

AFFORDABLE RENT TENURE (PROPOSED ADJUSTMENT)

Housing & Health Advisory Committee - 4 October 2016

Report of Chief Planning Officer

Status: For information

Key Decision: No

This report supports the Key Aim of the District Council's affordable housing development programme and wider housing strategy.

Portfolio Holder Cllr. Michelle Lowe

Contact Officer Gavin Missons Ext. 7332

Recommendation to Housing & Health Advisory Committee: That the report be noted

Reason for recommendation: To ensure that the District Council continues to be an effective enabler of affordable housing by adapting to emerging national policy.

Introduction and Background

- 1 The attached appendices were considered at Cabinet on 14 July 2016 and are submitted for information.
- 2 The relevant minute extract is below (Minute 15)

‘The Housing Policy Manager gave a presentation which updated Members on ongoing discussions and ideas and included an additional recommendation to the one contained within the report.

The report recommended that the District Council allow new-build Affordable Rent social housing to be let at up to 80% of Open Market Rent (OMR) from this point forward. That said, the District Council would still support the LHA threshold where viability allowed and develop other models of delivery which would help to maintain Local Housing Allowance (LHA) levels on new-build housing, e.g. cross-subsidy projects and/or institutional investment.

If agreed, the approach would be reviewed when the District Council's upcoming housing needs study was complete and as part of the subsequent development of a new housing strategy. Therefore this was potentially an interim measure. The Housing Policy Team will continue to explore new

delivery models and this will likely result in a move towards more cross-subsidy and institutional development projects. The recommended change in approach would enable current models to continue to work and would be critical to enabling continued provision in the interim period and until such time as alternative models become the norm.

Further to the presentation, Members welcomed the idea of more tailored cross-subsidy models to take into account particular areas with differing complexities.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That

- a) an amendment to the rent setting objectives by allowing all new-build Affordable Rented housing to be set at a rate of up to 80% of Open Market Rent values, be approved; and
- b) opportunities for onsite private rental units in lieu of affordable housing be discussed positively, subject to viability considerations and identified need.'

Key Implications

Financial

None directly arising from this report.

Legal Implications and Risk Assessment Statement.

None directly arising from this report.

Equality Assessment

None directly arising from this report.

Appendices

Appendix A - report to Cabinet on 14 July 2016

Appendix B - Presentation given at Cabinet on 14 July 2016

Background Papers:

[Cabinet agenda and minutes 14 July 2016](#)

Richard Morris
Chief Planning Officer