

APPENDIX 2

FEEDBACK FROM HOUSING STRATEGY CONSULTATION

CONSULTATION FEEDBACK	OUR RESPONSE
<p>From - Mark Longley@CBRE</p> <p>I've had a look through this and I think it's a really good document and very clear on the challenges faced.</p> <p>The strategy does mention older people and the challenges in that market and also other areas of specialist need. I wonder though whether it could be more explicit on extra care and reference the County's emerging strategy on extra care and the need to invest in extra care solutions to ensure that older people have a range of options open to them that enable services to them to remain effective and affordable. Also the role that investing in designated accommodation for older people plays in releasing their existing homes back in to the market.</p> <p>We've identified a need for the county and partners to play a proactive role in promoting extra care as the market is unlikely to bring schemes forward at sufficient pace, in the right locations, on its own.</p>	<p>Noted – no direct change to the strategy is required.</p> <p>Page 25, Section 6.1, third paragraph – the following has been added, <i>“As part of our approach we will be mindful of Lancashire County Councils planned Extra Care Strategy for Lancashire which is due to be published during 2014.. West Lancashire does have a successful 111 unit Extra Care Scheme in Ormskirk and so we know that such schemes are popular and provide another housing option for older people”</i></p> <p>Noted – no direct change to the strategy is required.</p>
<p>From - Cllr May Blake</p> <p>May I make the point of ensuring that suitable housing is provided for older people wishing to downsize or move into more suitable accommodation.e.g. one or two bedroomed accommodation You will appreciate that with the increasing ongoing rise in older population that suitable size houses will be included in the strategy to meet the foreseeable demand.</p>	<p>Page 19, Section 5.1, fourth paragraph – the following has been added, <i>“...including downsizing opportunities for those households requiring smaller accommodation. Housing is a long term issue and we need to plan accordingly.</i></p> <p>Page 25, Section 6.1, first paragraph – the following has been added, <i>“...including a housing offer for those households wishing to downsize”</i></p>
<p>From - Sue Hird, Area Commissioning Manager (Central Lancashire), Adult Community Services</p> <p>The report is excellent and I see that mental health could come in objective 1 – right supply of new homes (this is where we could maybe consider adding supported accommodation for vulnerable people) and objective 5 of course.</p>	<p>Comments noted but no amendment made to the strategy. Objective 5 is intended to be the headline objective to address supported accommodation for vulnerable people although it is acknowledged that the right supply of new homes (objective 1), in broad terms should supply the housing requirements of all parts of our resident population.</p>

CONSULTATION FEEDBACK	OUR RESPONSE
<p>From – Labour Group Briefing</p> <p>No mention of caravan park tenants</p> <p>Note that older people are living longer and therefore remaining in their own homes for longer which has an impact on the flow of housing supply</p> <p>Note that there are different methods of construction that can be used for constructing accommodation / housing</p> <p>Consider introducing local authority mortgages, which also have, as part of repayment amount and ability for the householder to be building up a rainy day fund, in case of emergencies. Use different methods to invest mortgage interest return to further housing related priorities.</p> <p>Consider identifying a five year supply of council land that could be used for housing development purposes and make the sites oven ready.</p> <p>No mention of Extra Care in the strategy and there should be some reference to it so that we have clearly identified it as a potential need in the borough</p>	<p>We have not made specific reference to caravan park tenants as it has not been identified as a specific housing issue. Those tenants who occupy a holiday pitch are often limited to being allowed to occupy the caravan for a fixed number of weeks within any one year. Holiday pitches are not intended to be used as permanent residential pitch. Those tenants occupying holiday pitches and in need of permanent housing should consider their housing options and approach the Council and other relevant services to receive housing options advice.</p> <p>Page 19, Section 5.2, first paragraph – the following has been added, “<i>...and remaining in their own homes for longer which has an impact on the flow of housing supply</i>”.</p> <p>At the end of the same paragraph – the following has been added, “<i>In instances where designated accommodation for older people is developed then it will also contribute to freeing up, what is usually a family type dwelling, back in to the market</i>”..</p> <p>Page 26, Section 6.1 – the following has been added at the end of this section, “<i>In the case of affordable housing development provided through our partnership working with Registered Providers, we will work with them to consider the benefits of using different construction approaches where it will assist in the increasing supply of affordable housing whilst meeting or surpassing existing construction standards</i>”.</p> <p>We have not made reference to this within the strategy as this is not an approach the Council wishes to explore. There are already a number of mortgage products available in the market and this coupled with appropriate financial and housing options advice facilitates households to decide which housing option route is best for their circumstances.</p> <p>The Strategic Asset Management Project (SAMP) is reviewing the Councils land and buildings assets and deciding on their appropriate use to help the Councils’ priorities. This includes making land available for housing.</p> <p>Page 25, Section 6.1, third paragraph – the following has been added, “<i>As part of our approach we will be mindful of Lancashire County Councils planned Extra Care Strategy for Lancashire which is due to be published during 2014. West Lancashire does have a successful 111 unit Extra Care Scheme in Ormskirk and so we know that such schemes are popular and provide another housing option for older people</i>”</p>

