

**Sheffield
City Region**

THE HOUSING COMPACT

for the Sheffield City Region



The Sheffield City Region Social and
Affordable Housing Compact 2017-2019

Sheffield City Region Social and Affordable Housing Compact, 2017-19

Our commitment

Local authorities, arms length management organisations (ALMOs) and housing associations can have different roles and different goals in respect of social and affordable housing, and there are subtle variations between how these organisations experience and respond to the challenges and opportunities faced by the housing sector at present.

However, we all want to deliver excellent services to our customers, and we are all focused on meeting the housing needs and aspirations of people living and working in the region.

Local authorities, ALMOs and housing associations across the Sheffield City Region are committed to working collaboratively to ensure we can continue to deliver high quality homes that are affordable to all, including the most vulnerable in society, and that these homes are located in balanced, sustainable communities.

This Compact demonstrates our collective commitment to the core values of fairness, openness and transparency; we will strive to develop a cohesive and influential voice at both a regional and national level on all matters associated with social and affordable housing. Also, we aim to take forward a strong agenda for low cost home ownership and help the City Region meet its targets for new housing supply.

Collectively, local authorities, ALMOs and housing associations own and manage more than one fifth of all homes in the Sheffield City Region. The impact we can have on people's lives and the economic wellbeing of the area is huge, and the Compact represents a major step forward towards co-ordinating our approach.

Contents

1. Introduction	4
1.1 Objectives of the Sheffield City Region Social and Affordable Housing Compact	4
1.2 Success criteria: How we will know the Compact has made a real difference	5
1.3 How the SCR Social and Affordable Housing Compact was developed	5
1.4 Governance arrangements	6
1.5 List of Sheffield City Region social and affordable housing providers consulted during the development of the Compact	6
1.6 Strategic context: The next three years	7
2. Overarching principles	9
3. Understanding the demand for social and affordable housing and the types of products needed now and in the future	10
4. Increasing and improving the supply of new social and affordable housing	10
5. Right to Buy	11
6. Sustainable communities	12
7. Allocations	12
8. Contribution of social and affordable housing to delivery of the Sheffield City Region's ambitions for growth	13
9. Housing, health and social care	13
10. Homelessness and rough sleeping	13
11. Rural housing	13
12. Sharing best practice	14
13. Success criteria, measures and targets	15
14. Glossary	20

Introduction

The Sheffield City Region (SCR) Social and Affordable Housing Compact is a landmark collaboration between local authorities, social and affordable housing providers in the Sheffield City Region aimed at delivering much-needed affordable homes and ensuring everyone has a decent and secure place to live.

It has been developed by local authorities, housing associations and arms-length management organisations (ALMOs), working closely with the Sheffield City Region Combined Authority, demonstrating their collective commitment to work together to solve the housing crisis and meet the housing needs of those living and working in the City Region.

1.1 Objectives of the Sheffield City Region Social and Affordable Housing Compact

- To create a common purpose for local authorities, ALMOs and housing associations providing and managing social and affordable housing in the Sheffield City Region (SCR).
- To provide an effective mechanism for engagement with the Local Enterprise Partnership / SCR Combined Authority / Sheffield Place / Homes and Communities Agency / Central Government - and ensure the strategies of local organisations support the Strategic Economic Plan, and promote the devolution agenda for housing.
- To complement the work of other key organisations involved in social and affordable housing policy issues (including the Association of Retained Council Housing, National Federation of ALMOs, National Housing Federation and Northern Housing Consortium), and avoid duplication by focusing on issues specific to the Sheffield City Region.
- To focus on expanding the supply of new housing, supporting and investing in existing stock, understanding the products and services we need to deliver, ensuring vulnerable people can continue to access good quality affordable housing, and ensuring a range of low cost home ownership solutions are available across the region.
- To work together to ensure sustainable and thriving communities.
- To enhance and increase opportunities for joint working / shared services, joint procurement and bidding for external resources.
- To enable us to work collaboratively with other devolved regions.

- To maximise opportunities provided by national policies and funding streams, and ensure they are coherent at a local level.
- To facilitate better engagement of the housing sector in wider public sector reform discussions, particularly in the context of place-based solutions. This includes employment and skills, crime and policing, health and social care and poverty.

