

Committee: LDF Working Group

Agenda Item

Date: 3 February 2012

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Title: Affordable Housing update

Author: Sophie Robinson, Housing Enabling Officer Item for noting

Summary

1. This paper sets out the delivery of affordable housing within Uttlesford over the last five years, through Registered Providers and more recently, through the Council's own build programme. It also sets the minimum number of affordable homes expected to be developed in the current and indicative figures for the next financial years to 2013/14.

Recommendations

2. For noting

Financial Implications

3. None

Background Papers

4. None

Impact

- 5.

Communication/Consultation	None
Community Safety	None
Equalities	Providing housing for a range of residents of Uttlesford
Health and Safety	None
Human Rights/Legal Implications	None
Sustainability	None
Ward-specific impacts	Affects all wards
Workforce/Workplace	None

Situation

Background

6. The delivery of affordable housing in the district includes a range of tenures, including Social Rented, Intermediate/Affordable Rented and Shared Ownership. The Council always requests an appropriate mix that reflects current housing need and Planning Policy, or a proven local need in the case of a rural exception site. The figures shown in this report include a variety of property types, including flats and houses, which were negotiated on a site by site basis to meet housing need.
7. It is worth noting that since 2010, the Council has modestly increased its affordable housing development programme by making Council owned sites available and working with a Registered Provider to deliver properties for rent. A total of 20 properties have been provided on 6 sites so far, including five bungalows that were part of the Council's own build programme and the Council is considering its assets for the provision of affordable housing.

Delivery to date

8. The table below sets out the number of affordable dwellings that have been developed in previous years through both S106 agreements and on Rural Exception Sites:

	S106	Rural Exception Sites	Council owned sites	Total
2006/07	28	34	-	62
2007/08	31	31	-	62
2008/09	144	10	-	154
2009/10	101	6	-	107
2010/11	37	8	14	59
				444

Current schemes

9. There are currently 9 schemes which have completed, or due for completion before 31st March 2012, totalling 111 properties, which is set out in the following table:

Scheme location	No of properties
Manor Road, Stansted	2
Carnation Drive, Saffron Walden	4
Tye Green, Wimbish (Rural Exception Site)	14
Pinkneys, Chrishall	3
Frambury Lane, Newport	1
Former Dunmow Primary School, Gt Dunmow	12
Former Bell College, Saffron Walden	14
Rochford Nurseries, Stansted Mountfitchet	14
Priors Green, Takeley	47
	111

Future provision

10. This table shows the number of affordable properties that are expected to be delivered until 2013/14:

	S106	Rural Exception Sites	Council Owned Sites	Total
2012/13	150	-	8	158
2013/14	103	38	-	141

Risk Analysis

- 11.

Risk	Likelihood	Impact	Mitigating actions
None	[Click here]	[Click here]	[Click here]

- 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.