

Subject: Interim Affordable Housing
Position Statement

Status: For Publication

Report to: Development Control Committee
Cabinet

Date: 9th January 2007
24th January 2007

Portfolio

Holder: Cabinet Member for Regeneration

Key Decision: YES

Forward Plan

General Exception

Special Urgency

1. PURPOSE OF REPORT

- 1.1 To inform members of the Committee of the proposal to introduce an Interim Affordable Housing Position Statement, which is attached in Appendix 1.

2. CORPORATE PRIORITIES

- 2.1 Housing is a corporate priority including the provision of high quality housing which is affordable for all. The Interim Affordable Housing Position Statement will provide a policy tool so that affordable housing need as identified by the Housing Market Needs Assessment is delivered, whilst also taking account of regeneration priorities with regard to housing oversupply.

3. RISK ASSESSMENT IMPLICATIONS

- 3.1 Correspondence has been received from a developer that this Interim Affordable Housing Position Statement approach is unlawful. The Council has fully considered this issue but is of the view that the Interim Affordable Housing Position Statement can proceed.
- 3.2 The Council's ability to deliver affordable housing where need is identified is a key requirement in Continuous Performance Assessment (CPA), and is a Core Output Indicator in the Rossendale Annual Monitoring Report (AMR), which is submitted to the Government Office for the North West each December. It is considered that the proposed Interim Affordable Housing Position Statement is a key element to delivering the affordable need identified.

4. BACKGROUND

- 4.1 In 2004, Rossendale Borough Council commissioned David Cumberland Housing Regeneration Ltd to undertake a comprehensive Housing Market Needs Assessment for Rossendale Borough Council.
- 4.2 Having regard to the empirical data contained in the up to date Housing Market Needs Assessment published in 2005, the policy context provided by Planning Policy Statement 3, the supporting text to Joint Lancashire Structure Plan Policy 12 and the Planning Obligations Statement prepared by LCC which provided the basis for the Planning Obligations paper adopted by Cabinet at its meeting of the 13 December 2006 (Minute No 13), there is a pressing need to address the issue of affordable housing provision in Rossendale. This is particularly so, as there is no affordable housing policy in the Adopted Local Plan, as it was not an issue at the time the plan was adopted. Additionally, this Interim Affordable Position Statement has been informed by consultation on the Core Strategy - Revised Preferred Options, and consultation on this Interim Affordable Housing Position Statement will in turn inform policy in the submission version of the Core Strategy.
- 4.3 The Interim Affordable Housing Position Statement seeks to deliver a realistic approach to securing affordable housing delivery whilst having regard to guidance set out in Planning Policy Statement 3 (2006) which sets thresholds and criteria by which Affordable Housing can be sought, and the target set by the Housing Market Needs Assessment for the period 2005-2010. It also takes into account the need to control housing oversupply in relation to the Joint Lancashire Structure Plan (2001 – 2016).
- 4.4 The issues of affordable housing provision and housing supply are closely linked, and the Interim Affordable Housing Position Statement has been prepared having regard to the requirements set out in the Revised Interim Housing Position Statement which will be considered alongside this report at the Cabinet meeting of the 25 January 2007.

5. COMMENTS OF THE HEAD OF FINANCIAL SERVICES

- 5.1 There are no immediate direct financial implications for the Council other than in its position as a land owner.

6. COMMENTS OF THE HEAD OF HUMAN RESOURCES

- 6.1 No comments

7. CONCLUSION

- 7.1 The Interim Affordable Housing Position Statement seeks to deliver a realistic approach to securing affordable housing whilst having regard to guidance set out in Planning Policy Statement 3 (2006) which sets thresholds and criteria by which affordable housing can be sought, and the target set by the Housing Market Needs Assessment for the period 2005-2010, It also takes account of the need to control housing oversupply in relation to the Joint Lancashire Structure Plan (2001 – 2016).
- 7.2 The Council's ability to deliver affordable housing where need is identified is a key requirement in Continuous Performance Assessment (CPA), and is a Core Output Indicator in the Annual Monitoring Report (AMR) which is submitted to the Government Office for the North West each December. It is considered that the proposed Interim Affordable Housing Position Statement is a key element to delivering the affordable need identified.

8. RECOMMENDATION

- 8.1 That the Committee provides any comments on the proposed Interim Affordable Housing Position Statement to be forwarded to the Cabinet.
- 8.2 Subject to 8.1 that the Interim Affordable Housing Position Statement is agreed and applied to all applications received after the 25th January 2007.
- 8.3 That consultation on the Interim Affordable Housing Position Statement is carried out for a period of 5 weeks from the decision of cabinet at its meeting of the 25th January 2007.

9. CONSULTATION CARRIED OUT

- 9.1 Portfolio holder.

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| Contact Officer | |
| Name | Stephen Stray |
| Position | Senior Planning Officer |
| Service / Team | Forward Planning |
| Telephone | 01706252420 |
| Email address | Stephenstray@rossendalebc.gov.uk |