1.2 Success criteria: How we will know the Compact has made a real difference

- Local authorities, ALMOs and housing associations working together towards the commitment set out above and a clear shared understanding of each provider's contribution to delivery.
- A clear understanding of where both new supply and disinvestment will occur, mapped against housing need and growth targets.
- Growth in the overall numbers of social and affordable housing units across the Sheffield City Region.
- Innovative new products and partnerships, including with the private sector, emerging as a result of collaboration.
- Improved information about and communication / promotion of all social and affordable housing products.
- People who need social housing continue to be able to access affordable decent accommodation.
- A more strategic approach to housing investment reflecting the use of RTB receipts and a common agreement on RTB exemptions.
- Housing delivery expedited through collaborative working, sharing skills and joint procurement between organisations.
- Agreed, shared core principles between social housing providers regarding sustainable communities.
- Other City Regions viewing the Compact as an example of good practice.

Measures and targets for each of the criteria are set out in the table in chapter 13.

Statutory responsibilities remain with respective organisations and the Compact is not about ceding funding and powers, but about collaborative working and maximising outcomes / adding value.

1.3 How the SCR Social and Affordable Housing Compact was developed

The SCR Housing Forum met in January 2016 to discuss the key issues of meeting the challenge to deliver housing growth, Right to Buy extension to housing associations and a collective framework for allocations, and it was agreed that a

working group should be established to develop a common set of principles that all major landlords across the SCR could sign up to. The working group was launched in March 2016 and identified roles and responsibilities to ensure appropriate linkages to the SCR Housing Executive Board and Housing Directors Group. This Compact was developed between April and November 2016 and launched on 5th December 2016. A full list of signatories can be found at the end of the document.

1.4 Governance arrangements

The document will be reviewed annually by the SCR Social and Affordable Compact working group.

1.5 List of Sheffield City Region social and affordable housing providers consulted during the development of the Compact

Local authorities

Barnsley Metropolitan Borough Council
Bassetlaw District Council
Bolsover District Council
Chesterfield Borough Council
Derbyshire Dales District Council

Doncaster Metropolitan Borough Council
North East Derbyshire District Council
Rotherham Metropolitan Borough Council
Sheffield City Council

ALMOs

A1 Housing (Bassetlaw)
Berneslai Homes (Barnsley)

Rykneld Homes (North East Derbyshire)
St Leger Homes (Doncaster)

Housing associations

ACIS Group
Action
Affinity Sutton
Alpha Homes
Anchor Trust
Arches Housing Ltd
Dales Housing
Derwent Living
Equity Housing Group
Framework Housing
Great Places
The Guinness Partnership
Habinteg

Johnnie Johnson Housing Trust
Longhurst and Havelok Homes
Nottingham Community Housing Assoc.
Peak District Rural
Places for People
Riverside Group
Sadeh Lok
South Yorkshire Housing Association
Sanctuary
Salvation Army Housing Association
Target Housing Ltd
Together Housing Group
Waterloo Housing

The latest figures available show that there are approximately 170,000 social and affordable homes in the Sheffield City Region.

The organisations that have been actively involved in developing the Compact are responsible for 85% of the total stock and our ambition is to increase this to as close to 100% as possible.

1.6 Strategic context: The next three years

The major national policy changes affecting social and affordable housing in the Sheffield City Region are set out in the table below. As noted in the mission statement, opportunities and challenges can be different for local authorities, ALMOs and housing associations – and through this Compact we will develop a stronger position on meeting the needs of residents in our region.

Policy / issue	Opportunities	Challenges
As set out in the SCR Strategic Economic Plan: 'In order to support 70,000 new jobs over the next ten years we need to provide on average between 7,000 and 10,000 new dwellings per year''	-Devolution of some housing powers to the SCR to help deliver Government's housing growth ambitions, and the 'Northern Powerhouse' -Funding available to help deliver growth -Strong partnerships already in place -Opportunities to collaborate / co-ordinate on delivery	-Continuing and increasing pressure on public sector resources -Collaboration and innovation more important than ever to enable us to deliver on economic and housing growth ambitions
Social rent reduction (introduced in July 2015 budget) of 1% per annum over four years	Rents are more affordable for tenants who are not on benefits	Major implications for housing business plans due to shortfall from projections
Extension of the Right to Buy (RTB) to housing associations (introduced in the Housing and Planning Act) – now deferred to 2018	-More social housing tenants able to take up discounted home ownership	-Reducing social housing stock -Ensuring housing associations can replace homes lost, with increased risk for lenders

