

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 22 JANUARY 2015
title: REQUEST TO PRESTON BOROUGH COUNCIL FOR NOMINATION RIGHTS
submitted by: CHIEF EXECUTIVE
principal author: RACHAEL STOTT, HOUSING STRATEGY OFFICER

1 PURPOSE

1.1 To seek Committee's approval to make a request to Preston Borough Council for affordable housing nomination rights.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives – To address affordable housing needs in the town of Longridge
- Corporate Priorities – None.
- Other Considerations – None.

2 BACKGROUND

2.1 Over 12 months ago as part of the Core Strategy requirement to consult with neighbouring authorities, discussions were held with Preston Borough Council regarding sites in Longridge that are on the boundary between Ribble Valley and Preston Borough Council.

3 PROPOSAL

3.1 These sites have now secured planning permission and we have received enquiries from Registered Providers as to whether Ribble Valley Borough Council would support development of affordable housing schemes on the sites. Obviously, any affordable units developed on the sites will most likely meet the housing needs of the residents of Longridge as the nearest Preston settlements would be Grimsargh or Whittingham.

3.2 Subsequently, a meeting was held with Preston Borough Council's Housing Strategy and Partnership Officer, Mary McBride, to discuss the most effective use of the nomination rights on these sites. Within the meeting it was agreed that we would seek approval to make a written request to Preston Borough Council for 50% nomination rights on sites that border with Ribble Valley. The nominations agreement would set out that on the first allocations the units would be shared between the two boroughs and any future allocations would be on an alternate arrangement with one to Ribble Valley and one to Preston. This was reported to the Strategic Housing Working Group on 8 December 2014 and it was agreed that the request should be reported to Health and Housing Committee for consideration.

4 RECOMMENDATION

4.1 That Members agree that a written request is made to Preston Borough Council to agree a 50% nomination agreement on a site by site basis, where sites border Ribble Valley Borough Council.

5 RISK ASSESSMENT

5.1 The approval of this report may have the following implications

- Resources – No implications identified.
- Technical, Environmental and Legal – By securing the nomination rights Ribble Valley Borough Council will gain a number of nominations to affordable units.
- Political – Securing affordable units will have a significant gain to the residents of Longridge.
- Reputation – Securing nomination rights will provide an affordable housing gain to be demonstrated from the development of the site and show co-operation between the two authorities.
- Equality & Diversity – No implications identified.

6 RECOMMENDED THAT COMMITTEE

6.1 Members accept the report and agree with the recommendation made in 4.1 that a written request is made to Preston Borough Council.

RACHAEL STOTT
HOUSING STRATEGY OFFICER

MARSHAL SCOTT
CHIEF EXECUTIVE

BACKGROUND PAPERS

None.

For further information please ask for Rachael Stott, extension 4567.

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