

APPENDIX 1 CCFA SCOPING DOCUMENT: IMPACT OF SECOND HOMES AND HOLIDAY LETS ON NORTH NORFOLK

This scoping document aims to collect evidence on the potential impacts both positive and negative, and any further related issues affecting local resident in relation second and holiday homes in the District of North Norfolk. It will follow an evidence based approach to determine outcomes that can be used to address any potential issues found. It is suggested that the exercise will be a 4 stage process as outlined below.

The four stage process

1. Question document to be shared with relevant officers and contributing Members to determine:
 - What data we hold on the current situation
 - What we data we do not hold on the current situation
 - What data/information/evidence we need to gather
2. An action plan for gathering the necessary data/information:
 - Suggested timescale of 3 months
 - Officers involved include: Strategic Housing Team, Scrutiny Officer, Planning Policy Team, Revenues Manager, Benefits Manager, Economic Development Team
3. Compilation of evidence into reporting document to outline picture of the current situation, possible trends, future areas of concern, positive/negative impacts and any potential solutions
4. Overview & Scrutiny to review evidence of reporting document to determine:
 - Current status of second and holiday homes in the District
 - What are the current positive/negative impacts?
 - Does NNDC currently take any actions to mitigate possible impacts?
 - Could NNDC take any further actions to mitigate possible impacts?
 - What potential actions could NNDC take on a local level?
 - What potential actions could NNDC take on a national level?
 - Overview & Scrutiny Committee to agree next steps

*Affordable rental home: From <https://www.gov.uk/government/collections/affordable-housing-supply>

“Affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It can be a new-build property or a private sector property that has been purchased for use as an affordable home”

Stage 1

Proposal for an open document that appropriate Members and officers can contribute to via Sharepoint to provide evidence we have available and raise work/contribution requests where data/evidence is not currently held by the Council.

What evidence is available on the current numbers of second homes/holiday lets (SH/HL) as well as trends?

- What information does NNDC already have access to?
- What are the definitions and differences between second and holiday lets?
- What further information is required to outline the current situation?
- Where can we get this information?

What evidence is available to show the potential impacts positive/negative of high numbers of second homes and holiday lets are having on North Norfolk?

- Housing
- Economy (businesses, seasonality, employment, wage rates)
- Community
- Environment
- Infrastructure

What evidence is available regarding house prices in North Norfolk and historical/future trends?

- What information does NNDC already have access to?
- What further information is required to outline the current situation?
- Where can we get this information?
- What constitutes affordable for North Norfolk?
- How does the quality and location of the home affect affordability?

What is the housing need for affordable rental homes (ARH) and private rental homes?

- What is the ARH need across the district?
- What is the current provision of ARH?
- What is the definition or average rent of ARH in North Norfolk?
- What is the anticipated future provision of ARH?
- What are the barriers to increasing ARH?
- How could the number of ARH could be increased?
- What is the availability of private rental properties in North Norfolk?
- What is the need for private rental properties across North Norfolk?
- What the average rent for private rentals across North Norfolk?
- Where are the highest and lowest rents in North Norfolk and their locations?
- What are the average income levels in North Norfolk?
- How many residents are in receipt of a housing benefit component within Universal Credit?

What legislation and strategies are currently available to NNDC to help manage the impact of SH/HL on North Norfolk?

- What policy tools and legislation options are available to NNDC to help manage the impact of SH/HL on North Norfolk?
- Does NNDC currently make use of any policy tools/legislation to help mitigate any potential impacts of SH/HL on North Norfolk?
- What policy tools/legislation are other areas/authorities currently making use of to help manage the potential impact of SH/HL in their areas?
- Is there any evidence to show how effective these policy tools/legislation has been in supporting the management of SH/HL in North Norfolk or elsewhere in the Country?

What do local businesses, residents SH/HL owners want us to do in regard to the management of SH/HL?

- Housing
- Economy
- Community
- Environment
- Infrastructure