Policy / issue	Opportunities	Challenges
Levy on local authority high value stock	-Where demonstrable need, local authorities allowed to retain some proceeds from the levy on higher value stock to replace social housing that better meets needs	Significant challenge to local authority HRA business plans
Fixed term tenancies (introduced by the Housing and Planning Act)	Helping to ensure social housing stock is available for those who need it	-Potential for a confusing and inconsistent landscape – different rules for local authorities / housing associations -Impact on sustainable communities
Voluntary 'Pay to Stay' policy (Housing and Planning Act) whereby households earning over £31K will be required to pay higher rents)	May result in higher earners moving out, freeing up homes for those in greater need	-Potentially damaging to sustainable communities -May increase RTB -Potential inconsistencies / confusion between areas -Different rules for local authorities and housing associations -Resource intensive for local authorities
The Government's Affordable Housing Programme is now focused on home ownership and Starter Homes, rather than social rented housing	-Commitment to home ownership – aligned with residents' priorities and aspirations -Building new homes can support employment and growth needs	-Fewer new social rented homes being built to replace the stock lost through Right to Buy, and levy on higher value stock likely to reduce stock further -Key challenge to ensure best use of limited stock -Uncertainty regarding success of shared ownership etc in the SCR
Further Welfare Reform policies: -Reduction of the benefits cap to £20K	-Opportunity to work collaboratively on money advice / support services -Partnership work to provide affordable shared	-Impact on under 35s, shortage of bedsit accommodation -Supported housing rents / service charges likely to exceed LHA rate

Policy / issue	Opportunities	Challenges
-Reducing housing benefit to Local Housing Allowance (LHA) rate -People aged 35 and under only able to claim LHA 'shared accommodation' rate -Supported housing tenants potentially, after one year, only being able to access the LHA rate -Automatic entitlement to the housing element of Universal Credit to 18-21 year olds removed, with some exceptions, from April 2017	rented housing for under 35 years olds - Working in partnership across the region to ensure all tenants and residents are supported to become financially capable and income is maintained in the region (including support with further welfare reforms)	-Caution in the sector for new developments due to uncertainty over future -Serious risk to key services
Demographic changes: -Ageing population across the SCR -Migration	-We need more effective integration of housing, health and social care – strong partnerships developing and improving -Opportunity to pool intelligence and data and find ways of working together more effectively and innovatively	-More specialist housing for older people is required -LHA rate for supported housing a challenge

2. Overarching principles

In signing up to this Compact, all local authorities, ALMOs and housing associations have agreed to the following principles:

- Commitment to ensuring all our people, including the most vulnerable, can access good quality, affordable housing.
- Sharing information in an open and transparent way.
- Communicating and working together to achieve a collective, influential voice, to enable effective discussion to take place on social and affordable housing matters with other key organisations.
- Sharing best practice and assisting each other to deliver the best possible services to current and future social housing tenants across the Sheffield City Region.

- Working in partnership to access external funding and develop new supply.
- In particular, working in partnership with each other and with health, social care and voluntary / community sector services, to improve residents' health and wellbeing.
- Supporting system change through the integration of health, social care and housing.
- Working together to deliver sustainable and thriving communities.

3. Understanding the demand for social and affordable housing and the types of products needed now and in the future

- We will share our strategic housing market assessments and other data held regarding housing needs, and work cooperatively towards developing an overarching Sheffield City Region picture of need.
- We will share data and good practice, via appropriate channels, on the impact of welfare reform policies to help us take a collective approach to supporting residents through these changes.
- We will work proactively, in smaller working groups where appropriate, to pool our resources and expertise, and to develop initiatives to meet this challenge.
- We will develop products and services that enable and support working age households to access affordable home ownership.
- We will work collaboratively with health and voluntary / community sector services to better understand health and care markets, and develop high quality housing to meet the needs of groups with specialist needs.
- In particular, we will work together to ensure older people across the Sheffield City Region have a range of excellent housing options to enable them to maintain their independence, health and wellbeing for as long as possible.

