

Briefing notes on Issues included in the Forward Plan Issue 2003/04

SERVICE AREA: Environment

Report ref	Report title
	Affordable Housing Supplementary Planning Guidance Note
<p>Summary:</p> <p>The Replacement UDP sets clear policies (H1A to H4A) regarding the requirement for affordable housing units setting out when affordable units will be required, how many will be required and how these should be provided. It also currently includes detailed information such as the formula that will be utilised for calculating cash-in-lieu payments. Supplementary Planning Guidance note 21, Affordable Housing has been developed to clarify and further explain the policies of the UDP with respect to affordable housing and to incorporate some of this detailed information, at the request of the Planning Inspector in her report on the UDP Public Inquiry.</p> <p>The government has proposed major revisions to affordable housing policies, which are the subject of another report on this agenda, but given the likely timetable for these proposals it is considered necessary to prepare and undertake consultation on an Affordable Housing SPG at this time. However, any government guidance issued during the consultation period can be incorporated prior to the adoption of the document. While any subsequent guidance, which would require amendments to this guidance note, can be addressed through a revisions to the SPG which can then be referred back to your Committee.</p> <p>SPG 21 Affordable Housing has been developed in conjunction with the Housing Service and a working party of three Registered Social Landlord active in the Borough, under the aegis of the Brent Housing Association Planning Sub-Group.</p> <p>Consultation was undertaken on the draft SPG between 13 February and 16 April 2004, with letters sent to Councillors, Registered Social Landlords, Residents Associations, major house builders and agents active in the Borough. The responses are now being considered by your officers. The key issues raised and recommended action will be set out in the future report to the Executive.</p>	
<p>Nature of Decision to be taken/Intended Outcome</p> <p>That the draft Supplementary Planning Guidance note 21 Affordable Housing, as amended by consultation, be agreed for the purposes of assessing planning applications.</p>	
<p>Timescale for decision:</p> <p>Autumn 2004</p>	
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