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<p>From Scarisbrick Parish Council</p> <p>Scarisbrick Parish Council supports the view that there is a need for more affordable housing within the Borough. The Council echoes points made in your document that there is a pressing need for such accommodation within the rural areas. This reflects our own knowledge of individuals who were raised in the Parish, have family here, and indeed are employed within the Parish but travel to work every day from Skelmersdale because that is where the bulk of affordable housing is currently located.</p> <p>The Council understands the arguments put forward regarding the need for traveller sites. It does, however, note that sites currently put forward are primarily within rural parishes and away from the major settlements in West Lancashire. It believes that these are perhaps the least appropriate locations given the need for permanent sites, in particular, to have the necessary infrastructure support. Rural communities are less able to suddenly absorb increases in population that would inevitably increase pressure on shops, schools, healthcare facilities, and highways. The Council also believes that due consideration needs to be given to the purposes of including land within Green Belt when locating such sites.</p>	<p>Noted – no direct change to the strategy is required.</p> <p>This comment has been passed to Planning Policy colleagues for them to note.</p>
<p>From - Downholland Parish Council</p> <p>Downholland Parish Council are concerned that the strategy did not appear to make explicit provision for housing for older and disabled members of the rural communities</p>	<p>Page 27, Section 6.5, first paragraph – the following has been added, “<i>....in all parts of</i>” and, “<i>including our rural communities</i>”.</p> <p>The whole sentence now reads as, “<i>We are keen to encourage investment <u>in all parts of the Borough, including our rural communities</u> to help assist in meeting specialist housing requirements.</i>”</p>
<p>From - Halsall Parish Council</p> <p>Halsall Parish Council ask that WLBC ensure that the recommended percentage of affordable houses are included in any development and make stringent regard to possible flooding risk when granting planning consent to any development and consideration should also be given to the character of rural settlements so as not to change the character through numbers.</p>	<p>Noted – Planning applications for residential development are considered in line with existing planning policy. Planning policy covers a range of matters which includes affordable housing contributions and optimising these where viable, consultation on drainage / flood risk matters and considering the nature of the rural settlement.</p>

CONSULTATION FEEDBACK	OUR RESPONSE
<p>From - Birchwood Centre</p> <p><u>Response to Vision – Have we got it right?</u></p> <p>Yes, our only thoughts would be the ongoing “changing needs” as employment , austerity and a changing balance in demand, particularly homelessness and supported accommodation, continues across WLBC needs open honest discussion with current and future service providers to ensure services can be delivered flexibly and appropriately.</p> <p>Objective 1 = Yes</p> <p>Objective 2 = Yes. We would be interested in the process for the land auction pilots when further information is available.</p> <p>Objective 3 = Yes. The provision of good quality housing options to all customers presenting to us is crucial, working across agencies with housing options as both an online and in person experience is our view of the future success in this area. Bringing empty homes back into use is an excellent objective and can also build partnerships with the 3rd sector who may be interested in taking on such properties to assist them in growing their services, improving the housing offer and discharging some of the council’s statutory objectives.</p> <p>Objective 4 = Yes. We believe that our young people are at the heart of what we do and why we do it. One of our primary aims is to support them into the local community, independence, education and employment. The provision of tailored support specific to young people in the area is key the long term growth and sustainability of West Lancashire and it’s young people.</p> <p>Objective 5 = Yes. We are delighted that you recognise the need for Foyer development for 16-25 year olds in West Lancashire and look forward to a rewarding and productive partnership as the Foyer continues in the development process.</p> <p>Objective 6 = yes</p>	<p>Noted – We use various data sources including surveys to understand housing need across client groups so that we are aware and try and positively address any changes in demand within the context of joint working arrangements and resource availability.</p> <p>Noted – no direct change to the strategy is required.</p> <p>Noted – The Housing Strategy and Development Programme Manager will make contact to explain the Land Auctions Pilot.</p> <p>Noted including the potential interest by the third sector to assist in bringing empty homes back into use. Information will be sent to our Private Sector Housing Manager.</p> <p>Noted – no direct change to the strategy is required.</p> <p>Noted – no direct change to the strategy is required.</p> <p>Noted – no direct change to the strategy is required.</p>

