

Affordable Housing Task and Finish Group Report back on conclusions and recommendations Summary of issues raised at Council Briefing	
Issue raised	Comments& reference in report back on Task & Finish Group recommendations
Re-use of rural buildings – affordable housing should be removed from the Local Development Plan policy as a choice. Barns in the Council’s agricultural estate could also have potential for conversion.	Recommendations 2 & 3 refer to the need to review LDP policies. However, there is currently no mechanism to amend policies in the Local Development Plan other than through a full review of the entire plan. Welsh Government is considering legislative amendments to allow for partial reviews but this has not been confirmed to date. As an interim arrangement, it is proposed to amend the supplementary planning guidance to allow for the conversion of rural buildings to market housing, however a full review of planning policies will remain a longer term action.
Section 106 legal agreements – concern regarding difficulties in accessing mortgages for initial purchase because of restrictions in Section 106 legal agreements, which can also impact resale of affordable homes	Recommendation 8 refers to the need to develop a standard approach. The development of standard Section 106 clauses which are acceptable to mortgage providers would ensure a consistent approach and would help to speed up the planning process.
Hamlets policy (Local Development Plan) – limiting access to affordable housing only may not be viable or deliverable. Hamlets are not sustainable locations, but there is a need for affordable housing in villages.	Recommendation 2 & 3 refer to the need to review LDP policies. However, there is currently no mechanism to amend policies in the Local Development Plan other than through a full review of the entire plan. Welsh Government is considering legislative amendments to allow for partial reviews but this has not been confirmed to date. A full review of planning policies will remain a longer term action.
Affordable housing register is not a true reflection of the need for affordable housing because people are not registering	Recommendation 18 refers to the need to raise awareness of the register and review the process of registration
How commuted sums collected for affordable housing should be spent	Recommendation 5 and recommendation 14 refer to investigating a wider range of options for spending commuted sums collected for

	affordable housing and developing an affordable housing delivery programme to ensure best use of all available funding
HRA funding changes could mean additional funding would be available to deliver affordable homes.	Recommendations 12 & 14 refer to investigating alternative funding for affordable housing and developing an affordable housing delivery programme to ensure best use of all available funding
The recommendations should also refer to community land trusts, co-operative models and community living programmes as options for delivery of affordable homes	Recommendation 17 refers to further work to be undertaken to investigate and assess innovative mechanisms for delivering affordable housing, including options such as community land trusts, co-operative models and community living programmes.
What can the Council do to make sure developers complete developments? Some make a start & then have planning permission in perpetuity but don't finish. The Council should lobby Welsh Government to change the legislation. There were also concerns about landbanking, where landowners achieve the allocation of land & planning permission but do not start building	Recommendation 11 refers to use of reduced commencement period conditions on planning permissions & the need to lobby Welsh Government to change legislation to require completion of development within a specified time period.
The Council should build Council housing again	Recommendation 15 refers to new building by the Council
The LDP policy requirement was reduced from 30% to 10%	Recommendations 2 & 3 refer to the need to review LDP policies However, there is currently no mechanism to amend policies in the Local Development Plan other than through a full review of the entire plan. Welsh Government is considering legislative amendments to allow for partial reviews but this has not been confirmed to date. A full review of planning policies will remain a longer term action.