

## **REPORT FROM THE EXECUTIVE MEMBER FOR PLANNING, HOUSING AND HOMELESSNESS TO THE MEETING OF FULL COUNCIL ON WEDNESDAY, 15 MARCH 2017**

At the Executive meeting held on 9 March the new formula for affordable housing contributions from small and medium developments was passed. This important document enables the council to collect contributions from the smaller scale developments which make up just under half of all the housing built on the Island every year. This money then forms a pot from which the council is able to support the development of more affordable housing either through bringing forward land, grants to developers or even by using the money to leverage other sources of funding. In fact any way of bringing forward affordable housing can be considered and so this is an important tool for us going forward.

The original proposal as presented to me upon taking up the role of planning on the Executive was for a levy of two per cent on sale values above £100,000 (so for a £200,000 house the levy would be £2,000). After much discussion and with the support of officers, Scrutiny and Executive colleagues the levy was set at three per cent. While only a small increase from the original proposal it nevertheless represents the maximising of income for the council balanced with the needs of developers who need the certainty of the flat rate but set at a level whereby it does not impact on their ability to bring forward much needed housing of their own.

Work has been going on to bring together housing and regeneration and an understanding has grown between the two departments of the importance of working together. Housing can play an important role in the regeneration of the Island not just from the physical aspect of improving the housing stock and supply but through training and skills and by stimulating manufacturing and industrial output.

The Strategic Housing Partnership has been given a reboot in order to have more relevance to what the council and the providers are trying to achieve. In the near future specific aims based on an assessment of the most need within the housing market will be presented to the group and work can then begin in partnership on how to cater for these areas of concern.

Following on from internal discussions with officers an area of council land has potentially been identified that could house the 'Bus Shelter' on a short term basis this summer. As a council we are very keen that the project is a success long term and as part of this commitment we are willing to help out while a longer term solution for the Bus Shelter's siting is worked out. Meetings are being arranged with the Bus Shelter to discuss this and future options.

**Councillor Daryll Pitcher**  
**Executive Member for Planning, Housing and Homelessness**