

Local Plan Working Group

7th February 2013

Report of the Director of City Strategy

Get York Building – Economic Growth, A Case for Change

Summary

1. The purpose of this report is to seek Members views on the report to Cabinet, 12th February 2013, which proposes to update the current affordable housing targets.
2. The Cabinet report also proposes the acceptance of an off site financial contribution on sites of less than 15 homes in rural areas, and to approve the revisions now as a material consideration for Development Management purposes.
3. Investment of £1M in order to address overcrowding in existing Council homes is also set out in the Cabinet report, as well as options for a mortgage advice scheme.
4. A wider intention to review S106 requirements and the development of new approaches to facilitate greater flexibility in the payment of those contributions are also set out in the Cabinet report, paragraph 38.
5. Local Plan Working Group Members' attention is especially drawn to proposed immediate actions to update affordable housing targets in York, set out in paragraphs 22-27 of the Cabinet report, and to introduce off-site financial contributions on small rural sites in lieu of provision on-site, set out in paragraphs 28- 32.

Background

6. Through the Get York Building Board of Members and Senior Officers, a great deal of discussion has focused on how the Council can help to buck the national and local downturn in the

economy and, especially, the fall in house building starts and completions.

7. The Board was set up following a series of events held by the City Council towards the end of 2012 which set out to listen to the views of a wide range of providers, consultants and other key housing experts.
8. A number of new initiatives are progressing in order to help contribute to new house building activity, and the City Council remains committed to good planning and delivery.
9. The attached report, from the Leader of the Council, Cabinet Member for Housing & Adults Social Services & Cabinet Member for Transport, Planning & Sustainability, describes those initiatives and proposes a number of distinct proposals which should help to promote new house building in the city.

Consultation

10. Set out in paragraphs 48 – 49 of the Cabinet report.

Corporate Priorities

11. Set out in paragraph 50 of the Cabinet report.

Implications

12. Set out in paragraph 51 of the Cabinet report.

Risk Management

13. Set out in paragraphs 52 of the Cabinet report.

Recommendations

14. The recommendations and the views of the Local Plan Working Group are sought on the issues raised in the attached report.

Reason: To help inform Cabinet when they consider the issues on the 12th February 2013.

Contact Details

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**Report
Approved**



Date 25/01/13

Specialist Implications Officer(s)

N/A

Wards Affected: *List wards or tick box to indicate all*

All

For further information please contact the author of the report

ANNEX 1 - Report to Cabinet 12th February 2013 - Get York
Building – Economic Growth, A Case for Change.