

Affordable Housing Policy Summary

February 2018

This document provides a brief summary of our affordable housing policies. For further information about affordable housing, please contact our Affordable Homes Officer on 01539 793333 or by email at affordable.housing@southlakeland.gov.uk.

Assessing the Need for Affordable Housing

As part of its Strategic Housing Market Assessment (see link below) the Council undertakes a District-wide Housing Need Survey every 5 years (the latest being in 2017).

<https://www.southlakeland.gov.uk/media/4742/final-shma-october-2017.pdf>

Additionally the Council has, in the past, commissioned Cumbria Rural Housing Trust to undertake parish housing need surveys (not in sparsely populated parishes where affordable housing is unlikely to be built).

The surveys can be found on the Trust's website: <http://www.crht.org.uk/index.php/surveys>

No further parish surveys are due to be commissioned but we can provide advice to parish councils, or others, who wish to undertake their own local surveys.

Planning

Our Local Plan Core Strategy (covering the South Lakeland District outside of the national parks) requires no less than 35% of all new housing in Service Centres above certain thresholds to be affordable (policy CS6.3). See page 81 of the Strategy:

<https://www.southlakeland.gov.uk/media/3521/cs01-core-strategy-october-2010.pdf>

The Council's Local Plan also includes a Rural Exception Policy (CS6.4, page 82) which allows, under certain circumstances, affordable housing to be provided outside of Service Centre settlement boundaries.

The Lake District National Park Authority and the Yorkshire Dales National Park Authority each have their own affordable planning policies:

<http://www.lakedistrict.gov.uk/planning/planningpolicies/affordablehousing>

<http://www.yorkshiredales.org.uk/living-and-working/planning-policy-section>



Working with Registered Providers (Housing Associations)

We work in partnership with the following Registered Providers: South Lakes Housing, Home Group, Impact Housing, Castles and Coasts Housing, Eden Housing, Progress Housing Group and Fair oak. We also work with Mitre in respect of church-owned land.

We work with our Registered Provider partners to deliver a development programme of new affordable housing.

Working with Community-based Groups

We provide support to town and parish councils, community land trusts and other community groups to identify suitable land and progress community-led affordable housing schemes: <https://www.southlakeland.gov.uk/housing/community-led-housing-clh/>

Working with private Developers and Landlords

Advice is provided to private Developers to implement planning policy CS6.3 above. <https://www.southlakeland.gov.uk/housing/affordable-housing/affordable-housing-building/>

We have an Affordable Housing Renovation Grant programme which provides grants to private landlords to create new affordable housing: <https://www.southlakeland.gov.uk/housing/private-landlords/landlord-affordable-housing-renovation-grants/>

We have several schemes for bringing empty homes back into use as affordable housing (including grant funding): <https://www.southlakeland.gov.uk/housing/empty-homes/>

Financial Assistance

In addition to Affordable Housing Renovation Grants and Empty Homes Grants we invite Affordable Housing bids every 6 months to help develop new affordable housing that cannot be developed without this financial help: <https://www.southlakeland.gov.uk/housing/affordable-housing/affordable-housing-grants/>