



Lewes District Council

Scrutiny Committee recommendations for consideration by Cabinet at the meeting on Monday, 29 October 2018

Scrutiny Committee – 13 September 2018

21 Affordable Housing

Minute extract:

Pursuant to the following minute extract from the Scrutiny meeting held on 19 April 2018, the Development Project Manager and the Interim Head of Planning attended the meeting on 13 September 2018 to provide a verbal update.

“The Chair brought to the Committees attention that, whilst being briefed on the performance targets for 2018/19, he recognised that the target for Affordable Homes Delivered was not consistent with the target that had been recommended by Scrutiny and agreed by Cabinet following a Scrutiny Review Panel which took place in 2013. The Chair therefore requested that an officer attend a future Scrutiny Committee meeting to provide an update regarding Affordable Housing across the District.”

Officers informed the committee that Affordable Housing was an umbrella term which incorporated social rented, affordable rented, temporary accommodation and intermediate housing which was provided to eligible households. There were currently 3 ways that the Council could develop Affordable Housing, and that going forward the Council would be reporting figures under the following 3 headings.

- Affordable Housing developed through the Council’s development company;
- Affordable Housing developed through S106 obligations of planning applications processed by a 3rd party; and
- Affordable Housing developed through the Council stepping into the shoes of the third party developers and taking over their S106 obligations.

Modular Housing – Since the Full Council meeting held on 19 February 2018, 6 sites had been identified; however infrastructure costs, planning, and viability issues had made the sites financially unviable. There was still 1 potential site which had been identified, and this site would be presented to Cabinet on 29 October 2018, after which a briefing would be held for Lewes District Councillors and Newhaven Town Councillors with more

details of the plan.

Members were informed that one reason the delivery of Affordable Housing was delayed was because the Council had no enforceability over housing developers to start work. Members suggested that the Council write to the companies that were causing a delay, and asked for the project(s) to be expedited. Members also suggested that the Council write to central government to point out that the shortage of Affordable Housing was not due to any fault of local government, but because of developers causing delays.

Resolved:

1. That members noted the update provided by officers regarding Affordable Housing;
2. That members **recommend** to Cabinet that the Council write to the companies that were causing a delay and asked for development projects to be expedited; and
3. That members **recommend** to Cabinet that the Council write to central government to point out that the shortage of Affordable Housing was not due to any fault of local government, but because of developers causing delays.

Reason:

To comply with the minutes of the Scrutiny Committee meeting on 19 April 2018; that officers attend the Scrutiny Committee meeting on 13 September 2018 and provide more information regarding Affordable Housing.