4. Increasing and improving the supply of new social and affordable housing

- We will work collaboratively to ensure a range of affordable home ownership products are available, including Starter Homes, Help to Buy and Shared Ownership.
- We will ensure our affordable housing policies adequately reflect housing need and are flexible to take account of the changing products available.
- We will also make the economic case for new social rented housing and ensure sufficient social housing continues to be available to meet need.
- We will seek, through our collective voice, to have a positive dialogue with the Sheffield City Region Joint Assets Board in respect of releasing public land for

new affordable housing delivery at best consideration, and with regard to local demand and viability issues.

- As part of our commitment to information sharing we will identify and map our existing supply of social and affordable housing, establishing a clear schedule of all planning applications approved and demonstrating the mix of tenure across communities.
- We will identify opportunities for joint venture partnerships between housing associations and local authorities and the private sector.
- We are committed to ensuring our social and affordable housing stock is of a decent quality and energy efficiency rating, and is well-managed.
- We will work together on bringing empty homes back into use.

5. Right to Buy

RTB stock replacement:

- We will work across local authority boundaries and between organisations to understand the expected demand for RTB, and the types, tenures and locations of new housing required to replace the stock lost through RTB and the levy on higher value local authority stock.
- We will work together to endeavour jointly to replace housing sold through the RTB on a one for one basis.
- We will work together to develop a proposal for the SCR to match fund RTB receipts to increase the numbers of replacement units we can deliver.
- We have a shared commitment to replacing homes sold through the RTB with social rented homes where possible.

Efficiency and shared services:

- We will identify opportunities to work more efficiently, for example by jointly commissioning key services such as property valuations and fraud prevention
- Partners will explore opportunities for sharing services and technology. We will work together to minimise the risk of fraudulent applications and exploitation of the system.

Introduction of the voluntary RTB from 2018

- We will work together on detailed policy development around RTB, and where possible synchronise approaches between housing associations

6. Sustainable communities

- We are committed to ensuring communities are balanced and sustainable and have a mix of different tenures to meet varying needs
- We will communicate effectively between organisations to develop local lettings policies that reflect the needs of individual neighbourhoods
- We will share data and intelligence to enable a clear map to be produced to show areas of high demand and high turnover across the SCR, so we can work together to create sustainable neighbourhoods
- We will co-ordinate our policies on the provision of and renewal criteria for fixed term tenancies, to ensure the differences are clearly understood
- The levy on higher value local authority stock (to pay for housing association RTB discounts) will potentially lead to imbalances of affordable housing in certain areas, and we will work together to mitigate against the impact this could have on sustainable communities
- We will explore opportunities to work collaboratively across local authority boundaries and between different housing organisations to help tenants to move into homes that meet their needs, particularly where tenants need to move for employment or education reasons. This will not involve working towards a regional choice-based lettings system, but will ensure we share information and good practice between areas.
- We will work in partnership with local police forces to improve community safety in our neighbourhoods.

7. Allocations

- We believe that social landlords should continue to house people in the greatest need, whilst balancing this against the need for sustainable communities
- Nominations agreements should continue to provide at least 50% to the local authority, with flexibility regarding local lettings policies and the potential for local authorities to ask for a higher figure in particular circumstances
- We will work together openly and transparently on the development of lettings policies and consult each other on any proposed changes, to ensure we fully understand the impact of these changes on other social landlords
- We will take a co-ordinated approach to ensuring social and affordable housing meets the needs of all groups, including younger people

8. Contribution of social and affordable housing to delivery of the Sheffield City Region's ambitions for growth

- Social and affordable housing provision can make a key contribution to economic growth across the region, in terms of both job creation, and provision of homes for many of the people who will be occupying the 70,000 new jobs to be created
- We will work together to make the most of the opportunities afforded by Devolution to the SCR, and as the devolution agenda evolves we will ensure the housing sector evolves accordingly
- We will work together to identify and maximise training, apprenticeships and wider regeneration opportunities
- Section 106 properties will be targeted for social rented housing wherever appropriate

9. Housing, health and social care

- We will work together and with health and social care commissioners and service providers, and the voluntary / community sector, to identify shared outcomes and develop new specialist housing and services
- Shared outcomes may include customer journeys and pathways, hospital discharge policies and fuel poverty

10. Homelessness and rough sleeping

- We will work together to eradicate rough sleeping and homelessness, respond to the needs of the homeless and strive to minimise hidden homelessness.
- We will share data to ensure we develop strategies and policies to respond to changing patterns of homelessness.

