



Leicester
City Council

MINUTES EXTRACT

Minutes of the Meeting of the HOUSING SCRUTINY COMMITTEE

Held: THURSDAY, 10 OCTOBER 2002 at 5.30pm

P R E S E N T :

Councillor Walker - Chair
Councillor Nasim - Labour Spokesperson
Councillor Platts - Conservative Spokesperson

Councillor Kamal
Councillor Nurse

Councillor Taylor
Councillor Subedar

Also in Attendance

Christine Cronogue - Leicester Federation of Tenants' Associations

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39. DECLARATIONS OF INTEREST

Members were asked to declare any interests they might have in the business to be discussed, and/or indicate that Section 106 of the Local Government Finance Act applied to them.

Councillor Platts declared non-prejudicial interests in Minute 44 - 'CCTV Progress Report', Minute 48 - '2002 Assessment of Leicester's Housing Need and Policy Statement on Affordable Housing', and Minute 49 - 'Leicester's Home Energy Strategy'. With the consent of the Committee, he remained in the meeting, and took part in discussion on these items.

48. 2002 ASSESSMENT OF LEICESTER'S HOUSING NEED & POLICY STATEMENT ON AFFORDABLE HOUSING

The Corporate Director of Housing submitted a report which outlined the findings of a survey of Leicester's Housing Needs, and sought comments concerning the need to re-state the current planning policy for affordable housing with an extension to smaller sites.

The report explained that the survey had shown a shortfall of affordable

housing of 635 homes per year, as well as a further 7514 households which were inadequately housed due to overcrowding, or the need for adaptations.

The purpose of affordable housing was to provide homes for people on low incomes who could not afford private sector rents, or buy their own home.

500 units were lost each year through the 'Right to Buy' scheme, and 120 new units were provided through the Housing Corporation and private sector developments.

The need to create more affordable homes had been supported by Government guidance and current Council policy that private sector housing developments should include up to 30% of affordable housing. The benefits of this approach, apart from creating new units, was to integrate people on low incomes, and people who could afford market rents, or home ownership. This would lead to educational, and social benefits, and would reduce the stigma associated with 'living on housing estates'.

However, the need to include affordable housing lowered land values, because the income from the sale/rent of the properties was lower, and where land values were already depressed by the need for regeneration, the requirement for affordable housing could lead to a reluctance by land owners to sell land and property.

RESOLVED :-

- 1) that the shortfall of affordable housing ,and the role of planning policy and its contribution to addressing this issue be noted and ;
- 2) that Cabinet be informed that the Committee considered that any private sector housing developments should include up to 30% affordable housing, and that all new development should include a residential component.