

The Provision of Affordable Housing in Urban Areas



A Report to Cabinet on 11 July 2013 by the Scrutiny Panel at Lewes District Council

Members of the Panel : Councillors S J Osborne (Chair), P F Gardiner, J V Harris, E C Merry, I A Nicholson, E E J Russell and J Stockdale

Contents

Introduction	3
Executive Summary	5
Background to the Review	6
Partnership and Community Engagement	8
Recommendations	10
Next Steps and feedback	14
Appendices	16

Introduction by Councillor Sarah Osborne Chair of Scrutiny Panel and Scrutiny Committee

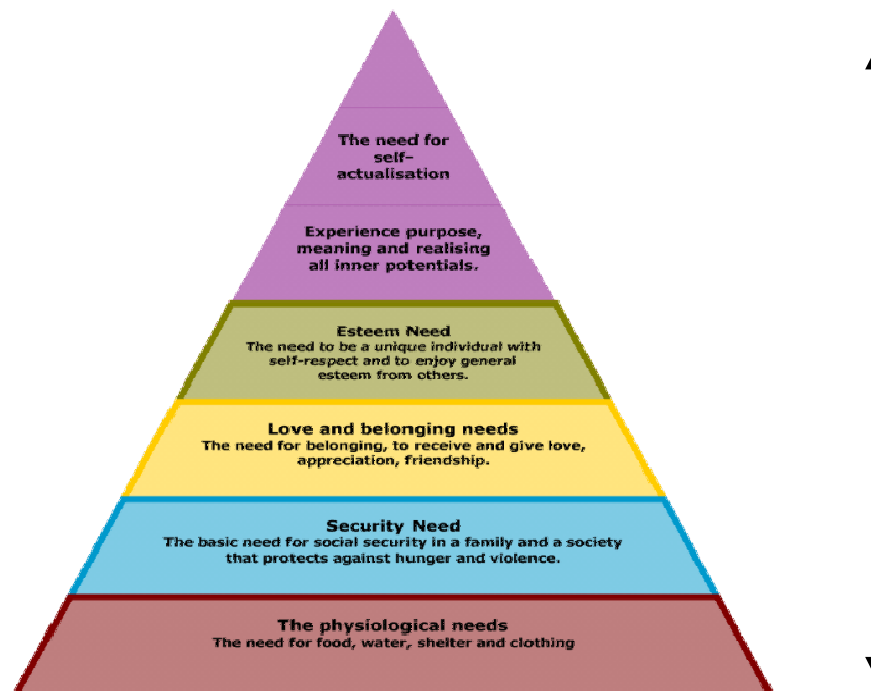
A lack of affordable housing is one of the biggest issues facing residents in our District. We are working hard to do whatever we can to help overcome the problem.

“Everyone should have access to a decent home at a price they can afford, in a place where they want to live and work” (Department for Communities and Local Government).

This review partners the rural housing study undertaken by councillors, which was well supported by Cabinet and led to the Council commissioning a Housing Needs Survey across the whole District. It is clear how important it is to have a decent home, and the huge impact not having one can have on our resident’s lives.

“We all know how important having a decent home is. From our health and emotional well-being, to our achievement in education and our ability to get work, where we live has an enormous impact on our lives.” (Shelter)

This is supported by Maslow's Hierarchy of Needs (diagram below). Maslow's theory suggests that the most basic level of needs must be met before the individual will strongly desire (or focus motivation upon) the secondary or higher level needs. Shelter is in the basic level, showing that without a home, an individual cannot meet other higher level needs.



The Building Research Establishment has calculated that poor housing costs the NHS at least £600 million per year. Research based on the various sources of housing and health data suggest that poor housing is associated with increased risk of cardiovascular diseases, respiratory diseases and depression and anxiety. (Source Parliamentary Office of Science and Technology).

There is also a clear link to fuel poverty, a long-standing health issue. The impact of cold housing on health and the stresses brought on by living in fuel poverty has been recognised for decades by researchers, medical professionals and policy makers alike.

