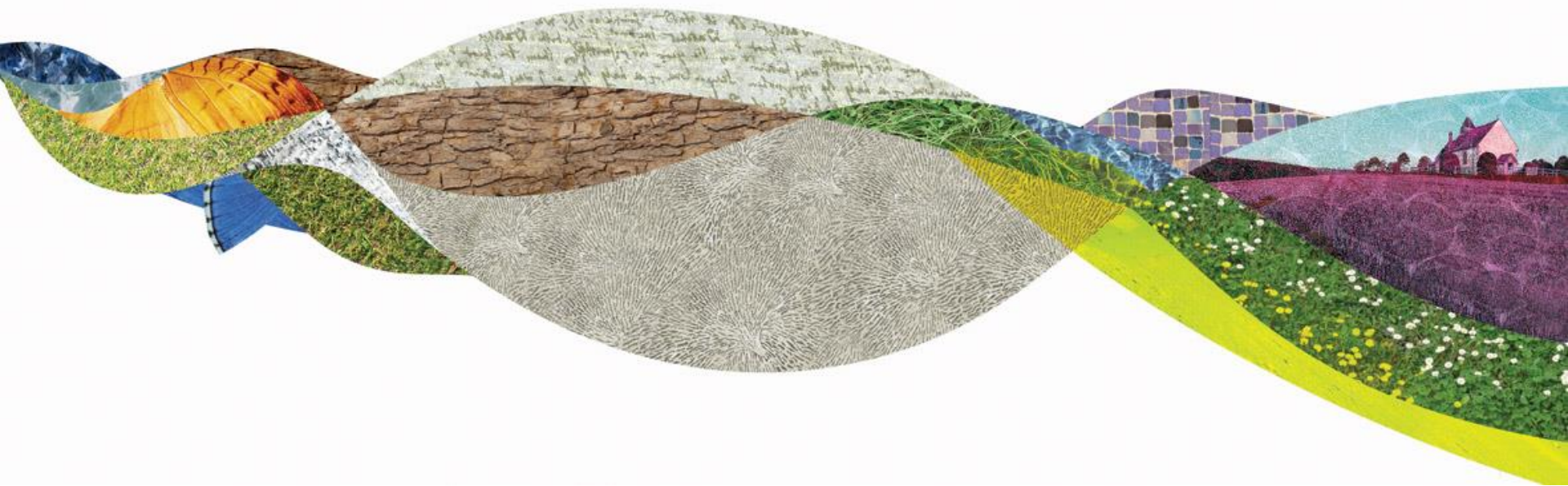


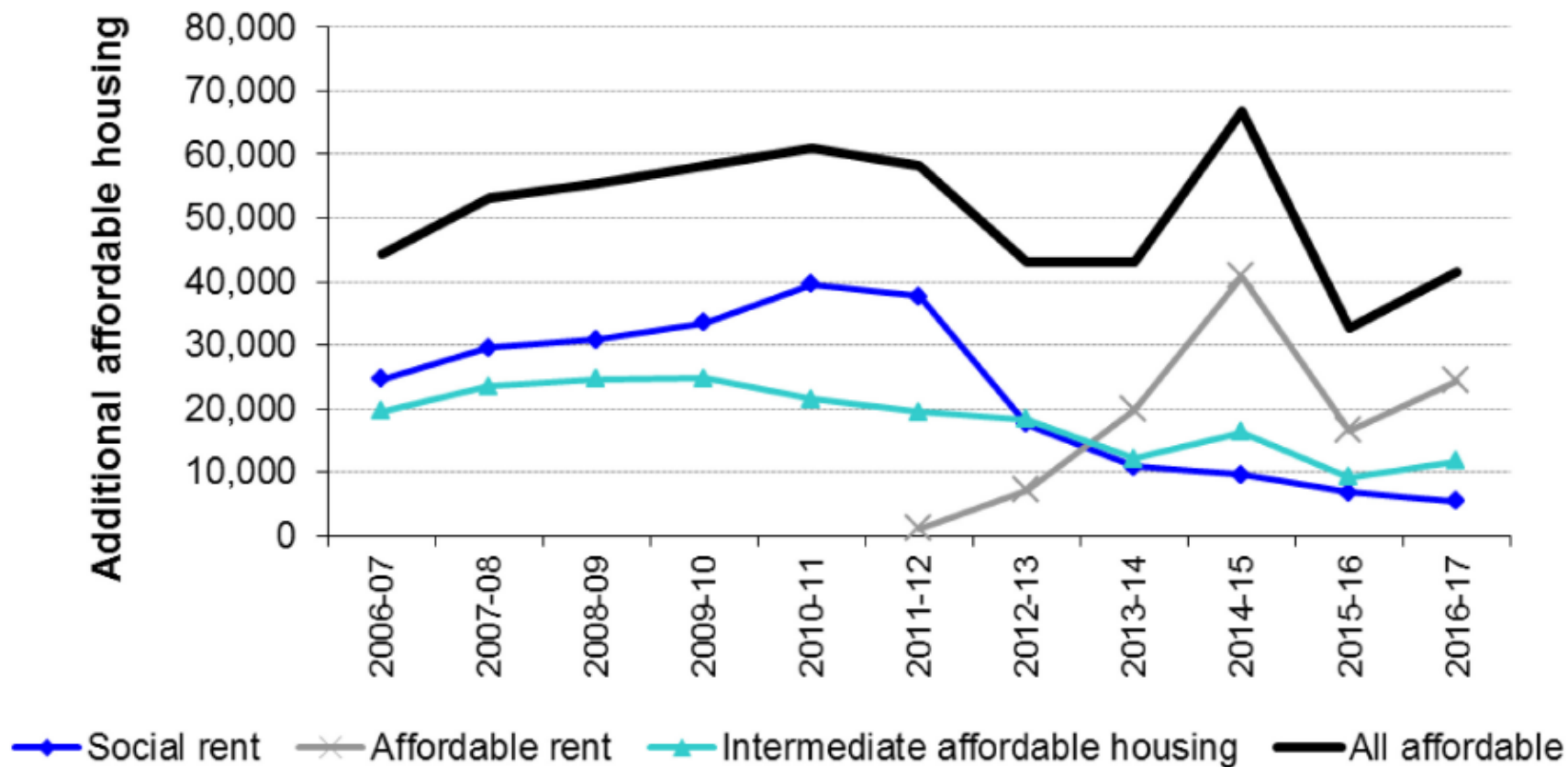
Affordable Housing – Policy and Resources Committee

24 May, 2018



National Affordable Housing Completions

Figure 1: Trends in the gross supply of affordable housing completions by tenure, England, 2006-07 to 2016-17



Planning Consents

	April 2014 to March 2016
Total number of dwellings granted planning permission	893
Total number of affordable homes granted planning permission	85

- Planning permission granted for 289 affordable homes in 2016/17, including:
 - 165 dwellings at North Street Quarter, Lewes
 - 80 dwellings at Causeway Farm, Petersfield
 - 34 dwellings at Penns Field, Petersfield



S106 Funds

Available funds

- £735k held for affordable housing
- Most have geographic restrictions on where money can be spent

Potential funds

- £1.98m potentially available for affordable housing (if all development subject to a S106 is implemented)
- Community Infrastructure Levy cannot be used for affordable housing



Strategic Policy SD28: Affordable Homes

1. Development proposals for new residential development will be permitted that maximise the delivery of affordable housing to meet local need, and provided that, as a minimum, the following are met:
 - a) On sites with gross capacity to provide 11 or more homes, a minimum of 50% of new homes created will be provided as affordable homes on-site, of which a minimum 75% will provide a rented affordable tenure
 - b) On sites with gross capacity to provide between 3 and 10 homes, a proportion of affordable homes will be provided in accordance with the following sliding scale, applied to new homes created:

3 homes	Meaningful financial contribution, to be negotiated case-by-case
4-5 homes	1 affordable home
6-7 homes	2 affordable homes, at least 1 of which is a rented affordable tenure
8homes	3 affordable homes, at least 1 of which is a rented affordable tenure
9 homes	3 affordable homes, at least 2 of which is a rented affordable tenure
10 homes	4 affordable homes, at least 2 of which is a rented affordable tenure

Development proposals of 3 to 10 net dwellings will provide affordable housing on-site. Exceptionally, at the discretion of the Authority, financial contributions in lieu will be accepted.

Task and Finish Group

Following a thorough review recommended that the Authority should:

1. Prioritise achieving affordable housing in perpetuity
2. Prioritise social rent accommodation
3. Not directly commission its own affordable housing, nor take on debt to fund such housing
4. Focus its resources on maximising affordable housing rather than securing an income stream for the Authority or Trust
5. Focus efforts and financial resources on providing affordable housing on rural exception sites and community led housing initiatives (e.g. CLTs)
6. Support for being a pilot for the Government's land bank (if this is taken forward by the Government).



Thank you