CONSULTATION FEEDBACK	OUR RESPONSE
<p>From - Birchwood Centre – continued</p> <p><i>Other Comments</i></p> <p>The strategy is concise and well planned with sufficient detail as to be able to clearly interpret the direction of the council and its partners. We affirm the need for a Foyer for young people aged between 16 – 25 years of age in West Lancashire. We look forward to continuing our work with WLBC to improve the offer for our young people with the ongoing support of the council and its partners, involving ourselves in appropriate developments that suit our discipline with organisations that share our ethos and passion for the development of young people across West Lancashire.</p>	<p>Noted – no direct change to the strategy is required</p>
<p>From - Details of who has responded was not supplied</p> <p><u>Response to Vision – Have we got it right?</u></p> <p>Yes, pretty balanced approach reflecting the needs of the community</p> <p>Objective 1 – Affordable housing built to serve local communities should be made available to residents (sons and daughters) of people who live in these communities first</p> <p>Objective 2 – A lot of land area in Skelmersdale is under-utilised and incurs costs in grass cutting. More land should be released for local use such as sports pitches and community allotments as well housing as and when required.</p> <p>Objective 3 - Yes</p> <p>Objective 4 – Yes but poor quality housing being operated in Skelmersdale by private landlords can depress the quality of life of those living in the nearby area. The Council needs to be more forceful in dealing with properties that fall into this category. It is accepting that the Council only has limited powers in these areas.</p>	<p>Noted – no direct change to the strategy is required</p> <p>Noted – no direct change to the strategy is required – Please see the Councils allocation policy which provides information about the allocations of Council housing in relation to local connection.</p> <p>Noted – no direct change to the strategy is required. The Strategic Asset Management Project (SAMP) is reviewing the Councils land and buildings assets and deciding on their appropriate use to help the Councils' priorities. This includes making land available for housing and other uses.</p> <p>Noted – no direct change to the strategy is required.</p> <p>Noted – no direct change to the strategy is required. There are enforcement tools available to the Council to ensure that property is maintained and managed in line with legislation. The Council would prefer to inform and educate any offending landlords to allow them opportunity to respond in a manner that would mean enforcement is not required. Sometimes this approach is all that is required as the landlord has not been fully aware of what is required from them. We will though, continue to use enforcement powers when necessary.</p>

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<p>From - Details of who has responded was not supplied continued</p> <p>Objective 5 – In setting up sites for travellers etc, the Council needs to generate income from those using the sites to be used to maintain and clean the sites after use. The same principle as in place in any campsite a member of the public uses. These sites have to be income generating rather than a cost to the local council tax payer.</p> <p>Objective 6 – I think these should be a third delivery action specifically related to an obligation to require refurbishment and or new build houses to incorporate micro generation schemes</p> <p><u>Other</u></p> <p>Minor corrections - Analysis of needs – Housing Sector Issues. Add the word “average” in the line, “with average house prices more than 30%etc”</p> <p>There is no mention of future large scale housing applications in the green belt areas of the Borough. These need to be addressed and a policy agreed so developers know what the position is.</p>	<p>Noted – no direct change to the strategy is required. This comment has been passed to Planning Policy colleagues for them to note.</p> <p>Noted – no direct change to the strategy is required.</p> <p>Corrected.</p> <p>Noted – no direct change to the strategy is required, however please note that as part of the Councils Implementation of the West Lancashire Local Plan 2012-2027 it is intended to develop development briefs for strategic housing sites. e.g. Yew Tree Farm, Grove Farm, Firwood Road</p>
<p>From - Overview and Executive</p> <p>Consideration was given to the report of the Assistant Director Housing and Regeneration as contained on pages 497 to 541 of the Book of Reports that informed members of the Draft Housing Strategy 2014-2019 currently out for consultation. The consultation period was scheduled to end on 28 February 2014.</p> <p>In discussion comments were made in respect of the following:</p> <ul style="list-style-type: none"> • Access to affordable housing – types/sizes available and/or being developed. • Responding to community needs and managing aspirations – lack of availability of 1 bedroom property in the Borough. • Housing market challenges. 	

