

Committee: Housing Board

Agenda Item

Date: 7th June 2016

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Title: Affordable Housing Update

**Author: Suzanna Wood, Planning and Housing
Policy Manager, Ext 543**

Item for Information

Summary

This report provides an update on developer led affordable housing schemes, developer contributions on small sites under 10 units and the rural housing celebration.

Recommendations

1. That the Housing Board notes the report

Financial Implications

2. Affordable housing schemes and the financial implications of them are detailed in the Housing Strategy 2016-21.

Background Papers

3. None

Impact

4. None

Communication/Consultation	N/A
Community Safety	N/A
Equalities	The schemes listed will meet the needs of older people, those with a learning disability along with those who have a general need for affordable housing
Health and Safety	N/A
Human Rights/Legal Implications	None
Sustainability	N/A
Ward-specific impacts	Whole District
Workforce/Workplace	N/A

Situation

5. This report provides an update on developer led affordable housing schemes in partnership with a registered provider.
 - 115 affordable homes have been delivered during 2015/16, these include schemes with our housing association partners and the Council's house building programme.
 - Radwinter Road Independent living scheme, Saffron Walden is starting to progress with an anticipated start on site scheduled for June 2016. The scheme will deliver 40 rented and 33 shared ownership for those aged over 55 who require a minimum of 6 hours a week of assessed care.
 - Smiths Farm Independent living scheme, Great Dunmow is also progressing and a start on site is planned in January 2017. This will provide 60 affordable rented extra care units and a 10 unit learning disability scheme.
 - Everitt Road learning disability scheme, Saffron Walden, Essex County Council are pulling together a business case for decision later in the Summer. This will provide 7 self-contained flats for those with a learning disability.
 - Home Farm Trust Autism scheme, 8 specialist apartments for those with severe autism, progressing towards a planning application in September 2016.

6. Developer Contributions

Following the Court of Appeal decision (West Berkshire District Council and Reading Borough Council v. Secretary of State for Communities and Local Government [2016] EWCA Civ 441) on 12th May 2016. the National Planning Practice Guidance (NPPG) has now been amended so as to prohibit Local Planning Authorities from enforcing levies on certain development schemes

This amendment now means that affordable housing or tariff contributions will no longer be imposed on development schemes of 10 or less dwellings. An update will be provide to Cabinet and our Developer Contributions Guidance updated (along with the Housing Strategy 2016-21 and Affordable Housing Guide for Developers)

This funding had been used for specialist housing schemes over the last couple of years; it has contributed towards one of our extra care schemes, the learning disability scheme in Everitt Road and a small contribution to a rural scheme in Chrishall.

7. Rural Housing

During 2016, the Council will celebrate 25 years of delivering rural housing on exception sites and a week-long celebration is planned during rural housing week.

The first event will be held on 11th July in Ashdon where the first scheme was built 25 years ago and subsequent schemes have followed.

Further events will be held in Hatfield Heath, Wimbish and Newport throughout the week ending with a reception at the Council offices on Friday 15th July from 5.30 to 7.30pm. Key partners, Councillors and Parish Councils will be invited to the relevant events in the next couple of weeks.

Risk Analysis

8.

Risk	Likelihood	Impact	Mitigating actions
Schemes are delayed/do not go ahead due to lack of funding	1 – little risk, Officers will work with partners to ensure the schemes can be delivered	3 – schemes not available to meet housing need	Close partnership working will ensure that schemes progress.
Lack of affordable housing on small sites due to the change in Government policy	2 – Some risk, although we have a good development programme moving forward on S106 sites	3 – schemes not available to meet housing need	UDC to continue developing on its own small sites across the District
Reduced funding pot for specialist schemes	2 – Some risk, new specialist schemes will not be funded by the Council.	3 – schemes not available to meet housing need	Other funding opportunities will need to be sought.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.