11. Rural housing

- Rural housing can be innovative and responsive to localised needs
- Seven of the nine SCR authorities have significant rural populations, and we will work together to ensure we articulate the importance of considering rural housing needs in the development of housing policies and allocating resources for new homes, alongside the more obvious urban issues
- We will ensure that SCR housing policies are 'rural proofed' to ensure rural issues are taken in to account

12. Sharing best practice

- We will develop a virtual network to facilitate contact and collaboration on policy issues, and sharing best practice
- We will work together to develop smarter ways of combining resources and collaborating to reduce our overheads and improve overall efficiency.

13. Success criteria, measures and targets

Ref	Success criteria	Measures	Targets		
			6 months	1 year	2 years
1	Local authorities, ALMOs and housing associations working together towards the commitment set out above and a clear shared understanding of each provider's contribution to delivery	<ul style="list-style-type: none"> • All local authorities, ALMOs and active housing associations signed up • SCR endorsement of the Compact • Clear definition of each provider's role / objectives 	<p>100% sign up and successful launch</p> <p>Implement a Yammer group (SYHA) to enable colleagues to share information</p>		
2	A clear understanding of where both new supply and disinvestment will occur, mapped against housing need and growth targets	<ul style="list-style-type: none"> • Clear portrait of each organisation's development / disinvestment plans, pulled together at SCR level • Housing needs data shared, integrated plan in place • Increased awareness across housing 	All data on need / supply / disinvestment shared and collated	SCR wide map of investment priority sites	

Ref	Success criteria	Measures	Targets		
			6 months	1 year	2 years
		association / developer sector of priority investment areas			
3	Growth in the overall numbers of social and affordable housing units across the Sheffield City Region	<p>Numbers of the following products started (interval tbc) in each local authority area:</p> <ul style="list-style-type: none"> • Social rent – general • Social rent – specialist • Shared ownership – general • Shared ownership – specialist • Rent to Buy • Starter Homes <p>Mapped against knowledge of need for each type of product Measured by individual organisation and at the combined SCR level</p>	Establish a suite of performance information to be collected based on agreed definitions	Adopted rural action plan with recognition across the SCR	New building starts – 10% increase
4	Innovative new products and partnerships including with the private sector, emerging as a result of collaboration	<ul style="list-style-type: none"> • Case studies • Register of new partnership initiatives 		Annual report on outcomes under each workstream	Agree timescale and action plan for encouraging and supporting

Ref	Success criteria	Measures	Targets		
			6 months	1 year	2 years
					PRS development supported by PRS standards and enforcement on health and housing standards
5	Improved information about and communication / promotion of all low cost home ownership products	<ul style="list-style-type: none"> • Website in place with clear information and signposting about products in the SCR (not duplicating other agencies) • Measure number of hits on website 		Housing options and advice set up and receiving hits	
6	People who need social housing can continue to access affordable decent accommodation	<ul style="list-style-type: none"> • Social rented stock levels for each organisation (charted over time) • Numbers of people on housing registers • Homeless acceptances 		Housing association nominations to have stayed at 50% or more	<p>Social housing stock – no overall loss</p> <p>Maintained or increased the number of</p>