<p>RESOLVED: That as a consequence of the discussion on the Housing Strategy 2014 to 2019 (Consultation Draft –January 2014), attached at Appendix B, it was agreed that the following comment be referred to Cabinet for consideration:</p> <p>“In the Strategy, look to be delivering the number of bedrooms people need.”</p>	<p>Page 19, Section 5.1, fourth paragraph – the following has been added,” ... including downsizing opportunities for those households requiring smaller accommodation. Housing is a long term issue and we need to plan accordingly”.</p>
<p>From - Wrightington Parish Council</p> <p>Commented on the Vision and agreed it was appropriate</p> <p>Also stated that objective 3 – making the best use of all existing homes – The Parish Council believe that primarily all the empty properties in the borough should be brought back into use to provide additional homes rather than developing brownfield sites in the first instance. No other comments.</p>	<p>Noted – no direct change to the strategy is required.</p> <p>Noted – no direct change to the strategy is required. The Council wishes to make best use of existing housing stock and so will continue to bring empty homes back into use using the powers it has available.</p>
<p>From - Anne-Sophie Bonton, Planning Officer</p> <p>Thank you for your email inviting comments on the above document.</p> <p>I wish to make the following comments:</p> <p>The document is supported, especially objective 2 – “Regenerate and remodel areas of Skelmersdale”. In so doing, the narrative should talk about this regeneration being a catalyst/driver of growth, exploiting Skelmersdale's location advantages. As currently presented, it appears relatively introverted and isolationist. There is a clear fit with the West Lancashire Transport & Highways Masterplan's objective of remodelling the public realm and highways. This should be highlighted.</p> <p>I understand that the Provision Planning Team have been working with West Lancashire Borough Council to identify any shortfall in school place provision, resulting from the developments proposed within this strategy. This information has been fed back to West Lancashire Borough Council separate to this consultation exercise.</p>	<p>Page 27, Section 6.1, a new final paragraph has been added, “<i>We see the regeneration activity linked to this objective as being a catalyst and driver of growth, exploiting Skelmersdale’s location advantages and aligned to this activity will be the strategic fit with the West Lancashire Transport and Highways Masterplan which aims to remodel the public realm and highway infrastructure. Being aware of the importance of transport connectively in such regeneration and remodelling work will assist in terms of long term sustainable development</i>”.</p> <p>Noted – no direct change to the strategy is required,</p>

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<p>From - The Skelmersdale Limited Partnership</p> <p>Vision – The vision should also reflect the need to ensure that the quantum of housing required by the Borough to meet its objectively assessed housing needs, as set out in the adopted West Lancashire Local Plan, is delivered and is provided in the right locations to support the spatial strategy and regeneration priorities of the Local Plan, particularly in respect of Skelmersdale. Whilst this is acknowledged in the objectives of the strategy it should also make specific reference to this requirement in the vision.</p> <p>Objective 1</p> <p>Yes – clear reference is made to the need to ensure delivery of West Lancashire’s housing requirement as set out in the Local Plan. The objective will also ensure that the majority of West Lancashire’s housing is directed to Skelmersdale, reflecting its role and status as a Regional Town and the principal settlement in the Borough and where growth and investment are to be directed. This will in turn have beneficial consequences in terms of the vitality and viability of the town centre as a whole, including the Concourse Centre which performs the role of the retail centre of the town. This supports regeneration principles identified as priorities in the adopted Local Plan.</p> <p>Objective 2 to 6 – no further comments</p>	<p>The Housing strategy vision has been amended from:</p> <p><i>“The provision of good quality housing which meets peoples changing needs and is located within pleasant , safe and sustainable communities”</i></p> <p>to:</p> <p><i>“The provision of good quality housing in the right locations which also supports our economic and regeneration priorities, meets people’s changing needs and is situated within pleasant, safe and sustainable communities”</i></p> <p>Noted – no direct change to the strategy is required,</p> <p>Noted – no direct change to the strategy is required,</p>
<p>From Ross Wess</p> <p>Objective 1 – Achieve the right supply of new homes including maximising affordable housing. Have we got this objective and the four key delivery actions right?</p> <ul style="list-style-type: none"> • The Local Plan 2012 – 2027 I agree as long as at least 25% of all new housing is affordable. • I agree that WLBC should secure the HCA Affordable Housing Grant but you must ensure that the need for affordable homes especially for first time buyers is met. 	<p>Noted – no direct change to the strategy is required</p> <p>Noted – no direct change to the strategy is required</p>