Talking to the local community has highlighted the problems that a lack of good quality, affordable housing has. All stakeholders and members of the public who we spoke to said that more affordable housing was needed in the District. Implementing some of the initiatives suggested by the Panel will increase the level of affordable housing in urban areas and allow residents to be able to afford to live in the areas of the District they grew up in.

I am very grateful that so many people gave up their time to come to the meetings and share their experience of providing or trying to provide affordable housing in their areas and all comments have been taken on board will update you on the progress of the recommendations from this Review. I would also like to thank the Cabinet Members and James Page for their support during the rural and urban Review. The present Cabinet have already improved the provision of affordable housing in the District, and the recommendations we have put together will support the plans they already have in place.

For any question about this Report, please contact Rachel Allan, Scrutiny and Committee Officer on 01273 484174 or rachel.allan@lewes.gov.uk

1. Executive Summary

For this review, the definition of affordable housing is “housing provided by a council or housing association which is available below the market cost level. This can include homes rented at rent levels at approximately 50% of the local market level (social rented), homes rented at affordable rent levels at approximately 80% of the market rent (affordable rent), homes that are sold as a part buy/ part rent (shared ownership) or homes that are sold as a part equity purchase (shared equity)”.

Members of the Scrutiny Panel undertook significant work in engaging with residents, stakeholders and other local authorities in order to identify the issues that local communities face around affordable housing in urban areas. The work of this Review was carried out against the background of the Localism Act which brought a package of options in regard to the delivery of housing. The Panel also looked at the work the current Administration had already completed in this area, and wanted to provide a series of recommendations that would support the excellent work the Administration had already undertaken in this area.

The main findings of the Review were:

- In light of innovative proposals for new affordable housing agreed by Cabinet over the past 12 months, the increased provision of affordable housing should be formalised as a corporate priority in the Lewes District.
- That a challenging target for affordable housing in the District should be set.
- Traditionally methods of delivery are not meeting requirements for new homes and so new and innovative ideas should continue to be introduced to increase housing provision.
- Empty homes, shops, and other buildings were a key element to use in the delivery of affordable housing.

The Panel agreed on six recommendations as a result of this Review:

1. That affordable housing is made a corporate priority at Lewes District Council.
2. That a medium term target of a minimum of 500 units is set for affordable housing across the District over five years.
3. That a working group is set up with key internal and external representatives from across the District area, with the remit of ensuring the affordable housing target is achieved by the following means:
 - 3a) That the Council adopts an arrangement for the examination of possible sites across the District to use for affordable housing including opportunities to intervene where the private market has failed.

3b) That the Council, following on from the decision to purchase The Crest in Newhaven, develop a framework of resources for intervention on stalled sites within the District which have an existing planning permission over a year old.

3c) That the Council considers a systematic approach to the delivery of affordable housing in and above empty shops where appropriate and with local support.

3d) That the Council continues to support developments of non-traditional building projects such as through flat pack, self build and park homes schemes, and with the provision of land for the creation of affordable housing.

4. That the Council adopt a scheme where developers are asked to use local businesses, suppliers and apprentices within new developments.

5. That the Council develops a framework for assessing the social value of land alongside the monetary value when assessing land value for the development of affordable housing.

6. That the Council considers current financial models and resources required to deliver recommendations 1-5 above.

More information and the background to all recommendations can be found in Section 5.

2. Background to the Review

After undertaking a Review into the provision of affordable housing in rural areas, Cabinet asked the Scrutiny Committee if it would extend the study into the urban areas of the District. A Scoping report was brought to Scrutiny Committee in June 2012 (Appendix B) and a Panel of seven councillors was appointed to explore the issue in more detail.

A Scrutiny Review of affordable housing in urban areas was very timely in view of the following factors:

- Major changes to the national planning system and new policy initiatives to promote provision of affordable housing introduced by the Coalition Government.
- Major changes to funding arrangements through the Homes and Communities Agency's Affordable Housing Programme from 2011 onwards.
- The advent of the South Downs National Park Authority, becoming the all purpose planning authority for more than half of Lewes District, from April 2011.
- Ongoing work on the Lewes District Local Plan Core Strategy, which has gathered considerable evidence on housing issues in the District, as a basis for reviewing and updating existing local planning policies.
- As a link to the recent rural housing scrutiny review.

