



Report of the Head of Property Services

Economy & Infrastructure Policy Development Committee
15th November 2018

Co-Operative Housing

Purpose:	The report presents fact finding work carried out over the last year, looking at possible ventures and the drafting of a new policy.
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For Information

1. Background

- 1.1 The 2016 Welsh Government has made a commitment to build 20,000 homes during the lifetime of the Government. It has made a housing pact with Community Housing Cymru, the trade body for housing associations in Wales and the Welsh Local Government Association about how to do this.

The pact includes potential development of co-operative housing. The Welsh Government provides some capital funding for the development of affordable rented housing and low cost home ownership products, and is further exploring its loan (as opposed to grant) funding programmes to enable available funding to go further.

What this means is that viable co-operative and community-led housing schemes of a variety of types and tenures are likely to receive Welsh Government support.

Swansea Council is committed to playing a role in supporting such developments within the county as per the current Corporate Plan and will ensure the implementation of the policy is in accordance with the

Well-being of Future Generations Act 2015. See **Appendix A** - Summary paper submitted to PDC on 8th March 2018.

2. Activity to Date

- 2.1 There has been a recent approach from a small public group who have expressed an interest in setting up a 'Grass Roots' community led scheme on Council owned land. Discussions are continuing.

3. Draft Policy

- 3.1 A policy has been drafted to set the parameters around how Swansea Council will offer support to Co-Operative proposals. See **Appendix B** - Draft Co-Operative Housing Policy.

4. Equality and Engagement Implications

- 4.1 The Council is subject to the Public Sector Equality Duty (Wales) and must, in the exercise of their functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - Advance equality of opportunity between people who share a protected characteristic and those who do not.
 - Foster good relations between people who share a protected characteristic and those who do not.

Our Equality Impact Assessment process ensures that we have paid due regard to the above.

- 4.2 An EIA has been carried out for this project (**Appendix C**). The impact has been determined as low priority. At this stage consideration is simply being given to formulating a policy via PDC – we will review this screening if this work is progressed, seeking advice from the Access to Services Team.

5. Legal Implications

- 5.1 There are no legal implications associated with this report.

6. Financial Implications

- 6.1 There are no financial implications associated with this report.

Background papers: None

Appendices:

Appendix A – Co-Operative Housing Summary Paper

Appendix B – Draft Co-operative Housing Policy

Appendix C – EIA Screening Form