



Leicester  
City Council

**WARDS AFFECTED**  
All Wards

**FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:  
CABINET**

**13<sup>th</sup> October, 2003**

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**AFFORDABLE HOUSING**

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**Report of the Corporate Director of Housing and the Corporate Director of Environmental, Regeneration and Development**

**1. Purpose of Report**

To consider the resolution of Council that the moratorium, within the agreed policy direction, should cease on 13<sup>th</sup> October.

**2. Report**

- 2.1 Cabinet considered this matter at its meeting on 1 September and referred the matter to Council as requested by Scrutiny Committees.
- 2.2 The City Council resolution from its meeting of 25<sup>th</sup> September is shown at Appendix A. The factors within the agreed policy directive referred to in the Council minute of 25<sup>th</sup> September are all in place except for final discussions with the Leicester Regeneration Company (LRC) about the developer guidelines. Concerns were raised at Council that developer guidelines for the new arrangements were not yet in place. Officer advice on the developer guidelines will be provided at the Cabinet meeting.
- 2.3 It is particularly supportive of the Council's policy that the Regional Housing Board have said that the LRC area will be a priority for Housing Corporation investment. I am in the process of supporting a scheme which will attract grant aid for 15% of the units in a high quality mixed tenure development within the LRC area.

**3. Recommendations**

It is recommended that Cabinet adopt the Council resolution of Appendix A

**4. Financial Implications and Legal Implications**

- 4.1 None beyond those included in the report to Cabinet on 1 September 2003.

**5. Background Papers**

5.1 Cabinet report 1 September 2003.

**6. Report Author/Officer to contact:**

Mike Forrester x6800

**DECISION STATUS**

<b>Key Decision</b>	<b>No</b>
<b>Reason</b>	<b>N/A</b>
<b>Appeared in Forward Plan</b>	<b>No</b>
<b>Executive or Council Decision</b>	<b>Executive (Cabinet)</b>

## Appendix A

“That, in response to the Cabinet’s request for Council consideration of the Research into Affordable Housing Moratorium:-

- (i) The Council notes:-
  - (a) the conclusions of the research into the current ‘moratorium’ on affordable housing within parts of the city centre;
  - (b) the current ‘moratorium’ arrangements are only in place until 30 September 2003;
  - (c) the recommendation from Strategic Planning and Regeneration and Housing Scrutiny Committees that Council be invited to discuss the future provision of ‘affordable housing’ within the Regeneration company area.
- (ii) Having regard to these factors the Council supports:-
  - (a) the benefits which accrue to the city from an appropriate mixed development of private and social housing;
  - (b) the value and assistance to be gained by working closely with key partners and developers;
  - (c) the importance of establishing and maintaining appropriate phasing and approvals from planning applications to meet overall local plan targets;
  - (d) the benefits to be gained by flexibility of approach to secure the desired mix of developments.

The Council therefore re-emphasises its commitment to the regeneration of the city centre, including both the market sale and rent, the provision of affordable housing for social rent and low cost/share ownership and resolves to ask Cabinet to cease the current ‘moratorium’ within the policy direction detailed above as from the next Cabinet Meeting on 13<sup>th</sup> October 2003”.