“We estimate that the difference between housing demand and supply will have widened to a yawning gap of 1.1 million homes in England alone by 2022: most of it in London and the South East. This shocking statistic shows why the time has come for policy makers to recognise that a plentiful supply of new and affordable homes is of the greatest importance to the nation’s future health and prosperity” (Lord Best, Director of Joseph Rowntree Foundation)

The Review was undertaken in partnership with the Housing and Planning Departments at Lewes District Council. As part of this Review, councillors undertook a great deal of background reading to gain a better understanding of the issues involved. They also examined a number of statistics that related to the Lewes District, such as:

- Housing waiting lists
- Vacant dwellings
- Number of homes in urban areas
- Percentage of affordable housing completions
- National figures on affordable housing.

The Housing Register for Lewes District Council (April 2012) showed the need for housing in urban areas:

Housing Register, Urban Areas, Band A-C

Location	1 Bed	2 Bed	3 Bed	4 bed	5 Bed	Total
Lewes	147	81	37	7	0	272
Saltdean	3	0	0	0	0	3
Newhaven	92	49	20	2	1	163
Peacehaven	80	51	23	4	1	158
Rottingdean	14	4	4	2	0	24
Seaford	101	70	27	4	0	203
Telscombe	12	6	3	0	0	21
Total	462	266	118	19	2	867

However, housing needs surveys often show the level of need to be greater than the Housing Register statistics. There is often a difference as the Housing Needs Survey takes an in-depth analysis of an area, whilst the Council figures were based purely on housing waiting lists, so were often artificially low as the list only included people who had identified themselves to the Council as having a housing need. As a consequence of the rural review, a Housing Needs Survey across the District has been approved.

Housing figures showed how difficult average incomes made the purchase or rent of properties in the urban areas of the District.

Average Household Income

All District	Lewes	Seaford	Newhaven	Peacehaven / Telscombe
£29,082	£28, 279	£27,017	£26,237	£26,182

(Source: East Sussex in Figures 2013)

Average House Prices

	Lewes	Seaford	Newhaven	Peacehaven/ Telscombe
Semi-detached	£332,231	£216,912	£193,083	£204,825.33
Terraced	£246,344	£199,361	£169,905	£209,913.83
Flat	£182,123	£121,093	£126,469	£119,255.00

(Source: Zoopla October 2012)

Median rent in private sector

	Lewes	Seaford	Newhaven	Peacehaven / Telscombe
1-bed	£700	£595	£625	£625
2-bed	£900	£750	£850	£900
3-bed	£1100	£950	£900	£1250

(Source: Rightmove October 2012)

3. Partnership Working and Community Engagement

As well as working with local stakeholders, residents and Town Councils, the Panel worked with the South Downs National Park Authority in order to investigate this issue.

“Local residents tell us that families cannot afford to buy in the area they grew up in” (Lewes Town Councillor who attended one of the focus groups)

This Review took place over the course of five meetings and the Panel considered representations received from local residents and stakeholders. More information can be found in the [Minutes of the Focus Groups](#).

The first meeting took place on 12 September 2012. This meeting established the current situation at Lewes District Council in regard to the provision of affordable housing in urban areas, and the direction which this Review should take.

Two meetings were subsequently held in the community (Lewes and Newhaven) to talk to local residents and stakeholders about this issue. Prior to this meeting, the Panel invited many different stakeholders and residents to comment on the topic through the use of a questionnaire. Two stakeholder focus groups were held as well as two public drop-in sessions. Representatives from many groups returned questionnaires, such as local businesses, town councillors, local stakeholders, and residents.

Some of the main points that arose from the consultation were:

- That that was a great need for more affordable housing in the urban areas of the District.
- Concern that local children could not afford to live in the places in which they grew up.
- That more innovative approaches for affordable housing were needed.

