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	Recommendation 8 refers to the need to develop a standard approach.
accessing mortgages for initial purchase because of restrictions in	The development of standard Section 106 clauses which are acceptable
Section 106 legal agreements, which can also impact resale of	to mortgage providers would ensure a consistent approach and would
affordable homes	help to speed up the planning process.
Hamlets policy (Local Development Plan) – limiting access to	Recommendation 2 & 3 refer to the need to review LDP policies
affordable housing only may not be viable or deliverable. Hamlets	However, there is currently no mechanism to amend policies in the
are not sustainable locations, but there is a need for affordable	Local Development Plan other than through a full review of the entire
housing in villages.	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	Recommendation 18 refers to the need to raise awareness of the
affordable housing because people are not registering	register and review the process of registration
How commuted sums collected for affordable housing should be	Recommendation 5 and recommendation 14 refer to investigating a
spent	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	Recommendations 12 & 14 refer to investigating alternative funding
available to deliver affordable homes.	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,	Recommendation 17 refers to further work to be undertaken to
co-operative models and community living programmes as options	investigate and assess innovative mechanisms for delivering affordable
for delivery of affordable homes	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	Recommendation 11 refers to use of reduced commencement period
developments? Some make a start & then have planning permission	conditions on planning permissions & the need to lobby Welsh
in perpetuity but don't finish. The Council should lobby Welsh	Government to change legislation to require completion of
Government to change the legislation. There were also concerns	development within a specified time period.
about landbanking, where landowners achieve the allocation of land	
& planning permission but do not start building	
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.