



Working in Partnership to Unlock Potential

**Affordable Housing Delivery Partnership Agreement
between North Somerset Council and Alliance Homes**



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Context

Alliance Homes and North Somerset Council have a shared heritage and vision for the area. Both organisations are committed to accelerating the delivery of affordable housing in North Somerset to deliver the homes needed in the area both now and into the future.

There are also opportunities to work together to achieve both organisations' wider ambitions for North Somerset; the development of sustainable communities, the delivery of carbon neutrality by 2030, ensuring homes are fit for purpose and the regeneration of Bournville neighbourhood and Weston-super-Mare town centre.

We recognise that these are challenging aims and they will only be achieved through partnership working. Developing joint approaches to delivering these aims will provide the recipe for success – a shared commitment, a shared strategy and joint approaches to delivery.

We recognise the strategic importance of working together to unlock potential and this partnership agreement captures the joint commitments both organisations are making to deliver the affordable housing needed in North Somerset and to achieve our wider ambitions for the area.



Councillor Donald Davies
Leader of North Somerset Council



Andrew Willis
Chair, Alliance Homes Group

Rationale and Key Principles of Our Partnership

An enhanced partnership offers real potential to strengthen existing relationships and create added value over and above our business as usual activities.

Through our partnership we will unlock opportunities that deliver meaningful and measurable improved outcomes for our customers across North Somerset.

This coming together of corporate strategies has allowed us to establish four shared, overarching strategic themes that underpin this Partnership Agreement:

- 1) Increasing the supply of affordable housing**
- 2) Effective asset management**
- 3) Enabling mixed and sustainable neighbourhoods**
- 4) Responding to the climate emergency**

The Agreement itself establishes a number of commitments that prioritise collaboration and support the delivery of a series of objectives. This is supported by a brief explanation setting out why the objectives are important and what our partnership working may involve.

Objective 1
Maximise the delivery of, and resources available for, new affordable housing in North Somerset to meet the needs of local people now and into the future.

Objective 2
Ensure Alliance Homes' existing affordable housing portfolio is fit for purpose and located in areas of housing need.

Objective 3
Ensure new and existing homes support placemaking, contributing to mixed and sustainable neighbourhoods.

Objective 4
Take a placemaking approach to Weston-super-Mare, including the regeneration of Bournville neighbourhood.

Objective 5
Support the achievement of carbon neutrality in North Somerset by 2030 and reduce fuel poverty.

In delivering these commitments we will work together to create a culture of true partnership between the two organisations to enable us to identify and take opportunities to achieve our shared ambitions.



Increasing the Supply of Affordable Housing

OBJECTIVE 1

Our objective is to:

Maximise the delivery of, and resources available for, new affordable housing in North Somerset to meet the needs of local people now and into the future.

In order to:

- ensure that new affordable housing meets the needs of local people
- ensure that there is the right mix of new homes: tenure, size, design and accessibility, located in the right places
- increase the supply and pace of delivery of new affordable housing.

This may include working together to:

- adopt an evidence-based approach to identifying housing needs using intelligence and insight
- share information from housing needs studies such as the housing market assessments and information from both the HomeChoice register and Alliance Homes' lettings data
- bid for resources to support delivery
- develop and deliver programmes for new affordable housing
- identify opportunities to accelerate the delivery of quality homes and achieve value for money, through innovation, including exploring developing joint housing delivery models
- share skills, experience and expertise to overcome potential barriers to delivery
- diversify the delivery of affordable housing, such as through community led housing models.

PARTNER COMMITMENTS

Alliance Homes will:

- maximise the delivery of its new affordable housing programme in North Somerset
- recycle capital receipts from the sale of its affordable homes, land and other assets located in North Somerset in perpetuity into new or replacement affordable housing in North Somerset to better meet local housing needs and increase the supply in the area (other than in exceptional circumstances agreed by the council).

North Somerset Council will:

- prioritise working with Alliance Homes to help identify sites for the development of new affordable housing
- support and enable Alliance Homes through the council's Housing Development and Strategy Service to help bring forward development of new affordable housing including relationship management with other council services
- lead local affordable housing delivery partnerships with Registered Providers, Homes England and other partners.



Effective Asset Management

OBJECTIVE 2

Our objective is to:

Ensure Alliance Homes' existing affordable housing portfolio is fit for purpose and located in areas of housing need.

In order to:

- ensure effective use of affordable housing assets
- ensure residents have access to a decent, affordable home
- reflect the needs and priorities of customers including addressing fuel poverty
- support the long-term viability of Alliance Homes' existing affordable housing portfolio.