- That empty homes, shops and disused public buildings had huge potential for the use of affordable housing.

Empty Homes in Lewes District (total)

Description	Number
Empty (occupier/owner in care home)	105
Furnished second homes	467
Empty unfurnished	326
Empty (occupier deceased therefore in process of changing	164

(Source: LDC Figures October 2011)

The Panel undertook site visits to recently completed local housing schemes in Lewes, and was shown around some of the residents' homes in those schemes.

The final meeting of the Panel took place on 9 May 2013. An officer from the South Downs National Park Authority attended that meeting to give the Park's views on affordable housing in urban areas. The main points raised from that final meeting were:

- The importance of good communication between Lewes District Council and the South Downs National Park Authority
- That affordable housing should be made a corporate priority and that a target should be set.

The Panel identified six recommendations on the provision of affordable housing in urban areas based on the research.

[Detailed minutes of all the Panel meetings can be found here.](#)

4. Visit to Arun District Council

The Panel visited Arun District Council on 20 February 2013 as it had a good record in the delivery of affordable housing in urban areas. The visit to Arun District Council demonstrated many of the initiatives that the Council had put in place in the last few years in order to increase the delivery of affordable housing in urban areas.

Andy Elder, Housing Strategy and Enabling Manger took the Panel through a presentation about the current situation in regard to affordable housing in Arun District along with a representative from ECE Architecture. Some of the main points were as follows:

- Shelter undertook a housing needs survey in Arun District
- "Raise the Roof Strategy" was developed, this required 1000 affordable homes in Arun over the period of 2010-2015
- Getting land for free from West Sussex County Council to use for affordable housing (especially older people housing)

- Giving land for free which Arun District Council owned for the provision of affordable housing, such as developing redundant pub sites
- Arun Charter Plus – Arun asks developers to sign up to this. It promotes economic dividends, asks for developers to use local companies and for those companies to employ local young apprentices. It's an in-spirit agreement, which many major developers in Arun have signed up to.
- Arun had six preferred partners for the delivery of affordable housing.
- Looking at the development of new council housing – helps to grow Council's asset base and Council backed mortgages and loans.

Since 2009 Arun District Council has delivered 589 affordable homes, the highest in East and West Sussex in urban areas, compared to Lewes' delivery of 138.

The Panel also visited affordable housing sites around Arun District.

5. Link with Core Strategy

The Core Strategy proposes a district-wide target of 40% affordable housing being delivered on sites that deliver 10 or more dwellings. For sites below this threshold it proposes a stepped target for certain thresholds, which means that for all but the smallest development schemes (1 or 2 residential units) a contribution towards the provision of affordable housing will be expected. At present, it is only the sites that deliver 15 units or more that make such a provision. Implementation of this policy is expected to deliver an increase in the provision of affordable housing, on the back of open-market housing schemes, when compared to the current levels of provision. At this stage it is difficult to identify what this level of provision will be exactly, but we estimate that it will be in the range 40 (worst case scenario) to 140 (best case scenario) units per year, over the District in both urban and rural areas. These figures do not include yield from "greenfield sites" in the villages.

