







































SOUTH EAST ENGLAND REGIONAL ASSEMBLY
39 AFFORDABLE HOUSING KEY ACTIONS AGREED FEBRUARY 2005
Tracking Progress

 Progress Made	 Watching Brief	 Priority for Action
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I	Government	Progress?
(i)	Significantly increase the overall level of funding provided through the Housing Corporation Approved Development Programme (ADP) in real terms after allowing for increased land and construction costs. The level of funding must be sufficient to support affordable housing schemes coming forward as a result of planning obligations and/or the proposed tariff system.	
(ii)	Develop a more forward looking and responsive mechanism for the distribution of resources between regions according to demonstrable need.	
(iii)	Reinstate Do-It-Yourself Shared Ownership (DIYSO) as part of the ADP to enable shared ownership in high cost areas to those on low/medium incomes.	
(iv)	Ensure that there are funding schemes to allow provision of affordable intermediate housing for a broader range of key workers. There is a need to include groups of workers without whom the economy and quality of life would suffer.	
(v)	Ensure that the proposed changes to the way Right to Buy receipts are used do not result in a redistribution of funds for affordable housing away from the South East.	
(vi)	Give local authorities the power to suspend the Right to Buy in pressured areas.	
(vii)	Take a decision on the proposed tariff system as soon as possible, but avoid unnecessary complexity. Ensure that any improved system is backed with sufficient public funding.	
(viii)	Agree a simpler and universal definition of affordable housing.	
(ix)	Allow local planning authorities to allocate sites for affordable housing where there is demonstrable need and the sites can be integrated positively into a broader mix of housing types and other land uses.	

(x)	Consider whether it is possible to introduce incentives so that affordable housing is viewed more positively by developers, local authorities and others.	
(xi)	Resolve outstanding infrastructure problems in key areas especially where Government agencies are proving obstructive.	
(xii)	Urgently re-focus S106 to ensure the effectiveness of infrastructure consultation arrangements.	
(xiii)	Make it clear that greenfield releases have a positive role in the South East region, in the context of PPG 3.	
2	Local Authorities	Progress?
(i)	Establish housing needs within a wider context of local economic and social change and ensure that local housing needs surveys are up-to-date and robust.	
(ii)	Set clear affordable housing targets at all levels of Development Plans and take a firm line on these targets in negotiations with developers.	
(iii)	Demonstrate to members that new housing can be well-designed at higher densities and enhance (rather than detract from) the existing environment. In particular, affordable housing can be provided so that it is indistinguishable from market housing. Examples need to be identified from urban and rural areas.	
(iv)	Review density policies in view of the relatively low densities now being achieved in the region, and their implications for affordable housing provision.	
(v)	Improve the skills base within local authorities and make better use of the skills that are available across the range of departments. There is a particular need for improved and broader-based understanding of development economics to strengthen the position of local authorities when negotiating Section 106 agreements.	
(vi)	Make more use of Compulsory Purchase Orders.	
(vii)	Use the Community Planning agenda to promote awareness of the affordable housing issue and develop an integrated approach.	
(viii)	Work closely with Registered Social Landlords (RSLs) to develop local initiatives and improve delivery, and improve links at both member and officer level.	
3	Registered Social Landlords	Progress?
(i)	Press the case for additional funds on Government.	

(ii)	Champion the achievements of this sector much more vigorously, by stressing the benefits associated with the local provision of affordable housing and the positive role played by social landlords, and by demonstrating good practice.	
(iii)	Build better links with employers and service providers, such as the Health Service.	
(iv)	Become more involved in the planning process at an early stage.	
(v)	Become involved in improving local authority skills through, for example, training programmes and secondments.	
4	House Builders	Progress?
(i)	Take into account local authorities' requirements for affordable housing when negotiating purchases of development land.	
(ii)	Work with local authorities and RSLs to generate imaginative design solutions.	
5	Regional Assembly	Progress?
(i)	Lobby Government for significantly increased funding for affordable housing, and for changes to the funding regime, the Right to Buy and rules governing the disposal of public sector landholdings.	
(ii)	Vigorously promote the importance of improving affordable housing supply throughout the region.	
(iii)	Disseminate and promote good practice, working with local authorities, RSLs, developers and others involved in the provision of affordable housing.	
(iv)	Demonstrate the economic and social costs of the inadequate provision of affordable housing through further research, working with SEEDA and other partners.	
(v)	Identify the parts of the region with the most acute problems of affordable housing delivery, and consider further actions to help those areas improve supply.	
(vi)	Work closely with the London and East of England regions to share experience and pursue common concerns with Government.	
(vii)	Take further measures to encourage an increase in housing supply in the region.	
6	Regional Housing Board	Progress?
(i)	Adopt a strategy and set of allocation priorities which clearly reflect needs in the region.	
(ii)	Develop a clearer picture of key worker housing needs in the region and advocate that priority to Government as the basis for	

	future funding.	
(iii)	Clarify pattern of rural affordable housing needs, and particularly the role of smaller towns.	
(iv)	Clarify the role of sub-regions in housing provision.	