



DERBY CITY COUNCIL

**NEIGHBOURHOOD, SOCIAL COHESION
AND HOUSING STRATEGY CO-ORDINATION
THURSDAY 19 JULY 2007**

ITEM 6

Report of the Corporate Director –
Corporate and Adult Services

Affordable Accommodation – Good Practice Guide

RECOMMENDATION

- 1.1 To note the contents of this report and to agree to formally adopt the affordable housing good practice guide. This provides guidance to developers, landowners and Registered Social Landlords during s106 affordable housing negotiations as part of the planning process.

SUPPORTING INFORMATION

- 2.1 The current Affordable Housing Supplementary Planning Guidance (SPG) was prepared in 2004 and adopted in September of that year. The document provides guidance clarifying Derby City Council's policies on affordable housing and is a material consideration in determining planning applications as part of s106 of The Town and Country Planning Act.
- 2.2 Since the SPG was introduced in 2004 some of the approaches taken by Officers have changed as the market and planning requirements have altered, together with some of the Housing Corporations approaches and requirements.
- 2.3 As a result of this, work began on a Good Practice Guide that would look to offer updated guidance to developers, landowners and RSLs. When completed the Guide would then be used during the planning process and it is envisaged will form the basis of the new Supplementary Planning Document (SPD).
- 2.4 Drafting of the guide was carried out in consultation with relevant internal departments, to ensure any new approaches taken were accurate and actually required. Consultation was also carried out with developers during a consultation day with comments regarding potential changes to Derby City Council's approach being considered. Feedback from all forms of consultation then fed into the production of the guide.
- 2.5 The Good Practice Guide now provides updated guidance for developers on affordable housing provision in Derby and was released at the SPD Developers Day on 5 March 2007, and subsequently to our partner Registered Social Landlords (RSLs) at our Development Forum on 14 March 2007.

- 2.6 The document although not holding any legal status, will provide guidance to developers, landowners and RSLs during negotiation on s106 affordable housing matters, and then form the basis of the affordable housing part of the SPD to be drafted and completed later this year.
- 2.7 A couple of matters are still up for consideration regarding pepper potting within apartment blocks and setting of RSL offer prices. With the recent release of the Housing Corporation new Design and Quality Standards the document will continue to evolve until the completion of the new SPD later in the year.
- 2.8 Overall the Good Practice Guide has been produced to act as guidance for developers, landowners and RSLs, but also to make the process of providing affordable housing through s106 agreements as clear and rigid as possible. This should ensure the required level of affordable housing is provided on the majority of sites where there is a requirement for affordable housing. It will also ensure the required type and tenure of housing is provided in the locations in Derby with the greatest need.

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Background papers:	None
List of appendices:	Appendix 1 – Implications

IMPLICATIONS

Financial

1. The Good Practice Guide and SPD will ensure further affordable housing is secured in Derby. If delivered through the planning process this will mean financial resources can be used to fund additional affordable housing in locations across the city where there is an identified need.

Legal

2. The Good Practice Guide does not hold any legal status, but when integrated into the SPD it will be a material consideration during the planning application process.

Personnel

3. None

Equalities impact

4. The guide sets out a clear approach to be taken by Derby City Council assessing each case equally. Socially the guide will be used to assist provide further affordable housing looking to create balanced and mixed communities and provide equal access to accommodation.

Corporate priorities

5. The proposal comes under the Council's objectives of providing healthy, safe and independent communities and a shared commitment to regenerating communities.