

Affordable Housing Strategy

Name of Committee	National Park Authority
Date	3 rd September 2019
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Purpose of Report	The adopted Affordable Housing Strategy (June 2018) has been amended to reflect the NPA decision of the 25 th June 2019 to transfer affordable housing commuted sums from the NPA Affordable Housing Fund to the Unitary Authority from which they were collected. Officers are proposing that the enclosed amended Affordable Housing Strategy replace the current edition of the Strategy (June 2018)
Single Integrated Assessment	The Local Development Plan has been subject to SIA, the Affordable Housing Strategy as supplementary planning guidance to LDP is considered to be in conformity with the findings of this assessment.
List of Enclosures	Enclosure 1 <i>Affordable Housing Strategy (edition 3)</i>
Public Interest Test	Not applicable
Recommendation(s)	<p>a) That members endorse the Affordable Housing Strategy (edition 3) for use in the processing of commuted sums collected by the Authority for the purposes of providing Affordable Housing.</p> <p>b) That the previous edition of the Affordable</p>

1.1 Introduction or Background

The Affordable Housing Strategy for the Brecon Beacons National Park is one of the key documents in the implementation of the NPAs Affordable Housing Policy. The strategy is intended to ensure that all money collected for the provision of affordable housing within the National Park area is spent in accordance with the greatest areas of housing need. The Strategy is a joint project between the Authority and the Strategic Housing Authorities of Powys, Monmouthshire and Carmarthenshire.

The Affordable Housing Strategy for the Brecon Beacons National Park was adopted for use by resolution of the NPA on the 10th February 2017. The NPA is committed to keeping the Strategy up to date to ensure that the future allocation of monies is in accord with the greatest housing need. Accordingly the strategy has been subject to a further adopted update as of the 22nd June 2018.

Following the recommendation of the Members Affordable Housing Working group to amend the process for the allocating of monies collected for affordable housing, and subsequent NPA agreement on the 25th of June of this year, it has become necessary to further amend the Adopted Affordable Housing Strategy. As such officers are seeking Members approval for the updated strategy provided at Enclosure 1 to this report.

1.2 Proposals

The current [Affordable Housing Strategy](#) (Endorsed by NPA 2017 with yearly amendments) sets out that commuted sums towards the provision of affordable housing are held by the National Park Authority in an ear marked reserve for the provision of affordable housing. This reserve is referred to as *The Brecon Beacons National Park Authority Affordable Housing Fund* or AHF.

The strategy sets out that monies from this fund will be released to eligible organisations for the development of new affordable housing. The process is set out at section 3.0 of the Strategy.

On the 25th June of this year members agreed to amend this process to enable the transfer of all existing and future funds to the unitary authority from which monies have been/will be collected. This transfer is to be enabled without the need for prior approval of the Affordable Housing Working Group, or for a formal application to the fund. Members will recall that the transfer of funds will be controlled by a Service Level Agreement, the principles of which were approved at the 25th of June meeting. In order to facilitate the implementation of the Service

Level Agreement and the transfer of funds, the terms of the Affordable Housing Strategy have been amended. The changes reflect the amendments to the previously agreed process.

In accordance with the principles of the agreed SLA, the NPA's Affordable Housing Strategy will remain the principal document in determining the priority areas for spending funds collected by the NPA for the provision of Affordable Housing. The Unitary Authorities have agreed to spend monies in accordance with defined areas of need, and to provide quarterly reports to the Authority in relation to how the monies have been spent.

The Strategy has also been amended to reflect the most up to date housing needs data held by the authority. It is proposed that the Strategy will continue to be updated to reflect changes in housing need on a yearly basis.

1.3 Implications

Amendments to the strategy are necessary to facilitate the change in process previously agreed by members on the 25th June. Implementation of the amended strategy will ensure that the Authority retains strategic control of the areas where monies are spent, in accordance with our understanding of the affordable housing need in the area.

1.4 Risk

As the authorized collecting Authority, the liability for the spending of monies collected via s106 agreements will remain with the Authority regardless of transfer to the Housing Authority. It is necessary to have a clear statement in relation to the anticipated areas monies should be spent in to meet the housing need of the National Park.

1.5 Conclusion

The amended *Affordable Housing Strategy* is necessary to

- (a) Reflect agreed changes to the process in allocation of funds and
- (b) Provide an up to date assessment of the priority areas for spending, in accordance with the most recent Housing Waiting List Data.

Officers are seeking approval for the amended Strategy to replace the existing document for use in the spending of monies for the provision of affordable housing.

RECOMMENDATION(S):

- a) That members endorse the Affordable Housing Strategy (edition 3) for use in the processing of commuted sums collected by the Authority for the purposes of providing Affordable Housing.**

b) That the previous edition of the Affordable Housing Strategy (edition 2, June 2018) be revoked.)