This may include working together to:

- develop local asset management strategies
- explore opportunities to re-balance the housing stock profile in areas where it is required
- maximise grant funding to improve home energy efficiency and reduce fuel poverty
- review asset performance to ensure that all assets are viable in the longer term
- ensure homes support independent living through the promotion and use of Technology Enabled Care and sensitive design.

PARTNER COMMITMENTS

Alliance Homes will:

- work with North Somerset Council to develop and implement long-term plans to enable Alliance Homes' existing housing stock to be remodelled, improved or replaced where appropriate to better meet local housing need.

North Somerset Council will:

- proactively support Alliance Homes in developing plans where appropriate to remodel, improve or replace their existing housing stock to better meet local housing need.



Enabling Mixed and Sustainable Neighbourhoods

OBJECTIVE 3

Our objective is to:

Ensure new and existing homes support placemaking, contributing to mixed and sustainable neighbourhoods.

In order to:

- create better places where people want to live
- support high levels of resident satisfaction with their neighbourhoods
- improve the vibrancy and health of neighbourhoods.

This may include working together to:

- share local intelligence and performance data to understand neighbourhood priorities
- develop neighbourhood management initiatives
- develop and deliver neighbourhood investment plans that respond to the local needs
- deliver placemaking opportunities at various locations across North Somerset
- develop local lettings plans.

OBJECTIVE 4

Our objective is to:

Take a placemaking approach to Weston-super-Mare including the regeneration of Bournville neighbourhood.

In order to:

- reduce socio-economic inequalities
- attract inward investment
- support the vitality of neighbourhoods across Weston-super-Mare
- align physical and social interventions to create added value.

This may include working together to:

- bring forward regeneration, investment and development opportunities in Weston-super-Mare and Bournville neighbourhood
- co-ordinate activities and achieve economies of scale
- unlock growth opportunities
- engage other public bodies and institutional partners.

PARTNER COMMITMENTS

Alliance Homes will:

- continue to provide fair access to all new affordable homes developed in North Somerset through the council's Lettings and Assessment Scheme
- support the development of sustainable communities through placemaking by investing in physical, environmental, social and economic activities to improve the vibrancy and health of neighbourhoods
- work with North Somerset Council to support the regeneration of Bournville neighbourhood and Weston-super-Mare town centre.

North Somerset Council will:

- work with Alliance Homes to support the effective management of Alliance Homes' Affordable Housing through the development of the council's Lettings and Assessment Scheme and appropriate local lettings policies
- engage with Alliance Homes through the development of regeneration and neighbourhood management initiatives that support mixed and sustainable communities.



Responding to the Climate Emergency

OBJECTIVE 5

Our objective is to:

Support the achievement of carbon neutrality in North Somerset by 2030 and reduce fuel poverty.

In order to:

- mitigate against the adverse impacts of climate change resulting from increasing carbon footprints
- identify and take opportunities arising from the introduction of technological advances, other innovation and funding streams to reduce carbon emissions
- tackle fuel poverty and encourage clean energy.

This may include working together to:

- share research and development insight
- identify and develop opportunities to secure funding to increase the energy performance of new and existing homes and other buildings
- promote carbon reduction measures
- reduce the carbon impact of service delivery.

PARTNER COMMITMENTS

Alliance Homes will:

- support North Somerset to achieve carbon neutrality by 2030 and reduce fuel poverty by investing in home energy efficiency measures, delivering low carbon new homes, promoting carbon reduction measures to service users and minimising the carbon impact of service delivery.

North Somerset Council will:

- lead a North Somerset-wide drive to achieve carbon neutrality by 2030 by working with Alliance Homes and other partners within and across organisations and to facilitate behavioural change of service users.



Service Development and Review

It is important to ensure that we deliver the tangible improvements we are seeking from our partnership working and can demonstrate the progress we are making. In order to do this, we will develop shared action plans with robust monitoring and review.

PARTNER COMMITMENTS

Together we will:

- work together to develop short, medium and long-term plans for the delivery of affordable housing and placemaking within North Somerset
- provide regular performance reports to strategic partnership meetings, including progress against key performance measures and targets.

Notes:

This agreement complements and does not replace or vary the HomeWest Partnership Agreement or amend the LSVT Agreement dated 6 February 2006 and is not intended to be legally binding between the Council and Alliance Homes, nor intended to establish any partnership or joint venture between them.



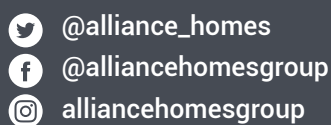


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