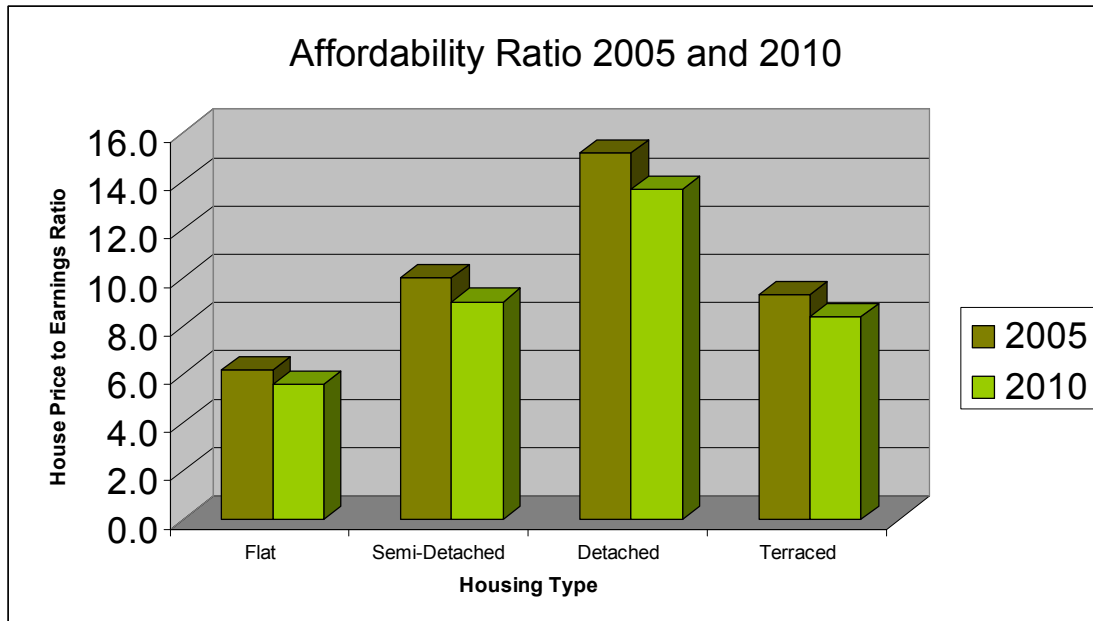
6. Recommendations and Background Details

1. That affordable housing is made a corporate priority at Lewes District Council

Background

100% of all consultees (residents and stakeholders) agreed that there was a need for more affordable housing in Lewes District.

Statistics, such as the graph below, demonstrate the levels of income required to purchase a home in Lewes District.



Source : Strategic Housing Review 2010, Lewes District Council

“The children of local families can’t find housing they can afford” (Resident in Lewes District who attended public meeting)

Being a corporate priority means:

- Giving a high political priority to delivering a significant increase in the provision of affordable housing in the future.
- Setting a challenging, but achievable, medium term (5 year) target for increased delivery of affordable housing.
- Appointing a cabinet member to champion this objective, both within the organisation and in local communities.
- Allocating sufficient staff , finance and land , and setting up management arrangements, to achieve the objective.
- Forging strong partnerships with other organisations who can help in achieving the objective.

2. That a medium term target of a minimum of 500 units is set for affordable housing across the District over five years

Background

The Council Plan 2013/14 states that the Council *“are encouraging innovative ideas to deliver 1,000 affordable homes by 2018”*. This target goes some way to achieving this. The estimate for the delivery of affordable housing for 2013/14 is 63.

The Panel and stakeholders felt that it was important to look for opportunities to proactively look for affordable housing in the District, such as the recent purchase of The Crest. It was also importance to recognise a certain degree of flexibility, where the Council could, in certain circumstances, look at lowering its affordable housing level, but also look for opportunities to exceed the standard 40% provision in private development schemes.

It is important that this is a rolling programme, and that once a certain level of affordable housing across the District has been achieved, the Council looks to improve its present stock of housing.

3. That a working group is set up with key internal and external representatives from across the District area, with the remit of ensuring the affordable housing target is achieved.

Background

This recommendation arose from discussions with the South Downs National Park Authority, who stated that this would be a good mechanism for the delivery of affordable housing. At present, discussions were on a more ad-hoc basis.

Partners for this meeting would include East Sussex County Council Social Services (who are keen to work with the District Council in this area), relevant town councils, South Downs National Park Authority, Community Land Trusts, Local Enterprise Partnerships and the Homes and Communities Agency (where appropriate).

3a. That the Council adopts an arrangement for the examination of possible sites across the District to use for affordable housing including opportunities to intervene where the private market has failed.

Background

The Council's disposal of assets policy already puts plans in place to examine opportunities from a selected package of current assets in partnership with a private sector firm. This recommendation is for those sites that fall outside that plan.

"Not always the space to build, need to be looking at empty buildings" (Local Councillor at Focus Group)

Some examples of sites are disused Government buildings, railway buildings and car parks.

