

Adur District Council

Council meeting 20 July 2017

Item 4 Questions received from members of the public

Question 1 from Rob Lewis to the Executive Member for Customer Services

Will the member responsible please let me know the number of residential properties which received planning approval in each of the last five years (2012/13 to 2016/17, or calendar years if easier)? How many of these were affordable housing units? Please provide a breakdown between a) 'affordable' rents, b) social rents and c) shared ownership. What steps are the council taking to ensure that the council's 30% target for affordable homes is met?

Response:

The Council's Annual Monitoring Report (AMR) sets out details of the level of housing delivered over the last 5 years as well as the number of affordable dwellings delivered. This is set out in the following two tables which are found in the AMR for 2016:

Table 5: Dwelling Completions 2011/2016

Year	Dwelling Completions		
	Gross	Net	Lost
2011/2012	204	193	11
2012/2013	153	146	7
2013/2014	103	93	10
2014/2015	105	96	9
2015/2016	38	31	7
Total	603	559	44

Table 22: Affordable Housing Provision

	Affordable Housing	Total Number of Dwellings Built	% Affordable Housing
2011/2012	91	204	44.6
2012/2013	32	151	21.2
2013/2014	12	103	11.7
2014/2015	23	105	21.9
2015/2016	0	38	0.00
Total	158	601	26.3

As the above table illustrates the average level of affordable housing provision over the period is 26.3%. The Council seeks 30% affordable housing on all sites but the scope to achieve this is dependant on the viability of individual sites.

If an applicant seeks to reduce this percentage they are required to submit detailed viability / development appraisals (often called an open book approach) setting out why the scheme cannot afford to deliver 30%. The Council then appoints Independent Consultants to robustly review the appraisal and determine whether a reduced percentage is justified. A legal agreement would then secure the reduced percentage and a clawback clause would be added to secure additional affordable housing if the development exceeds accepted profit levels.