

Committee: Housing Board

Agenda Item

Date: 24th April 2014

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Title: Housing Strategy

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Item for decision

Summary

1. This report details the changes to be made to the Housing Strategy due to the publication and update of the Developers Contribution Guide.

Recommendations

2. That the Housing Board note:
 - a. the update to the Developers Contribution Guide that has been approved and adopted by Cabinet
 - b. that the changes will be incorporated into the Housing Strategy

Financial Implications

3. No costs associated with the recommendation.

Background Papers

4. None

Impact

- 5.

Communication/Consultation	Consultation has been carried out with Members, Officers, key partners, Agents Forum and Registered Providers.
Community Safety	None
Equalities	The Housing Strategy has been equality impact assessed.
Health and Safety	None
Human Rights/Legal Implications	None
Sustainability	None
Ward-specific impacts	Across the District

Workforce/Workplace	The policy will create additional work for Officers in monitoring the scheme.
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Situation

6. The current Housing Strategy 2012-15 details the Council's requirements of developers when delivering affordable housing.
7. At its meeting in June 2013 Cabinet adopted a new developer contributions guide. Officers have since carried out a 6 month review of the document and have recommended two changes within the document.
8. One of the changes has implications on the delivery of affordable housing which is detailed in the Housing Strategy. This change will mean that the financial contribution expected on schemes of 2-4 homes built in the District is based on a clear calculation and applicants will understand the contribution expected of them before they submit their planning application.
9. The new policy requires the following:
 - 4 unit development – would provide 80% of the build cost of an affordable unit
 - 3 unit development – would provide 60% of the build cost of an affordable unit
 - 2 unit development – would provide 40% of the build cost of an affordable unit

The payment will be index linked.

For the financial year 2013/14 and 2014/15 the build cost of an affordable unit will be set at £125,000. This figure will be reviewed yearly and altered to take into account prevailing build costs.
10. The Policy was approved by Cabinet on 27th March 2014.
11. The Housing Strategy 2012-15 now needs to be updated to reflect this change in policy and published on the Council's website.
12. An update of contributions received will be provided to Housing Board quarterly. These will be used to support new affordable housing provision in the District.

Risk Analysis

- 13.

Risk	Likelihood	Impact	Mitigating actions
Developers will not pursue small development schemes as the policy makes them unviable	1 – the contribution suggested has been tested and small schemes still appear to be viable	2 – lack of small scale development	The Policy will be reviewed annually along with the Build cost and contribution data to ensure that small developments continue to be viable.

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.