

## **COPYTHORNE PARISH COUNCIL MEETING (PLANNING)**

**TUESDAY 14<sup>TH</sup> JUNE 2016**

### **ITEM NO: 12 – POTENTIAL PROVISION OF AFFORDABLE HOUSING**

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At your meeting on 23<sup>rd</sup> February 2016, it was resolved:

“That the Open Forum event planned for Wednesday 16<sup>th</sup> March 2016, should be postponed (not cancelled), until greater clarity emerges in respect of social housing provision under the Housing and Planning Bill, but with a commitment that a Public Open Forum on the Affordable Housing issue for Copythorne Parish will take place at a point in the future once those points of detail are known.”

The Housing and Planning Bill received Royal Assent on 12<sup>th</sup> May 2016. Part 4 of the Act relates to Social Housing with Chapter 1 dealing with the implementation of a voluntary extension of Right to Buy to Housing Association tenants. A considerable amount of detail has yet to emerge as much of the detail will appear in secondary legislation and statutory instruments.

Councillors Joe Reilly, Simon Lucas and Sarah Coombs, as members of the Affordable Housing Working Group are booked to attend a Housing Week event hosted by New Forest District Council and HARA in July. Further advice will be supplied on the potential effects of the Housing and Planning Act on Affordable Housing at this event, following which a feedback report will be provided for Members at the next appropriate Council meeting.

Prior to embarking on any further action in respect of potential affordable housing in Copythorne, it is recommended that the Parish Council re-examines its original resolution made in October 2014, which was made after reports had been received in September and October 2014. The Parish Council had resolved:

That the Parish Council would only consider Affordable Housing in the Parish if the following conditions can be met:

- People with a strong local connection to the parish would always be given first priority for occupation
- A section 106 Agreement would be put in place to ensure that the housing units remained affordable in perpetuity (Right to Buy would not apply)
- No shared ownership units to be provided – all units to be for rental only
- A maximum of 15 units in total, to be spread over at least two independent sites
- Properties to be let on fixed term agreements
- No approach to be made to Copythorne regarding any further affordable housing for at least ten years.

The Parish Council is asked to resolve whether:

- (a) The same conditions and criteria should continue to apply from the October 2014 resolution, before the Parish Council could consider the potential provision of affordable housing, or
- (b) The Parish Council wishes to reconsider its previously agreed conditions that would have to be met for it to continue with consultation on the provision of affordable housing, once further advice and details have been sought and obtained about the potential impact the Housing and Planning Act 2016 may have on any proposal.

**Affordable Housing Working Group**

**7<sup>th</sup> June 2016**