



(SOME OF) THE ISSUES THAT GOT AWAY...

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Local lettings...


- 2011 Localism Act enables introduction of new Allocation Schemes/Policies;
- Further guidance issued by Housing Minister 2012;
- Contained within the guidance specific reference to factors including local connection:


“Authorities may decide to apply different qualifications in relation to particular types of stock”

*“This means that an allocation scheme may provide for other factors... in determining which applicants are to be given preference under a scheme, provided that: they do not dominate the scheme, and overall, the scheme operates to give reasonable preference to those in the statutory reasonable preference categories over those who are not. **The Secretary of State would encourage authorities to consider the scope to take advantage of this flexibility to meet local needs and local priorities.**”*

Changes to S.106 threshold

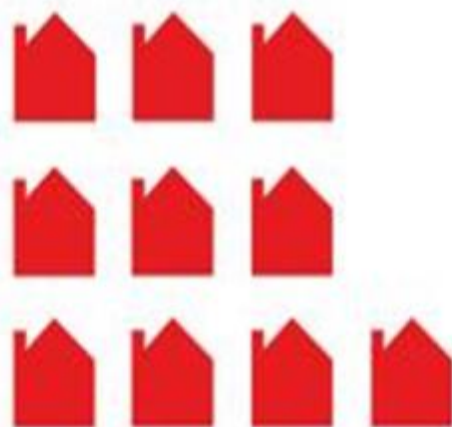


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- Ministerial changes to government policy increasing threshold for affordable housing to 10 (or 1000sqm) announced in November 2014 amending Planning Policy Guidance;
 - Designed to support small house builder?
 - NPPF and Local Plans already support transparent and flexible viability tests;
 - Disproportionate impact in rural areas;

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- Undermines local and national planning policy;
 - Increases demands on public purse;
 - Impact from loss of commuted sums;
 - Excludes rural exception sites but increases hope value;
 - Reduce threshold to five or in areas designated rural;

Right to Buy

Average ratio of replacement in England




10:1



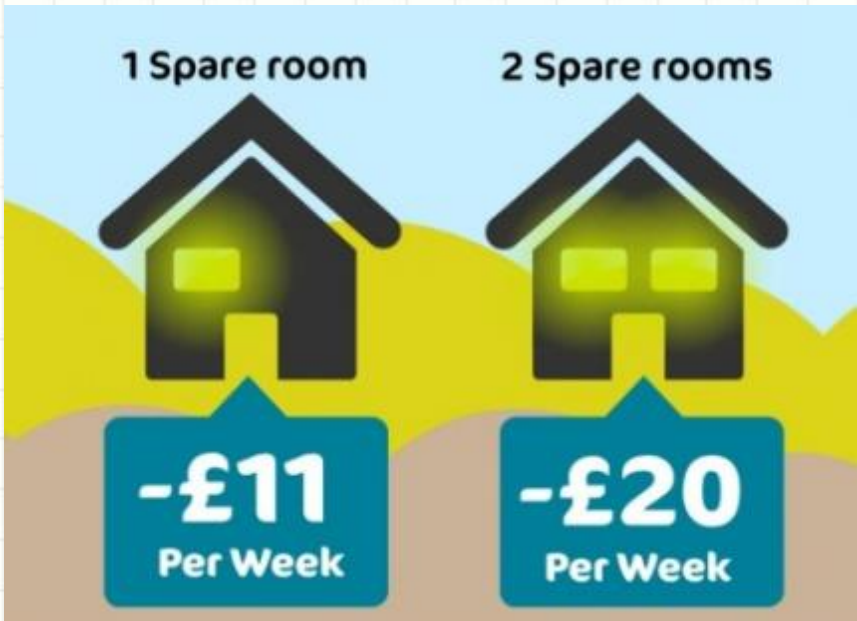
Sold

Replaced

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- Affordable rural stock decreased almost 1% from 2001/11
 - 12% rural stock affordable (19% urban)
 - Current protections for qualifying households limited, complex and ineffectual
 - Extending to housing association stock devastating impact on overall provision and delivery
 - Potential impact on housing association financial arrangements and lending
 - Destroys the very principles of Rural Exception Sites

Energy efficiency

- Existing homes more complex, costly to improve
- Lack of mains gas, planning restrictions
- Government research identifies higher proportion of fuel poverty in rural areas (18% vs 16%)
- Using the same definition of rural 18% of population live in rural areas and research undertaken by CPRE indicate that less than 1% of investment from Green Deal, Energy Company Obligation etc



Some alternative context

- Social Return on Investment (SROI);
- The Public Services (Social Value Act 2012)

*“ For every **ONE POUND** invested the value of the benefit to the local community amounted to **SIX POUNDS FIFTY** per year. ”*



THANK YOU

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