3b. That the Council, following on from the decision to purchase The Crest in Newhaven, develop a framework of resources for intervention in stalled sites within the District which have an existing planning permission over a year old.

Background

The Department for Communities and Local Government is putting £1.3bn into unlocking stalled sites.

"Tackling problems with stalled development is essential to getting builders back on moth-balled sites and building the homes we need. There is huge potential in sites to boost local economies and we simply cannot afford to have them lying idle". (Eric Pickles)

3c. That the Council considers a systematic approach to the delivery of affordable housing in and above empty shops where appropriate and with local support.

Background

Empty spaces above shops was one of most common themes addressed in the focus groups.

“There are lots of empty shops that could be used for housing” (Tenant of Lewes District)

Schemes like this have been undertaken in other areas of the country. In York, a project called Living over the Shop looked at disused spaces above shops to help landlords turn them into affordable homes.

Examples:

http://www.yorkpress.co.uk/news/9986551.New_campaign_to_let_out_disused_space_for_flats/

<http://www.chichester.gov.uk/index.cfm?articleid=5104>

“High Streets could see 20% of their shops close down within five years as more people turn to the internet for their shopping. This would equate to 62,000 shops closing down” The Centre for Retail Research.

This project would start by undertaking a survey with shop owners to establish the level of empty sites. It would then work with landlords to help them overcome issues, such as access and security, to be able to deliver affordable housing in their properties.

3d. That the Council continues to support developments of non-traditional building projects such as through flat pack, self build and park homes schemes, and with the provision of land for the creation of affordable housing.

Background and Evidence

This links to recommendation 4, where land could be proactively sought for the creation of innovative types of housing.

The term **Flat Pack Home** has recently become a very popular way to describe homes built using the pre-manufactured or prefabricated process. An example of how they look in a scheme in Gateshead is:

http://www.bbc.co.uk/tyne/content/image_galleries/boklok_gallery.shtml?1

Birmingham has recently got funding to delivery affordable housing in this way: <http://www.bbc.co.uk/news/uk-england-birmingham-16513279>

Self-build housing is housing built by individuals or groups of individuals for their own use, either by building the home on their own or working with builders. The self-build industry launched an action plan which set out a range of actions needed to enable more people to build their own home. The Government welcomed this action plan and announced the following actions which are now being implemented:

- Councils to establish the demand for self-build housing in their area, and take positive steps to permit it to happen
- Maximise opportunities for self-builders to access land which central government is releasing as part of its accelerated public land disposals programme
- Promote larger-scale, locally planned self-build home developments
- Continue to work closely with industry to establish a one-stop shop for advice and support to would-be self-builders
- appoint an industry champion for self-builders
- The [Homes and Communities Agency](#) to administer a fund to make £30 million available to provide short-term loans for groups of prospective self-builders

A **Park Home** is a detached bungalow-style home, usually set in a private estate, where they're located on plots known as 'pitches'. There are about 84,000 "park homes" - relatively low-cost bungalow-style residential properties, usually sited on private estates - on 2,000 sites across England. In law, they are known as 'mobile homes', but are designed to be lived in permanently. There are already examples of these in Lewes District, and this could be a great way to deliver affordable housing to residents. Residents of mobile home parks in England have been given new rights to protect them from rogue site operators. New legislation, introduced in May 2013, bans site owners from the buying and selling process and gives new powers to prosecute those who harass residents.

4. That the Council adopt a scheme where developers are asked to use local businesses, suppliers and apprentices within new developments.

Background

This recommendation came from the Panel's visit to Arun District Council who run a similar scheme called Arun Charter Plus. The purpose of the Charter was to maximise awareness of the opportunities presented by development and investment in and across Arun for the benefit of local people, companies and communities. It provides a basis for demonstrating commitment to the local community, a willingness to work positively with the Council and its partners and to form an effective partnership to generate employment and local supplier opportunities. Signatories include local, national and regional companies and organisations such as Sainsbury's, Butlins, West Sussex County Council, University of Chichester and Ford Prison. This would not be a legal requirement of any contract.

