

Housing and Planning Delivery Grant – Awarded For Performance in 2008/09

15 December 2009

In December 2010 the Government announced funding to local authorities in England through the Housing and Planning Delivery Grant (HPDG) for performance in the 1 April 2008 to 31 March 2009 financial year. The provisional grant for East Devon is £9,915.

The CLG website pages on Planning and Housing Delivery Grant can be viewed at:

<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyimplementation/planningdeliverygrant/>

and this advises that:

“The Housing and Planning Delivery Grant (HPDG) was established in 2007 to reward local authorities for improved delivery of housing and other planning outcomes as part of their strategic, place shaping role and to provide more support to communities and local councils who are actively seeking to deliver new homes. The grant replaces Planning Delivery Grant (PDG) which has been paid since 2002-03.”

The former PDG funding was focussed to a large extent on Development Control/Management performance. The first funding of HPDG was made in respect of performance in 2007 – 2008, the funding announcement we have received (2nd year) is for 2008-2009 and the third year of the advised three year funding package applies to performance in 2009-10 (i.e. for the year ending 31 March 2010). Following the first year payments the methodology for awarding grant aiding was revised following a Communities and Local Government (CLG) consultation exercise in the summer of 2009. Despite the current pressure on public finance there is no indication on the CLG website (as at 21 January 2010) to suggest/indicate that the funding regime will be abolished for year 3 (performance in 2009/10). There is though no indication that the grant or a similar grant will be available for future years (i.e. performance from years 2010/11 onward).

The table below provides information on the East Devon grant aid in respect of performance in 2008/09.

| Component Part | East Devon | Potential Maximum | Commentary on 2008 to 2009 Period | Action for Future Years |
|-------------------------------|------------|-------------------|--|---|
| 5 Year Supply of Housing Land | £0 | £73,125 | Five year land supply assessment is a measure of availability of land for housing development (qualified by realistic assumptions of future house building) set against strategic policy requirements – currently the Devon Structure Plan (and taking into account past completions). In East Devon the fact that the Cranbrook housing requirement is very high and development has not started has meant that assessments indicate a below 5 year figure. | An early start at Cranbrook in 2010 might provide some scope to project very high house building rates for the new town. This and other schemes in the planning pipeline (using high completions projections) could provide for a five year land supply. However the RSS (assuming it is 'adopted' as currently drafted) will place higher demands on/for the District. |
| Publication of SHLAA | £0 | £36,562 | The SHLAA assess potential development sites in the District. SHLAA production is a very time consuming exercise (it proved more complex and time consuming than initially envisaged) and it did not prove possible to complete the exercise in East Devon before the end of 31 March 2009. | The SHLAA will be completed before 31 March 2010. Resources can be directed to ensure this happens. However directing staff resources to SHLAA completion could inhibit other work being done. |

| Component Part | East Devon | Potential Maximum | Commentary on 2008 to 2009 Period | Action for Future Years |
|---|------------|-------------------|--|--|
| Involvement of Housing Market Partnership | £0 | £18,281 | This element of grant aiding would require completion of the SHLAA. | We have involved a partnership on SHLAA production and so could (if the funding stream is retained) be eligible in future years. |
| Core Strategy DPDs and DPDs Allocating > 2000 dwellings | £0 | £500,000 or more | This element of grant aiding rewards adoption of plans that allocate land for 2,000 dwellings or more. In East Devon a Core Strategy or allocating DPD is not close to adoption. To have been close would have required more substantive levels work to have been done over the past 3 or 4 years. | Revised timetable and plans for Core Strategy production will be put in place but adoption of the Core Strategy will not be until 2011 or 2002 at the earliest. |
| County Council Minerals and Waste DPDs | £0 | N/A | N/A | N/A |
| Joint Working on DPDs | £0 | £27,000 | We have not committed/undertaken work on joint DPD production. | We could re-examine the potential for formal joint plan making with Exeter for example for a Joint Area Action Plan for the west of East Devon/east of Exeter (or other partners/areas). This could secure future funding but could take some time to formally agree. Plus there are many other factors that would inform any decision. |
| Publication of SHMA | £9,915 | £9,915 | We secured full funding for this element of work for Strategic Housing Market Assessment (SHMA) work. | The SHMA will, in the years ahead, need redoing. Given changes in the house building industry in the past two years elements of the SHMA can be expected to be out of date. Resources for updating the SHMA have not been identified and it is liable to be a task requiring specialist consultant skills. Teignbridge are currently updating their part/area of the Exeter and Torbay SHMA. |
| Abatement of DPD element based on DC Performance | £0 | | No abatement (reduction). | Continue with current performance. |
| Housing | £0 | Very High! | This element is based net new housing completions exceeding the existing stock by defined percentage figures (it demands that lots of houses are built). Grant is provided for each unit that exceeds the baseline level. Milton Keynes secured £1.735M from this source! | If available over future years then large development at Cranbrook and elsewhere could secure substantial funding but immediate completions will not happen. |

Tabled below are provisional grant figures for (old) Devon authorities.

| Component Part | East Devon | Exeter | Torbay | Teignbridge | South Hams | Mid Devon | West Devon | Torrige | North Devon | Plymouth | Devon County |
|---|---------------|-----------------|-----------------|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------|
| 5 Year Supply of Housing Land | £0 | £73,125 | £73,125 | £0 | £73,125 | £73,125 | £0 | £73,125 | £73,125 | £73,125 | £0 |
| Publication of SHLAA | £0 | £0 | £36,562 | £0 | £36,562 | £36,562 | £0 | £0 | £0 | £36,562 | £0 |
| Involvement of Housing Market Partnership | £0 | £0 | £18,281 | £0 | £18,281 | £18,281 | £0 | £0 | £0 | £18,281 | £0 |
| Core Strategy DPDs and DPDs Allocating > 2000 dwellings | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £542,826 | £0 |
| County Council Minerals and Waste DPDs | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| Joint Working on DPDs | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £27,000 | £27,000 | £27,000 | £0 |
| Publication of SHMA | £9,915 | £9,915 | £9,915 | £9,915 | £9,915 | £9,915 | £9,915 | £9,915 | £9,915 | £9,915 | £0 |
| Total Planning element | £9,915 | £83,040 | £137,884 | £9,915 | £137,884 | £137,884 | £9,915 | £110,040 | £110,040 | £707,710 | £0 |
| Abatement of DPD element based on DC Performance | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £81,424 | £0 |
| Total Planning element (after capping & abatement) | £9,915 | £83,040 | £137,884 | £9,915 | £137,884 | £137,884 | £9,915 | £110,040 | £110,040 | £626,286 | £0 |
| Housing | £0 | £495,508 | £268,278 | £0 | £0 | £306,394 | £190,580 | £255,084 | £183,250 | £123,144 | £0 |
| Total HPDG Allocation (rounded) | £9,915 | £578,548 | £406,162 | £9,915 | £137,884 | £444,278 | £200,495 | £365,124 | £293,290 | £749,430 | £0 |