

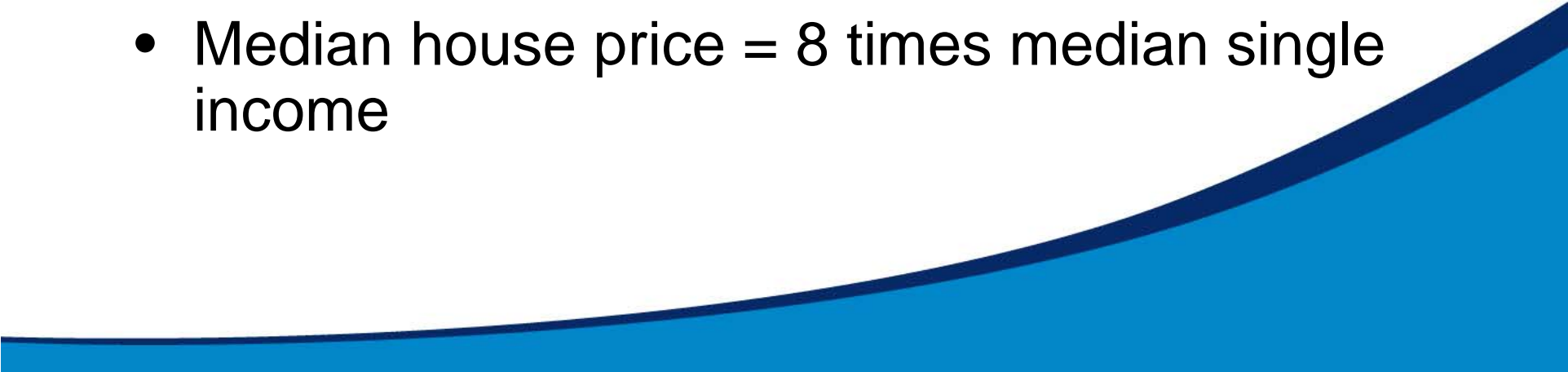


# Affordable Housing

Malcolm Price

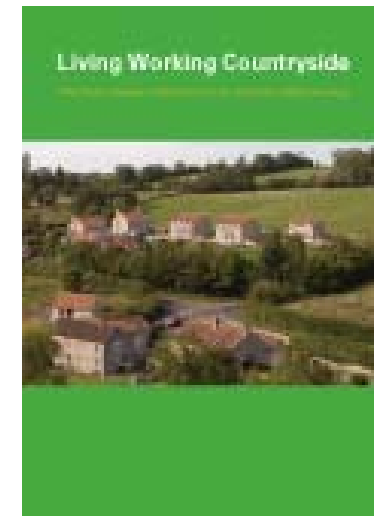
**Cabinet Member & Portfolio Holder for Housing**  
Shropshire Council

# Affordability

- Currently around 8,000 households in need of social rented housing in Shropshire
  - Not uncommon to have 40+ applicants for a social rented property
  - Median house price = 6 times median household income
  - Median house price = 8 times median single income
- 

## **Strong words** - 2008 Matthew Taylor Review of Rural Economy and Affordable Housing

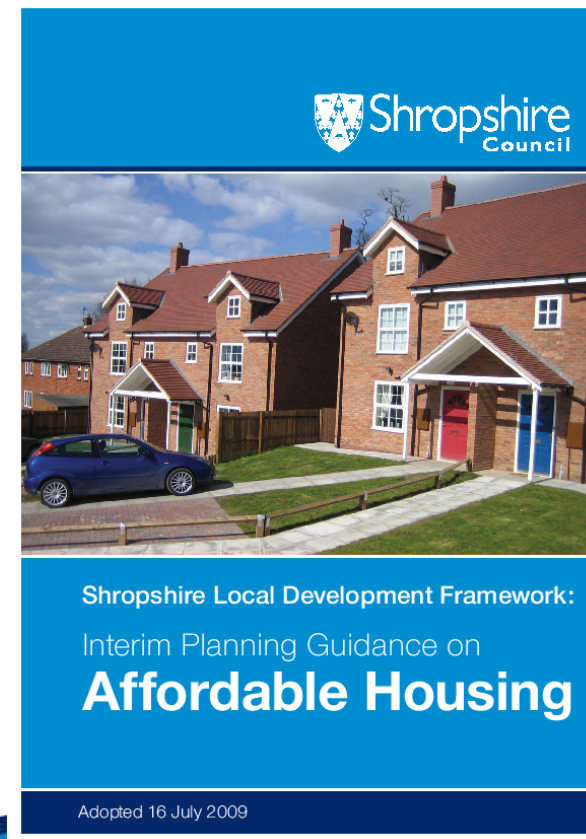
- “The high cost of homes, coupled with low wages in rural areas, are creating affordability pressures that **threaten the future of rural communities.**”
- “For many villages and hamlets, the choice is between becoming ever more exclusive enclaves of the wealthy and retired, or **building the affordable homes to enable local people to continue to live (and work) in them.**”



