

THE VALE OF GLAMORGAN COUNCIL

HOMES AND SAFE COMMUNITIES SCRUTINY COMMITTEE: 13TH NOVEMBER, 2019

REFERENCE FROM CABINET: 4TH NOVEMBER, 2019

“C142 SECTION 106 OFF-SITE AFFORDABLE HOUSING CONTRIBUTIONS (LRPS/HBS) (SCRUTINY COMMITTEE – ENVIRONMENT AND REGENERATION AND HOMES AND SAFE COMMUNITIES) –

The Cabinet Member for Legal, Regulatory and Planning Services presented the report the purpose of which was to consider the process for allocating Section 106 off-site affordable housing contributions.

The report sought Cabinet authorisation to amend the Council's adopted Section 106 Protocol for Implementation (Appendix C), specifically in relation to Section 106 contributions received from developers to provide off-site affordable housing.

The adopted Local Development Plan 2011-2026 (LDP) required new residential developments, where viable, to provide affordable housing on-site. It was only when exceptional circumstances had been demonstrated that an off-site financial contribution had been considered and agreed, such as insurmountable development viability issues caused or exacerbated by the affordable housing requirements; or site specific circumstances which would make affordable housing delivery and/or management extremely difficult.

The Council currently held £5,893,961.94 for the delivery of affordable housing in the Vale of Glamorgan. These off-site contributions had been secured from numerous development sites across the Vale of Glamorgan due to various circumstances.

Delivery of affordable housing using these contributions could be challenging for a number of reasons, including land availability, which justified a different approach than other section 106 contributions which could generally be spent quickly in the area where the development occurred.

The report sought Cabinet authorisation to introduce a new two-stage approach for considering these Section 106 off-site affordable housing contributions, to allow for contributions to be considered strategically, as well as locally.

It was also clarified that, upon receipt of a Section 106 off-site affordable housing contribution, Cabinet and Local Ward Members would be notified in writing and consulted in order to highlight any potential opportunities within the ward for the delivery of affordable housing, allowing for a six month consultation period.

The Head of Regeneration and Planning was asked about the proposal to which he replied that it was all about offering flexibility and serving the demand for affordable housing where it exists; such demand had also been identified as part of this report.

The Cabinet Member for Public Sector Housing & Building Services as well as the Member for Social Care and Health agreed this proposal would help to identify where housing needs and funding were required and to see if Section 106 and/or other solutions would be required.

The Cabinet agreed to the Leader's suggestion that the first recommendation of the report be amended so that the Cabinet would approve the proposal – subject to any additional recommendations from the relevant Scrutiny Committees – in order that this can be implemented as soon as possible.

This was a matter for Executive decision.

Cabinet, having considered the report and all the issues and implications contained therein

RESOLVED -

(1) T H A T the proposals and recommendations contained within the report be approved by Cabinet, subject to any further recommendations from the relevant Scrutiny Committees.

(2) T H A T the report be referred to the Environment and Regeneration and Homes and Safe Communities Scrutiny Committees for consideration and for any recommendations to be referred to the next available Cabinet meeting.

Reasons for decision

(1) To approve the proposals and recommendations contained within the report - subject to any further recommendations from the relevant Scrutiny Committees.

(2) To ensure appropriate scrutiny of the proposals and recommendations.”