Ref	Success criteria	Measures	Targets		
			6 months	1 year	2 years
		<ul style="list-style-type: none"> Numbers of Council and housing association new tenancies and relets 			social / affordable rent units across the SCR
7	A more strategic approach to housing investment reflecting the use of Voluntary RTB receipts and a common agreement on Voluntary RTB exemptions	<ul style="list-style-type: none"> Monitoring of SCR allocations of receipts Common agreement in place (yes / no) Programme bid / allocation (yes / no) 	Establish Voluntary RTB working group	All Voluntary RTB receipts recycled in the SCR	
8	Housing delivery expedited through collaborative working, sharing skills and joint procurement, between organisations and geographical boundaries	<ul style="list-style-type: none"> Planning policy for cross boundary developments Numbers of developments delivered that would otherwise have been prevented or against a baseline trend 	Compile list of all procurement frameworks each SCR organisation currently subscribes to	Assess feasibility of a SCR wide procurement consortium	
9	Agreed, shared core principles between social housing providers regarding sustainable communities	<ul style="list-style-type: none"> Commonly adopted definitions of need and sustainable communities 		Annual report on outcomes under each workstream	

Ref	Success criteria	Measures	Targets		
			6 months	1 year	2 years
		<ul style="list-style-type: none"> STAR survey results – satisfaction with the area as a place to live 			
10	Other City Regions viewing the Compact as an example of good practice	<ul style="list-style-type: none"> Number of people enquiring about the Compact Hits on the SCR website Compact referenced in press releases and showcased e.g. through awards schemes 	Raise the profile and importance of the Compact – launch, Inside Housing, ongoing annual session etc	<p>Compact endorsed and supported by the elected Mayor</p> <p>Gather and present case studies of successful work Compact partners are currently doing to contribute to wider agendas e.g. health and wellbeing</p>	

14. Glossary

Affordable housing

Formerly a general term, used more or less interchangeably with social housing. Housing produced by a registered provider (usually with subsidy from the Homes and Communities Agency) which is intended to be for households who cannot pay the market price in their area.

Affordable must include the provision for the home to remain affordable in the future, or if these restrictions are lifted for the subsidy to be recycled for alternative affordable housing¹.

Arms length management organisation (ALMO)

A not-for-profit company set up and owned by a local authority to carry out day to day management of its housing stock. The ownership of the housing stock stays with the council and it remains the legal landlord. The ALMO is controlled by a board of management, usually made up of an equal number of councillors, tenants and independents¹.

Association of Retained Council Housing (ARCH)

The association of councils in England who have retained ownership and management of their council homes. Performs a variety of functions including: representing collective interests of retained stock councils; lobbying government for a strong retained stock sector; helping members meet the challenges and seize the opportunities of government initiatives; demonstrating the benefits of retained stock; promoting best practice; listening to the views of tenants.²

Choice based lettings

Way of matching people on the waiting list to properties according to points and priorities. Instead prospective tenants apply for available vacancies that are widely advertised. Aims to give people more choice about where they live¹.

Combined Authority

A legal structure that may be set up by two or more local authorities in England, following a governance review. They may take on transport and economic development functions, and any other functions that their constituent authorities agree to share¹.

Help to Buy

A government-backed equity loan scheme available to first time buyers of up to £600,000 purchase price. The purchaser has to provide a 5% deposit; the government provides a 20% equity loan which must be repaid when the property is sold; the purchaser obtains a mortgage of 75% of the purchase price¹.

Homes and Communities Agency

Agency created by the Homes and Regeneration Act 2008 to join up the delivery of housing and regeneration. Brought together the regeneration functions of English Partnerships, the investment

¹ National Housing Federation, Housing Jargon Book, 8th Edition, February 2016

² <http://www.arch-housing.org.uk/about.aspx>

functions of the Housing Corporation, the Academy for Sustainable Investment, and some housing and regeneration programmes delivered by the Department for Communities and Local Government¹.

Housing and Planning Act 2016

An Act to make provisions about housing, estate agents, rent charges, planning and compulsory purchase³.

Local Enterprise Partnership (LEP)

Locally owned partnership between local authorities and businesses, playing a central role in determining local economic priorities, and undertaking activities to drive economic growth and the creation of local jobs¹.

Local Housing Allowance

The way of working out Housing Benefit for private tenants, introduced nationally in April 2008¹. The amount tenants are eligible for depends on where they live, household size, income and circumstances⁴.

National Federation of ALMOs

The trade body which represents all arms-length management organisations (ALMOs) across the UK. The NFA represents the interests of ALMOs at the national level, lobbying and negotiating with central government on their behalf. In addition to this the NFA runs a website, organises events and regional meetings for its members and provides advice and briefings⁵.

