



Committee: Prosperous Communities

Date: 05th Dec 2017

Subject: Affordable Housing Contributions update

Report by:

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Contact Officer:

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Purpose / Summary:

Members of the Prosperous Communities Committee requested an update in relation to the amount of Affordable Housing Contributions held by the Council.

RECOMMENDATIONS: That members;

1. This report is for information only and therefore requires no decision

IMPLICATIONS

Legal: This report is for information only and therefore has no legal implications

Financial : FIN/105/18
This report is for information only and therefore has no financial implications

Staffing : This report is for information only and therefore has no staffing implications

Equality and Diversity including Human Rights : n/a

Risk Assessment : n/a

Climate Related Risks and Opportunities : none

Title and Location of any Background Papers used in the preparation of this report:

Call in and Urgency:

Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

Yes

No

Key Decision:

A matter which affects two or more wards, or has significant financial implications

Yes

No

1.0 Background

1.1 A paper updating member on s.106 agreements was taken to Prosperous Communities Committee on 06th June 2017. During the meeting it was agreed by the Committee that they would welcome a more detailed report regarding monies held from off-site contributions for affordable housing, including the level of monies held and any time limits which applied. This paper does not however provide information on projects which may be supported by the s106 monies as this would be subject to separate governance and scrutiny by Members.

2.0 Purpose of off-site contributions for affordable housing

2.1 Affordable housing is defined in the NPPF as housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes, local house prices and local connection.

- 2.2 West Lindsey's housing needs are informed by the Central Lincolnshire Strategic Housing Market Assessment published in July 2015 and the housing register operated by the Home Choices Team. The information derived from these sources has been used to enable the development of the housing strategy in the Local Plan adopted in April 2017.
- 2.3 The Local Plan requires that new development delivers a minimum of 25% affordable housing in the Lincoln Strategy Area and 20% in the rest of the district.
- 2.4 Whilst it is always preferable for Affordable Housing to be delivered on site for the purposes of directly meeting the identified need, there are a few instances where affordable housing can not be provided on site and an off site contribution is sought. The decision on whether an off site contribution may be accepted is made in conjunction with the Housing Strategy Team and is considered on a case by case basis.

3.0 Current Position in West Lindsey

- 3.1 The table at paragraph 3.2 sets out the monies currently held by the Council for the purposes of providing affordable housing. The table also includes any restrictions on spend, specifically the timeframe for spend and locality in which it should be spent.

3.2

3.3

Current S106 monies held for Affordable Housing				
Planning Reference Number	Developer	2017/18 CF £	Received	Time & Locality restrictions on spend
122793	Beal Homes	100,000 483,274	10/11/14 13/07/15	Spend within 5 years of receipt within the district of West Lindsey
127687	Cherry Tree Homes	43,283	12/03/17	No restrictions on spend or locality within the District
130006	Mr Burnett - Kier Taylor	8,212.78	01/09/15	No restrictions on spend or locality within the District
128773	Pride Homes	209,519	20/04/17	Affordable housing contribution to be applied for provision or improvement of affordable housing in Cherry Willingham
130717	Cyden Homes	218,258	28/04/17	Spend within 5 years of receipt for the provision of Affordable Housing within a 5 mile radius of Faldingworth
		1,062,546		

Once the monies have been received by the Council it is made available to the Housing Strategy Team, who develop projects across the district for the provision of affordable housing in line with the requirements of the obligations.

- 3.4 No monies secured through s106 agreements for the purposes of providing affordable housing have had to be returned to the developer.