CONSULTATION FEEDBACK	OUR RESPONSE
<p>From Ross Wess continued</p> <p>In some areas because of the lack of properties for older residents we have one person living in a three or four bedroom property. There is a serious lack of the right type of property for the older generation and this is stopping family properties becoming available especially in the rural areas.</p> <ul style="list-style-type: none"> • Use council assets – I agree. • Development of no less than 500 affordable homes – this is a priority for first time buyers <p>Objective 2 – Regenerate and remodel areas of Skelmersdale</p> <ul style="list-style-type: none"> • I agree with the completion of the capital Investment programme. • I agree that the Firbeck revival and other estates should be completed as soon as possible. • I disagree with the land auction pilot in Whalleys. I am concerned with the wording ‘may generate capital receipts’ and ‘potential for up to 650 new homes’. This is not positive enough. • I agree Enable the development of specific land sites. • I agree WLBC seek funding for environmental work. I agree. <p>Objective 3 – Making the best use of all existing homes</p> <ul style="list-style-type: none"> • Provide housing advice, I agree • Bring all empty private homes back into use. I agree, 	<p>Page 19, Section 5.1, fourth paragraph – the following has been added,” ... including downsizing opportunities for those households requiring smaller accommodation. Housing is a long term issue and we need to plan accordingly”.</p> <p>Page 27, Section 6.5, first paragraph – the following has been added, “...in all parts of” and, “including our rural communities”.</p> <p>The whole sentence now reads as, “We are keen to encourage investment in all parts of the Borough, including our rural communities to help assist in meeting specialist housing requirements.</p> <p>Noted – no direct change to the strategy is required Noted – no direct change to the strategy is required</p> <p>Noted – no direct change to the strategy is required Noted – no direct change to the strategy is required</p> <p>Page 26, Section 6.1 – the following has been added, “<i>We seized the opportunity to participate in the pilot as it has the potential to stimulate housing growth and diversification of the housing offer in Skelmersdale by providing up to 650 new homes across sites in Whalleys</i>”.</p> <p>Noted – no direct change to the strategy is required Noted – no direct change to the strategy is required</p> <p>Noted – no direct change to the strategy is required Noted – no direct change to the strategy is required</p>

<p>especially with the increase to 150% in council tax. I live next door to a property that has been empty for over two years!</p> <ul style="list-style-type: none"> • Produce a new private housing strategy. I agree. • I agree with the options appraisal. <p>Objective 4 – Encourage well managed and maintained homes across all tenures. I agree with objective 4.</p> <p>Objective 5 – Encourage investment to meet specialist housing requirements. I agree with objective 5.</p> <p>Objective 6 – Deliver the Councils Sustainable Energy Strategy 2012-2020 Residential and Domestic Sector objectives. I agree in principal, although not all households want cavity wall insulation.</p> <p>Other - These objectives were obviously drawn up before the application to extend the Whitemoss Landfill site to four times the original size was put to the Planning Inspectorate. This site is far too close to residential and business properties and could cause a serious risk to health for those who live nearby. If this goes ahead it could be very difficult to sell quality homes and bring in new business this close to this hazardous waste site. Please see below taken from the Lancashire County Council and Blackpool Council Flood Strategy Management Consultation.</p> <p>6.1.1 The surface water flooding of 2007 caused significant amounts of damage across the UK. More recently there has been a number of surface water flooding events across Lancashire. The impacts of these events were significantly increased by the presence of development in areas that have since been identified at high risk of flooding. It is also possible that some developments may have increased the risk of flooding elsewhere through inappropriate drainage practices. If the developments in these areas had been planned with an awareness of these risks, much of the damage could have been avoided.</p> <p>West Lancashire Borough Council has a duty of care to all its residents especially those living in flood risk areas this must be taken into account when planning decisions are made.</p>	<p>Noted – no direct change to the strategy is required</p> <p>Noted – no direct change to the strategy is required</p> <p>Noted – no direct change to the strategy is required</p> <p>Noted – no direct change to the strategy is required</p> <p>Noted – no direct change to the strategy is required</p> <p>Noted – no direct change to the strategy is required</p> <p>Noted – no direct change to the strategy is required</p> <p>Noted – no direct change to the strategy is required . Planning applications for residential development are considered in line with existing planning policy. Planning policy covers a range of matters which includes consultation on drainage / flood risk matters.</p>
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