

INFORMATION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	ENVIRONMENT, HEALTH AND HOUSING COMMITTEE	7 JUNE 2016	9
OUTCOMES FROM SECTION 106 AFFORDABLE HOUSING PROJECT			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The purpose of this report is to update Members on progress and make recommendations regarding the use of existing and future Affordable Housing commuted sum reserves. Members had previously agreed that the S106 Affordable Housing project would be delivered by way of a 6 month temporary appointment of a housing consultant with a particular background in the development and delivery of Affordable Housing.

The objectives of this contract can be summarised as developing a deliverable Affordable Housing Programme funded from existing and anticipated S106 monies held by the Council and co-ordinate the efforts of Partner RSL's and Developers to secure affordable housing delivery.

The project sought to enable affordable homes to be delivered which would be grant funded using existing commuted sum reserves which stood at circa £2.4m in Sept 2015. The funds have come from contributions from private housing developers, in lieu of their providing affordable housing on private housing schemes.

As the project was underway it became apparent that identifying development opportunities to use existing and pipeline S106 commuted sum reserves was only part of the issue. The other key component was the current volume of Affordable Housing units on private sector housing sites across Fylde without RSL's identified to take these units.

As the end of the project proposed development opportunities have been identified and detailed schemes worked up. Each scheme is considered to be achievable with land available; an RSL willing to commit to developing the site and a scheme design worked up ready to be submitted to Planning subject to funding being confirmed.

SOURCE OF INFORMATION

Project outcomes from the appointment of housing consultant

LINK TO INFORMATION

[Outcomes From Section 106 Affordable Housing Project](#)

<http://www.planningguidance.communities.gov.uk/>

<http://www.fylde.gov.uk/council/planning-policy-local-plan-/local-development-framework/evidence-base/>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The appointment of a temporary project officer/consultant for a maximum period of 6 months, using S106 monies, was approved by Cabinet on the 26th November 2014. The Information item gives Councillors an update on the project, outcomes and the changing national and local situation as regards the delivery of affordable housing in Fylde. A separate Decision Item report will go to the same committee requesting approval for the spending of S106 funds that has arisen directly from the work of the S106 Officer.

FURTHER INFORMATION

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