



Leicester
City Council

EXTRACT

MINUTES OF THE MEETING OF THE
HOUSING SCRUTINY COMMITTEE

Held: THURSDAY, 20 OCTOBER 2005 at 5.30pm

P R E S E N T :

Councillor Smith- Chair
Councillor Allen (Conservative Spokesperson)
Councillor Bhatti (Labour Spokesperson)

Councillor Hall (for Cllr Lloyd Harris) Councillor Joshi
Councillor Keeling Councillor Tessier

ALSO IN ATTENDANCE

Mr George Narraway – Leicester Federation of Tenants Association
Councillor Metcalfe – Cabinet Link Member for Housing

37. AFFORDABLE HOUSING THROUGH PLANNING SYSTEM

The Corporate Director of Housing submitted a report that advised members on the slow progress being made in achieving affordable housing through the planning system in Leicester.

It was stated that the City Council's policy was to seek at least 30% affordable housing on developments of 25 or more dwellings outside of the Leicester Regeneration Company area and an overall target of 30% of new dwellings to be affordable within the Leicester Regeneration Company area. However outside the Leicester Regeneration Company area since 1997, 24% of the 3,397 homes granted planning permission within large site developments had been defined as affordable while within the Leicester Regeneration Company since 1997 11% of the 5,054 homes granted planning permission within large site developments had been defined as affordable.

Experience from other local authorities had been that it was important to give developers greater certainty and officers were currently developing a protocol to ensure this.

It was queried whether regeneration and other planning requirements would suffer if affordable housing was required through Section 106 agreements. In reply it was stated that Members would have to balance the issues but consideration would also have to be paid to the price paid for the land.

The Service Director, Housing Renewal and Options agreed to respond in writing to a question concerning what percentage of land in Leicester Regeneration Company areas was owned by the local authority, and what percentage was privately owned.

Councillor Allen, seconded by Councillor Tessier proposed the following motion:

that the Leicester Regeneration Company, Housing and Regeneration and Culture departments work closely together on the issue of Affordable Housing

that the Housing Scrutiny Committee and the Development Control Committee and appropriate officers be kept informed of key planning applications, without placing Members into conflict with either the Local Plan or departmental policies

that details of discussions over housing and regeneration that have taken place at Corporate Directors Board in the past and any in the future, be made available to Chair and Spokespersons of the Housing Scrutiny Committee and the Chair and Vice-chair of Development Control Committee and;

that Cabinet take note of the severe shortage of affordable housing recognised by Housing Scrutiny Committee, which is likely to increase without adjustments being made to the Local Plan, and provides policy direction for officers to achieve both affordable housing and regeneration objectives in the future.

The Committee asked that its unanimous support for these proposals be noted.

RESOLVED:

That the Scrutiny Committee submit the following proposals to Cabinet for its consideration:

- (1) that the Leicester Regeneration Company, Housing and Regeneration and Culture departments work closely together on the issue of Affordable Housing;
- (2) that Housing Scrutiny Committee and Development Control Committee and appropriate officers be kept informed of key planning applications, without placing Members into conflict with either the Local Plan or departmental policies;
- (3) that details of discussions over housing and regeneration that have taken place at Corporate Directors Board in the past and any in the future, be made available to the Chair and Spokespersons of the Housing Scrutiny Committee and the Chair and Vice-chair of Development Control Committee; and
- (4) that Cabinet take note of the severe shortage of affordable housing recognised by Housing Scrutiny Committee, which is likely to increase without adjustments being made to the Local Plan, and provides policy

direction for officers to achieve both affordable housing and regeneration objectives in the future.