

Briefing notes on Issues included in the Forward Plan Issue 2004/05

SERVICE AREA:

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 used 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, at the request of the Planning Inspector in her report on the UDP Public Inquiry, to incorporate some of this detailed information in SPG. A copy of the SPG is attached.</p> <p>The Government has proposed major revisions to affordable housing policies but, given the likely timetable for these proposals it was considered necessary to prepare and consult on an Affordable Housing SPG in early 2004. Any new Government guidance that is issued after the consultation period will be incorporated in the SPG before the adoption of the document. It is intended that the guidance note will be brought back for final adoption once the new Government guidance has been issued, which is currently estimated to be late 2004.</p> <p>SPG 21 Affordable Housing has been developed in conjunction with the Housing Service and a working party of three Registered Social Landlords 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>Late 2004</p>	
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