

**Affordable Housing Position
July 2009**

- 1) The past shortage of affordable housing has been primarily due to the lack of new land for **private** residential housing.
 - Under Section 106 Agreements, we get 40% affordable housing on private sites in excess of 15 units or 0.5 Hectares
 - The recent past shortage of private residential land has been due to EFDC meeting (and significantly exceeding) the former Essex Structure Plan targets for residential properties

- 2) Now the East of England Plan has been published, EFDC is considering new land allocations for new private and affordable housing to meet the allocations in the Plan
 - However, the EoE Plan only requires EFDC to allocate 3,500 new homes up to 2021 – around 3,000 of these have either already been built or already have planning permission. Therefore land for only an additional 500 new homes needs to be found (This excludes EFDC's contribution to the growth of Harlow)
 - EFDC has issued a "Call for Sites" to assess the most appropriate location for the required additional land. The submissions from landowners are currently being considered

- 3) Although recent affordable housing completions have been relatively low:
 - 9 affordable flats for rent have recently been completed at Pyrles Lane, Loughton by Estuary Housing (on former EFDC land)
 - 21 affordable properties for rent at the former Epping Forest College site, Loughton by Moat Housing are in the process of being completed and handed over on a phased basis
 - A further 20 affordable properties for rent and shared ownership at the former Epping Forest College site by Home Housing are due to be handed over from November 2009
 - Therefore, 50 affordable properties are due to be completed in 2009/10

- 4) Outline and detailed planning permission has been given for a further 291 affordable properties. The estimated completion dates are as follows (but are very much subject to change due to the current economic position):
 - 2010/11 - 253 affordable properties
 - 2011/12 - 38 properties

- 5) EFDC has been advised by developers of further sites under consideration. If all of these developments are given planning permission (which is extremely unlikely), a further 193 affordable properties would be provided.