

Queries from Councillors

- 1) What is Affordable Housing?

See Appendix 2

- 2) How many Housing Associations are involved?

See Appendix 2

- 3) How many of the Associations are actually based or have office/officer facilities within the City?

See Appendix 2

- 4) How does Housing Options work with them and visa-versa?

See Appendix 2

- 5) What is the assessed need for affordable housing for those living in Derby City and what is the success in negotiating these into new builds - especially as part of the Core Strategy implementation?

See response to Q7 with reference to need. The Core Strategy will set out policy. Success in implementation of said policy will be borne out through the implementation of the adopted Plan and the setting of annual targets through National Indicator 155.

- 6) Within the current Core Strategy how many Affordable Houses are planned?

The Core Strategy does not and cannot set a target for the overall delivery of affordable housing over the Plan period. There are policies for affordable housing delivery that are applied to qualifying sites and our annual targets through National Indicator 155.

- 7) What is the shortfall in affordable housing need, how can this be closed and at what cost?

The SHMA assesses Derby's affordable housing need over the five year period between 2012 and 2017 as 4,647. It is much more difficult to forecast likely need over a longer time period because of the number of variables involved. Nevertheless, the SHMA estimates overall affordable housing need from 2012 to the end of the Core Strategy period in 2028 as just over 10,000 homes over and above the existing affordable housing stock.

This need will be provided through a variety of mechanisms, including Section 106 agreements, PFI schemes, Housing Revenue Account funding and through the private rental sector.

The draft Core Strategy currently being consulted on seeks the provision of 30% affordable housing on developments of more than 15 dwellings. This is broadly the same target as the current City of Derby Local Plan Review. It is based on evidence of need set out in the SHMA and also an assessment of site viability. Further more detailed work on site viability is being undertaken, but existing evidence suggests that even higher value greenfield sites become unviable when asked to provide more than 30% affordable housing. However, this is with no

other contributions such as to roads, schools or open space and so even 30% is likely to be a challenge to deliver.

In the pre-recession period of 2004-2008, an average of 28% affordable homes was secured through Section 106 Agreements, close to the 30% target. In the post-recession period of 2008-2013, this had fallen to 16%. In some recent cases, whilst lower levels of affordable housing have been accepted to encourage development, claw back mechanisms have been worked into agreements in the event of development taking place in improved economic conditions.

8) What are their types i.e. 1-2-3-or 4 bedroomed?

The Core Strategy will require a qualifying application to have regard to the latest Strategic Housing Market Assessment (SHMA) when considering the housing mix of the affordable dwellings, so this forms the basis for negotiation.

The latest SHMA Indicative Affordable Housing Targets for Derby City by Size (SHMA Update 2012) are set out below.

1 bedroom	20-25%
2 bedrooms	30%
3 bedrooms	35%
4+ bedrooms	10-15%

9) Will the flats (if there are any) cater more for the single person?

The Core Strategy does not prescribe specific types of affordable housing. These will be negotiated with developers on a case by case basis. However, the SHMA does indicate types of dwellings which in general terms are not well provided for and this information will be used to guide negotiations. Other Strategies and initiatives are in place to deliver specific types of housing.

10) Within the current Core Strategy, how many bungalows are planned? How many with one bedroom, two, more

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11) Over all how many affordable homes of whatever type are there planned per ward or Neighbourhood?

The Core Strategy does not provide for this level of detail.

12) Within the current Core Strategy, what plans are included for sheltered housing?

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used to guide negotiations. Other Strategies and initiatives are in place to deliver specific types of housing.

13) How are the local RSLs placed in funding new build and how is the PFI progressing?

See Appendix 2

Are there any flats included? If so, how many bedrooms?

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