

**KENNET DISTRICT COUNCIL
CHIEF EXECUTIVE'S GROUP**

**Overview & Scrutiny Management Board
10th July 2007**

**Report Number C/15/07
Housing**

**Report by Mandy Bradley, Environmental Protection & Housing Services
Manager & Karen Scott, Corporate Services Manager**

1.0 Purpose of the Report

- 1.1 To respond to the request at the last Overview and Scrutiny for a report on housing.

2.0 Financial, Staffing, Legal & Risk Implications

- 2.1 There are no staffing, financial, risk or legal implications arising out of this report.

3.0 Progress

- 3.1 Affordable housing was the subject of a significant review during 2006 culminating in this area being debated at the state of Kennet debate. The council resolved to investigate further the following points.

1. The council was in favour of the subsidised open market rent as a priority;
2. a decision needed to be made as to what constituted low-cost open market property;
3. the question as to whether or not to retain the 50% of affordable housing on allocated sites needed to be re-examined with the possibility of the council taking built houses rather than land from a developer;
4. the trigger size for affordable housing on developments needed to be re-examined;
5. that in addition to guiding applicants for affordable housing to private rental landlords the government be lobbied to enable social landlords to have a shorter tenancies;
6. the provision of affordable housing be focused on the needs of families with the possibility of accepting bed spaces rather than housing units being investigated; and,
7. the possibility of allocating more a new land for housing development on the edge of village communities in the investigated.

- 3.2 These recommendations were taken into consideration in the review of the affordable housing policy which was taken to Community

Development Executive in March 2007. A copy of the report is attached as an appendix.

- 3.3 Subsequent to that a notice of a motion was put forward to council on the use of co-housing as affordable housing. This resulted in a report going to the June 2007 Community Development Executive committee, which resolved that.

2. the Planning Services Manager be requested to promote permissive policies for co-housing in the emerging local development framework and future housing policies, and

3. a request be made for further research to be undertaken regarding the possibility of developing a model for co-housing that conforms with the definition of 'intermediate housing' with a further report being presented to the next meeting of the Community Development Executive meeting in September 2007.

- 3.4 In conclusion the council have a newly adopted affordable housing policy and is currently working towards its new housing strategy which is due in 2008. This strategy will review all housing issues and as part of the consultation process will go to all members.

Recommendations

IT IS THEREFORE RECOMMENDED THAT; the Board

- i) Notes this report.
- ii) Identifies any additional pieces of work they would like brought forward to the board.

June 2007