing development due to high housing costs and limited land availability. Without an overarching agreement, Paradigm is more likely to commit its resources to other districts and locations where it can deliver a larger number of units at less cost.

## **7. Corporate Implications**

Reports must include specific comments addressing the following implications:

### 7.1 Financial

The Agreement does not make any financial commitment. Any requests for Council funding to support new schemes and initiatives will still be subject to consideration and approval on a scheme by scheme basis.

### 7.2 Legal

The Principles of Co-Operation have been considered and agreed by the Council's solicitor. They provide an over-arching set of principles and do not commit the Council to specific schemes or planning permissions. Any new development proposals brought forward will be subject to the same planning application process as proposals brought forward by any other developer.

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**8. Links to Council Policy Objectives**

This report links to the Council aim that “We will work towards safer and healthier local communities”.

**9. Next Steps**

If the recommendation is agreed then the Chief Executive will enter in the Principles of Co-Operation Agreement with Paradigm Housing. The ongoing joint working between the Council and Paradigm Housing will be monitored by the Affordable Housing Member Working Group.

<b>Background Papers:</b>	
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**PRINCIPLES OF CO-OPERATION BETWEEN**  
**CHILTERN DISTRICT COUNCIL (“CDC”)**  
**AND PARADIGM HOUSING GROUP (“PHG”)**

**CDC and PHG will:-**

Work together with the aim of increasing the supply of affordable homes for the people of Chiltern District.

**PHG will:-**

- Maximise the development potential of land within its ownership
- Invest time and resources to deliver affordable homes on sites in Chiltern District whenever possible
- Look to deliver as many rented homes as possible that are affordable to CDC nominees
- Deliver some homes for shared ownership or outright sale when these are required to cross-subsidise rented housing schemes and make them viable
- Maximise the use of grant and RCGF funding to support development
- Meet with CDC on a quarterly basis to discuss progress
- Consider opportunities for development on land owned by CDC and opportunities to assemble sites where CDC-owned land adjoins PHG-owned land
- Grant CDC 100% nomination rights on first letting and 75% of re-lets thereafter
- Support CDC to advertise and allocate properties as accurately and efficiently as possible
- Support CDC to promote recycling and secure that recycling facilities are available to Paradigm residents

**CDC will:-**

- Review the application of the Deed of Covenant in relation to the Amenity Agreement
- Consider allocating capital funding and/or commuted sums to support PHG to fund and deliver new rented housing
- Support early and informal pre-application discussions between PHG and appropriate CDC officers to discuss specific opportunities and allow early identification of issues that will need to be addressed ahead of any formal planning applications being submitted to CDC.
- Assist PHG to maximise the number of rented homes by working pro-actively to try to resolve any obstacles that may prevent or reduce delivery on new schemes
- Support PHG to fill new and existing homes as quickly as possible, to drive down void costs and thereby free up resources for additional homes

Classification: OFFICIAL-SENSITIVE

- Work with PHG and other providers to inform the preparation of the Chiltern and South Bucks Local Plan in order to maximise the opportunities to secure affordable housing to meet local needs.
- Review the need for specialised housing for older people, including the strategy for dealing with the needs of older Paradigm residents
- Meet with PHG on a quarterly basis to discuss progress

**Signed :** .....

**Print:** .....

**On behalf of Chiltern District Council**

**Signed :** .....

**Print:** .....

**On behalf of Paradigm Housing Group**