### Affordable Housing

**Committee/Task Group:** Policy Development Scrutiny Committee  
**Committee/Task Group Chair:** Councillor Kelly McLeod  
**Final report published:** 15 March 2011  
**Cabinet/Executive response:** Cabinet 22 March 2011  
**Scrutiny consideration of response:** 26 July 2011 and 21 November 2012

#### Recommendation 2:

That Planning officers investigate if there is any way the council can ensure that piecemeal developments where a developer deliberately sub-divides a development into segments below the threshold level can be made subject to the same Section 106 obligations as if it was a single development subject to such obligations.

**Cabinet response:** Planning colleagues are aware of this issue and it is covered within the existing policy. The issue will be considered as part of the policy emerging from the Core Strategy.

**Scrutiny response 26 July 2011:** Further review in December 2012 to see if the policy has yet been changed and if there have been further instances of this happening.

**Officer's Update 21 November 2012:**

- The core strategy HS3 – Affordable Housing policy, has proposed to lower the threshold for affordable housing from 15 to 10 units. The Inspectors report on the Core Strategy is due in November and will determine whether our policy approach is sound or not.
- However, the Community Infrastructure Levy (CIL) will be brought in by April 2014. This essentially is a tax that will be applied to certain categories of development that are viable for CIL, and will include housing.
- All residential development over 100m2 will be liable to pay this levy once the CIL regime is adopted by
| Latest Update: 10<sup>th</sup> November 2014 | The Core Strategy was adopted in January 2013 and this brought into effect policy HS3 on Affordable Housing. Since that date there has been no significant issues with the implementation of the policy. In the period 2012/13 the Annual Monitoring Report highlights that 34% of net housing completions were affordable. This is very close to the target of 35%.

The CIL charging schedule has been found sound by an independent inspector at examination in July 2014. A report will be taken to full Council on the 19<sup>th</sup> November 2014 to request approval of the charging schedule and implementation in April 2015.

Delivery of affordable housing is monitored as part of the Annual Monitoring Report. |
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<td>the Council. This reduces the scope for developers to benefit from this type of piecemeal development. S106 payments will still be applicable in some instances where there are site specific infrastructure requirements. Continue to monitor instances of piecemeal development within the Borough. Review the impact of the Core Strategy policy HS3 (if found sound and adopted) at a later date. Maintain overview of the introduction of CIL, and future S106 payments.</td>
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