

Extract from 2005-2006 Annual Monitoring Report confirming affordable housing

# HASTINGS LOCAL DEVELOPMENT FRAMEWORK

## Annual Monitoring Report 2005/2006



*Hastings*  
BOROUGH COUNCIL

November 2006

'The Bridge' Centre: photo reproduced by kind permission of Ian Mckay, BBM Architects

Site Name	Total Net Units Completed	Affordable Units Completed
<u>Sites allocated in Local Plan</u>		
Mayfield A & B	23	0
Wychnour/Hoadswood North	48	15
Former Buchanan Hospital, Springfield Rd	20	2
Harrow Lane Caravan Site	55	13
Land at Woodland Vale Road	43	0
Former Hollington Park Sch, Celandine Dr	8	6
Allocated Sites Total	197	36
<u>Large Unidentified Sites (6+ units)</u>		
30-31 Eversfield Place	12	0
32-35 Earl Street	10	10
3-5 Grosvenor Crescent	14	0
Fernside, 49 Hollington Park Road	11	0
74-80 Warrior Square	6	0
18-19 Stockleigh Road	6	6
18 Dane Road	6	0
Large Unidentified Sites Total	65	16
Large Sites Total	262	52
Small Sites Total (<6 units)	76	0
<b>TOTAL COMPLETIONS</b>	<b>338</b>	<b>52</b>

**Table 3: Net Housing Completions 2005/06**

As in previous years, a very substantial proportion of new housing was completed on allocated sites (197 dwellings). The number of completions achieved on allocated sites has increased by almost 90% on last year's figure. Over a quarter of this total (55 units) can be accounted for within the Harrow Lane Caravan Site, which is now complete. The former Buchanan Hospital development has also been completed within this monitoring period. Construction is still progressing on sites such as Hoadswood North/Wychnour, Mayfield A & B and the Former Hollington Park School, Celandine Drive.

A net total of 141 dwellings were provided on unidentified ('windfall' sites), an increase of 33% on the previous monitoring year. Completions on large windfall sites (6 or more dwellings) have increased almost seven fold on the previous year. These are sites coming forward for development as a result of the planning applications, and are not identified allocations within the Local Plan. Completions on all large sites (allocated & windfall) represent 77.5% of total.

conservation contained in Policy H3 are adequately covered by other Local Plan policies.

<b>Output Indicator 4: Affordable Housing</b>		<b>2005/06</b>	<b>2004/05</b>
4	Affordable housing completions	<b>52</b>	<b>27</b>

### **Analysis**

‘Affordable’ housing in the Hastings context generally means social housing to rent, which traditionally was developed by Housing Associations (known as Registered Social Landlords - RSLs) with the aid of public subsidy (Social Housing Grant). The amount of affordable housing built has therefore been to a large degree dependent on the level of Social Housing Grant available to RSLs and the availability of suitable sites.

However, Council planning policy is now looking to increase the provision of affordable housing by requiring private developers to provide an element of social housing as part of major housing developments. Local Plan Policy H6 specifies that on suitable sites of 0.5 or more hectares, or where residential developments of 15 or more dwellings are proposed, a percentage of social housing will be sought, normally 25% on brownfield sites and 30% on greenfield sites. The extent to which the Council can influence the provision of affordable housing through planning policy is therefore currently limited to sites or developments falling within this definition. In such cases, the delivery of the affordable housing is secured through the negotiation of legal agreements (Section 106) linked to the granting of planning permission.

During the past year, 52 new affordable dwellings were completed in Hastings, representing 15.4% of total new housing. Compared to just 27 completions in 2004/05, it shows an improvement, however this figure is below the Community Strategy target of 25%, however it represents a consistent percentage return between the 2004/05 and 2005/06 figures.

As shown in Table 8, most of the new units were achieved through Section 106 agreements on private housing sites where the affordable housing was part funded by the developer. A total of 13 units were built as part of the development at the Harrow Lane Caravan Site and a further 2 units provided as part of the Buchanan Hospital site. In addition, 15 low cost shared ownership units were built at Wychnour/Hoadswood North. Hollington Park School, Celandine Drive will provide a good mix of affordable housing comprising shared ownership, key worker and social rented totalling 52 units when the site is complete, of these 52, 6 were completed within the monitoring period. The site at 32-35 Earl Street has been developed by Orbit Housing Group and has been developed entirely for affordable housing, resulting in 10 affordable homes. 18-19 Stockleigh Road was the result of the conversion and refurbishment of a vacant HMO (House in Multiple Occupation) to form 6 social rented flats.

Site Name	Aff Units Completed	Total Aff Units to be Built	Housing Association	Description of Scheme
Wychnour/Hoadswood North	15	23	Landspeed	23 x 2 bed shared ownership units achieved through s106 agreement
Harrow Lane Caravan Site	13	28	Orbit	28 units (24 rented + 4 shared ownership) achieved through s106 agreement
Hollington Park School, Celandine Drive	6	52	Moat	52 units (8 shared ownership, 8 key worker, and 36 social rented) achieved through S106 agreement
Buchanan Hospital	2	27	PFP	2 x 2 bed Houses/Flats for shared ownership achieved through S106 agreement
32-35 Earl Street	10	10	Orbit	10 x 2 bed houses transferred from market to shared ownership at Planning Application stage.
18-19 Stockleigh Road	6	6	1066 Housing	Conversion and refurbishment of 6 flats into 6 housing association properties
<b>Total Completions</b>	<b>52</b>			

**Table 8: Affordable Housing Completions 2005/06**

A Housing needs Survey completed in 2005 has shown an annual net affordable housing need of 596 units in the Borough, which is just under 11.5 times the current rate of provision. Government guidance in the form of Planning Policy Guidance Note 3 – Housing, Circular 6/98 – Planning and Affordable Housing, and the Sustainable Communities Plan now promote the provision of a broader range of affordable housing types than social rented alone. These factors mean we will need to revise the existing affordable housing policy.

### **Action Point**

- An investigative study of potential revisions to Policy H6 Social Rented Housing, including a wider range of affordable housing types is currently underway as part of the work on the LDF Core Strategy.

## **Analysis of Policy Performance**

Hastings Local Plan 2004 – The policy relating to this indicator is:

### **Policy H6 - Social Rented Housing**

The numbers of affordable housing units being provided has substantially increased since the last monitoring period, suggesting that the requirements of Policy H6 are working to improve the affordable housing provision in the borough. However, the amount of affordable housing being provided when compared to the total number of completed dwellings still falls short of the Community Strategy target of 25%.

The Housing Needs Survey completed in 2005 shows an annual net affordable housing need in the borough of 596 units this is currently 11.5 times the present rate of provision. The current policy only specifies the requirement of social rented housing in new developments, whereas Circular 6/98 and the Sustainable Communities Plan promote a broader range of affordable housing types such as shared ownership and key worker housing.

Table 7 reveals that the majority of affordable units completed in this monitoring year have been for shared ownership, which does not accord with the current, adopted Local Plan Policy, which seeks to provide for social rented units. This is explained by the fact that four of the six schemes completed this year were based on planning permissions granted prior to the adoption of the Borough local Plan Policy H6.

Part of the investigative study of potential revisions to Policy H6, will involve looking at a wider range of affordable housing types as well as the continuing need for social rented housing.