National Housing Federation

The central representative, negotiating and advisory body for housing associations and other non-profit housing bodies in England. The Federation: represents its members to government and the Homes and Communities Agency on a wide range of financial and other matters; gives advice and guidance to members; publishes a wide range of publications and literature; campaigns for housing association provision of social housing; organises conferences, seminars and training for housing association staff and boards; facilitates mutual support for associations through a range of specialist and regional meetings¹.

Northern Housing Consortium

The Northern Housing Consortium represents the views of housing organisations in the North of England. We are a membership organisation made up of local authorities, ALMOs and associations that provide social housing for tenants.⁶

Northern Powerhouse

A concept first introduced in June 2014 by the Chancellor of the Exchequer, Rt Hon George Osborne MP, in a speech in Manchester, referring to harnessing the economic potential of the north to drive

³ <http://www.legislation.gov.uk/ukpga/2016/22/introduction/enacted>

⁴ <https://www.gov.uk/housing-benefit/what-youll-get>

⁵ http://www.almos.org.uk/nfa_core_values

⁶ <http://www.northern-consortium.org.uk/about-northern-housing-consortium/>

growth, attract investment into northern cities and towns and redress the North-South economic imbalance⁷.

Right to Buy

Under the Housing Act 1980, most secure tenants of non-charitable housing associations or local authorities have the right to buy their home at a discount, after a minimum period of residence¹. The Housing and Planning Act 2016 makes provision for this to be extended to tenants of housing associations⁸.

Shared Ownership

A government funded scheme for the sharing of equity in a property between an occupier and a housing association. The occupier purchases a property at a proportion of its value and pays a rent to cover the share in the equity retained by the association.

Sheffield City Region

The Sheffield City Region encompasses more than 1.8 million people and approximately 700,000 jobs. It is comprised of the nine local authority areas of Barnsley, Bassetlaw, Bolsover, Chesterfield, Derbyshire Dales, Doncaster, North East Derbyshire, Rotherham and Sheffield. The Sheffield City Region Combined Authority was established on 1st April 2014⁹.

Sheffield City Region Joint Assets Board

A board formed by the local authorities within Sheffield City Region and the Homes and Communities Agency to influence asset disposals in a way that supports the local economy¹⁰.

Social housing

1. Formerly a general term including most rented housing owned by local authorities, housing associations, new towns, and housing action trusts. Generally lower rents than housing available in the local market.
2. Low cost rental accommodation and low cost home ownership as defined by ss68-70 and 77 of the Housing and Regeneration Act 2008 . Aimed at people whose needs are not met by the commercial market.

Starter Homes Initiative

A Government initiative in England that aims to help young first-time buyers (below 40 years) to purchase a home with a minimum 20% discount off the market price¹¹.

Strategic housing market assessment

⁷ <http://www.bbc.co.uk/news/magazine-32720462>

⁸ <http://www.legislation.gov.uk/ukpga/2016/22/introduction/enacted>

⁹ <http://sheffieldcityregion.org.uk/about/overview/>

¹⁰

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/466616/Sheffield_devolution_deal_October_2015_with_signatures.pdf

¹¹ <http://www.new-homes.co.uk/starter-homes/>

The National Planning Policy Framework requires local authorities to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period¹².

Strategic Economic Plan

Produced by LEPs, setting out the area's strategy for local economic growth and its

use of all resources and levers for growth, which formed the basis of LEP bids for Growth Deal funding from Government¹³.

Welfare reform

Changes to the benefits system.

Welfare Reform and Work Act 2016

Introduced extensive changes to welfare benefits, tax credits and social housing rent levels, with the aim of making significant welfare spending savings. The welfare/ housing measures include:

- Lowering the benefit cap threshold and varying it between London and the rest of the UK
- A four-year benefits freeze;
- Limiting support through Child Tax Credits/ Universal Credit
- The abolition of Employment and Support Allowance work related activity component.
- Reducing social housing rent levels by 1% for four years from 2016-17. ¹

¹² <http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/the-approach-to-assessing-need/>

¹³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/224776/13-1056-growth-deals-initial-guidance-for-local-enterprise-partnerships.pdf