If a Framework Agreement was established, it could include this.

This could also link to the Council's apprenticeship scheme:

<http://www.lewes.gov.uk/news/20801.asp>

"Part of what we do is encourage house developers we work with, for example through our [Affordable Homes Programme](#), to deliver a range of training opportunities, including apprenticeships, to help more young people into construction work." Homes and Communities Agency.

5. That the Council develop a framework for assessing the social value of land alongside the monetary value when assessing land value for the development of affordable housing.

Background

This recommendation asks that the social value of land is considered alongside its monetary value, such as the value to the community. Examples could include putting less housing on a piece of land in order to provide an open space, or allotments to residents instead. It is about looking sustainably at land, rather than short term immediate monetary gain. This would predominately be used for land that Lewes District Council owned.

This could be achieved through the following ways:

- a) Identify the contributors to social value.
- b) Identify a system for scoring these contributors.
- c) Allocate values to each contributor.
- d) Attempt to put a price on these.

6. That the Council considers current financial models and resources required to deliver recommendations 1-5 above.

Background

The Panel recognises that the above recommendations cannot be delivered under the current resources available. Therefore, more resources will be required either through the use of innovative financial models or through the secondment of an officer within the Council, a new officer appointed to deliver this programme or through partnership working.

The Panel requests that Cabinet considers the allocation of money from the New Homes Bonus Scheme in order to fund the delivery of new affordable housing projects in the District.

Cabinet may like to consider whether a Cabinet Member takes the lead for ensuring that any recommendations agreed are delivered, such as by chairing the working group suggested in recommendation 3.

7. Links to Rural Housing Scrutiny Review

This Review clearly has strong links with the recent review into rural affordable housing which was discussed by Cabinet in June 2012. Cabinet approved a series of recommendations, many of which will also benefit the

urban housing review. The two main recommendations that also applied for urban areas are:

1. The commissioning of a Housing Needs Survey across the entire District.
2. Consider whether LDC should explore a formal partnership with a regulated provider/ social landlord to bring forward land for development and deliver affordable housing

There were also many smaller recommendations that will have a positive affect on affordable housing in both rural and urban areas.

The full Report and list of recommendations can be found here:

<http://cmispublic.lewes.gov.uk/Public/Binary.ashx?Document=4924>

8. Resources

Once Cabinet has agreed which initiatives they wish to pursue, a detailed and costed Action Plan to deliver the above initiatives can be devised.

9. Next Steps and Feedback

The recommendations arising from this Review will be taken to the Cabinet meeting on 11 July 2013 for consideration.

All residents, members of the community and stakeholders that have taken part in this Review have been thanked and given feedback on the findings of the Panel. They will also be contacted to let them know the conclusions of the Cabinet's considerations of those recommendations.

The Panel also requests that a Cabinet Member return to Scrutiny Committee early 2014 with an update on the implementation of the recommendations of this report.

Appendices

A. List of Consultees

B. Scope of Review

Appendix A

Consultees that took part in the Review

Affinity Kane

Brighton and Hove Bus Company

Cabinet Members, Lewes District Council

Campaign to Protect Rural England

East Sussex County Council

Environmental Health, Lewes District Council

Forever Green

Friends of Lewes

HomeLink

Lewes Community Land Trust

Lewes District Councillors

Lewes Town Council

Lewes Seniors Forum

Newhaven Town Council

Ringmer Parish Council

South Downs Society

Seaford Town Council

Seaford Seniors Forum

South Downs National Park Authority

Tenants of Lewes District

Numerous local residents who returned questionnaire and attended the two public sessions.

