



**Report Reference Number:** PR/19/5

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**To:** Policy Review Committee  
**Date:** 10 September 2019  
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**Lead Executive Member:** Cllr Chris Pearson, Lead Executive Member for Housing, Health and Culture  
**Lead Officer:** Julie Slatter, Director of Corporate Services and Commissioning

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**Title:** An Overview of Affordable Housing

**Summary:**

Members have requested an overview of Affordable Housing to support future Housing Policy Reviews. A presentation will be made to members and this report highlights what the presentation will cover.

**Recommendations:**

That the content of the presentation is noted and any comments provided.

**Reasons for recommendation:**

To provide Policy Review Committee with an overview of Affordable Housing to support future any future reviews of housing policies.

**1. Introduction**

Our Corporate Plan aims to meet housing needs through an increased supply and recognises that a proportion of these homes need to be affordable for those who cannot access market sale prices or rents.

The Council's definition of affordable housing is set out in the Core Strategy and is as follows:

*“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include*

*provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.'*

The Council's aims for the delivery of additional affordable homes are set out in the following strategies and plans:

- Corporate Plan 2015-2020
- York, North Yorkshire and East Riding Housing Strategy 2015-2021
- Housing Revenue Account Business Plan 2020-2025 (*Draft*)
- Empty Homes Strategy
- Housing Development Strategy 2013
- Affordable Housing Supplementary Planning Document (adopted 2014)

One of the ways that the Council provides Affordable Housing is through the planning system, requiring developers of new residential developments (over 10 units) to provide either on-site affordable housing or off-site financial contributions to be spent on affordable housing elsewhere in the district, where appropriate.

Smaller numbers of new affordable homes are developed by the Council and by Registered Providers independently, either on small sites or on Rural Exception Sites.

In 2018/19 183 new affordable homes were delivered across the district, 11 of these were rural and 19 were directly delivered by Selby District Council and Selby and District Housing Trust.

## **2. An overview of Affordable Housing**

A presentation will be made to members and will include information on the following:

- The Strategic Housing Market Assessment (SHMA)
- Planning to provide Affordable Housing
- What do we mean by Affordable Housing? Affordable homes for rent and Affordable home ownership products
- The delivery of Affordable Housing through the planning system
- The role of registered providers
- Rural Exception Sites
- The Council's role in the direct delivery of Affordable Housing
- The allocation of Affordable Housing and North Yorkshire Home Choice

## **3. Next steps**

A more detailed review of the North Yorkshire Home Choice Allocation Policy will take place in October 2019.

## **4. Implications**

### **4.1 Legal Implications**

There are no specific legal implications associated with this report.

#### **4.2 Financial Implications**

There are no specific financial implications associated with this report.

#### **5. Conclusion**

The presentation provides an overview off affordable housing in preparation for future more specific and detailed Housing Policy reviews.

#### **6. Background Documents**

- I. Corporate Plan 2015-2020
- II. York, North Yorkshire and East Riding Housing Strategy 2015-2021
- III. Housing Revenue Account Business Plan 2020-2025 (*Draft*)
- IV. Empty Homes Strategy
- V. Housing Development Strategy 2013
- VI. Affordable Housing Supplementary Planning Document (adopted 2014)

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