# Shropshire Council's Response

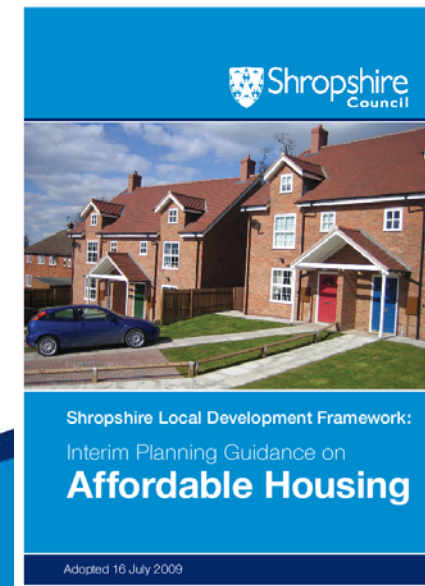
## Interim Planning Guidance (IPG) on Affordable Housing

July 2009



## The New IPG Policy

**“..Create a more positive approach to affordable housing designed to meet local needs where they arise, particularly in rural areas..”**



# The New IPG Policy...

## Affordable Housing within Open Market Developments

### EFFECTS OF THE RECESSION...

- 2008/2009...Nearly all major open market sites in Shropshire **STALLED**
- Development **NOT VIABLE**



### IPG Response :-

- “Open book” approach
- Re-negotiate affordable housing required
- Get development moving again
- Get at least **some** affordable homes built



# The New IPG Policy...

## NEW APPROACH :-

- Successful Policy originated in the former SSDC area
- Can build within smaller (& more remote) “settlements”  
- but not in open countryside or on isolated sites
- Applicants must :-
  - Be in HOUSING NEED
  - Be UNABLE TO AFFORD properties on open market locally
  - Have STRONG LOCAL CONNECTIONS
  - Demonstrate they NEED TO LIVE in the location
  - Maximum 100 sq. metres
- Value fixed forever at around 65% of OMV
- Must be acceptable in planning terms:-
  - Reflect the character of the settlement – design, scale, siting, materials etc.
  - Fit established policy – AONB, Green Belt, Flooding etc

## “Single Plot” Affordable Housing Exception Sites



# The New IPG Policy....

## “Group” Exception Sites

### NEW APPROACH :-

- Consistent approach across Shropshire
- Sites of between 2 and 20 dwellings
- More sites & settlements qualify than before
- Ideally have local facilities, but don't have to if they :-
  - Are within walking distance/bus journey of another settlement with facilities
  - OR
  - Within a short drive
- Must reflect the scale and character of the settlement





# Role of the Parish Councils ?

**Crucial role** in helping to implement the new IPG...

## **Single Plot Exception Sites :**

- **Spread the word** about the new policy
- **Confirm** applicants' "local connection"
- Normal role as **key consultees** in the Planning process

# Role of the Parish Councils ?

**Crucial role** in helping to implement the new IPG...

## “Group” Exception Sites :

- **Spread the word** about the new policy
- Help us **identify sites & willing landowners**
- Help to identify **Needs** for affordable housing locally
- Help us to **consult locally** on proposed schemes :-
  - Schemes will often be **controversial**
  - Help us to get a **fair hearing**
- Normal role as **key consultees**  
in the Planning process