Appendix B Scope of Scrutiny Review and Provision of Affordable Housing in Urban Areas

Scope of Scrutiny Review in the Provision of Affordable Housing in Urban Areas

Scope of Review	Existing Information Sources	Further Work Required
<p>1 Review of existing policies and delivery arrangements for affordable housing in urban areas of Lewes District</p>	<ul style="list-style-type: none"> • Lewes District Local Plan (2003): policies RES 1, 2, 3 and 9 • LDC Supplementary Planning Guidance Note on the provision of affordable housing as part of new residential development (2003) • National Planning Policy Framework (March 2012) paragraphs 47-55 and 159 • Scale, location, delivery and management arrangements for urban affordable housing delivered in Lewes district 2002 – 12 • South Downs Management Plan 2008 – 2013 (Lewes town only) • LDC Property Strategy (May 2012) • LDC Regeneration Strategy (April 2012) • Cabinet Report on Partnership working with Brighton and Hove City Council – Private Sector Leasing and Empty Homes (July 2012) 	<ul style="list-style-type: none"> • The views of stakeholders on existing policies, and delivery arrangements for urban affordable housing • Seek views from occupiers of recently completed urban affordable housing schemes in Lewes District. • Identify what has gone well, and what could be improved • Assess how delivery of urban affordable housing in Lewes district compares with other local authorities in Sussex and in the CIPFA “nearest neighbours” group. • Identify any reasons why other local authorities deliver different levels of urban affordable housing to LDC. • Assess schemes with planning permission which have become “stuck” and understand the reasons why – liaise with developers.

Scope of Review	Existing Information Sources	Further Work Required
	<ul style="list-style-type: none"> • Data on Private Sector landlords providing rental housing in Lewes District 	
<p>2 The need for affordable housing in urban areas of Lewes District</p>	<ul style="list-style-type: none"> • LDC housing waiting lists • LDF Core Strategy background reports on housing need (2011); and housing market (2008) in Lewes District • Strategic Housing Land Availability Study (SHLAA) (2010 and 2012 update) • LDC Older Person’s Housing and Support Strategy (2010) 	<ul style="list-style-type: none"> • The views of stakeholders on the extent and nature of need for urban affordable housing in Lewes District. • Whether National Park designation will affect the affordability of, and need for, urban housing in Lewes town.
<p>3 The changing policy and financial environment</p>	<ul style="list-style-type: none"> • National Planning Policy Framework (March 2012) paragraphs 47-55 and 159 • The Localism Act (November 2011) particularly the introduction of neighbourhood planning • The statutory purposes and duty of the South Downs National Park Authority (Lewes town only) • The Affordable Housing Programme 2011 – 15 • Community Land Trusts 	<ul style="list-style-type: none"> • Understanding the new policy and financial initiatives and their implications for provision of urban affordable housing • The effect of neighbourhood planning on the delivery of urban affordable housing • Identifying which of the new national initiatives are likely to have most potential in Lewes District • The effects of national park designation on the delivery of urban affordable housing in Lewes town. • Identify the resources which would be

Scope of Review	Existing Information Sources	Further Work Required
	<ul style="list-style-type: none"> • Community Right to Build • Changes to s106 agreements and the introduction of Community Infrastructure Levy • LDC Emerging Core Strategy (Sept 2011) and Submission Draft (late summer 2012) • Review of LDC Housing Strategy • HCA “Get Britain Building” programme (bringing forward stalled development sites) • Changes to Benefits Structures 	<p>necessary to deliver more affordable housing in urban areas (land, skills, finance, partnerships, etc)</p> <ul style="list-style-type: none"> • How can LDC position itself to better respond to opportunities for innovation in delivering housing in urban areas • Review planning announcements from early September 2012 – paper to all Members.
<p>4 Good practice on delivery of affordable housing in urban areas for other parts of England</p>	<ul style="list-style-type: none"> • Lessons from other urban authorities and pilots on various government initiatives • Delivery of urban affordable housing in towns in existing English National Parks 	<ul style="list-style-type: none"> • Identify key good practice points from other areas • Consider visits to see good examples of urban affordable housing schemes in other areas (e.g. Brighton & Hove, Eastbourne, Hastings) which may have potential in Lewes District
<p>5 Conclusions of review and recommendations for action</p>	<ul style="list-style-type: none"> • As above 	<ul style="list-style-type: none"> • Draw conclusions and develop policy recommendations for consideration by Scrutiny Committee, Cabinet and Council