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| <b>REPORT TO:</b>              | <b>Environmental and Development Services Committee</b>                      | <b>AGENDA ITEM:</b><br><b>8</b>            |
| <b>DATE OF MEETING:</b>        | <b>6<sup>th</sup> March 2008</b>   | <b>CATEGORY:</b><br><b>Delegated</b>       |
| <b>REPORT FROM:</b>            | <b>Director of Community Services</b>  | <b>OPEN:</b>                               |
| <b>MEMBERS' CONTACT POINT:</b> | <b>Ian Bowen (x5821) /<br/>Beverly Wagstaffe (07976 081933)</b>              | <b>DOC:</b>                                |
| <b>SUBJECT:</b>                | <b>Affordable Housing Provision in South Derbyshire: A Guide to Delivery</b> | <b>REF:</b>                                |
| <b>WARD(S) AFFECTED:</b>       | <b>All</b>   | <b>TERMS OF REFERENCE:</b><br><b>EDS03</b> |

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## **1.0 Recommendations**

That:

- (a) members approve the draft document attached at Appendix 2 to this report: 'Affordable Housing in South Derbyshire – A Guide to Delivery'

## **2.0 Purpose of Report**

- 2.1 To consider the draft document - 'Affordable Housing in South Derbyshire – A Guide to Delivery' and, in line with Housing and Community Services Committee's resolution (H&CS Committee 7<sup>th</sup> February 2008 refers), approve that the guide be issued to developers.

## **3.0 Detail**

- 3.1 Housing and Community Services Committee considered and approved the publication of 'Affordable Housing in South Derbyshire – A Guide to Delivery' on 7<sup>th</sup> February 2008. The Committee report setting out the background and detail is attached at appendix 1 and the draft document itself is attached at appendix 2.
- 3.2 The document would not introduce new policy, but provide much needed clarity to prospective applicants on the policies the Council will have regard

to in seeking contributions towards affordable housing, as well as setting out procedural issues, until such time as LDF documents are in place.

- 3.3 As a matter of common interest to both Housing and Planning, it is also being brought to EDS Committee for consideration and approval.

#### **4.0 Financial Implications**

- 4.1 A modest delivery charge is proposed to be levied where s106 agreements are used to secure affordable housing. The burden upon the local authority in negotiating such contributions for affordable housing has, and will continue, to increase and it is reasonable to levy a modest charge commensurate with the scale of proposals to cover those costs. The charge will also assist in the process of engaging expert guidance where necessary and in keeping the housing needs assessments up to date.

#### **5.0 Corporate Implications**

- 5.1 The preparation of a best practice document guiding the provision of affordable housing fulfils a commitment in the Council's Corporate Plan to publish such a document.
- 5.2 The document has been prepared jointly by the Planning Policy and the Housing Strategy Managers. The latter undertakes the negotiations regarding the provision of affordable housing and the delivery charge will assist the Housing Service in carrying out this work.

#### **6.0 Community Implications**

- 6.1 The guidance will assist in the provision of affordable housing for all in the best interests of the community.

#### **7.0 Background Papers**

None