

**ARUN DISTRICT COUNCIL
REPORT TO AND DECISION OF RESIDENTIAL AND WELLBEING SERVICES
COMMITTEE
ON 3 JUNE 2021**

SUBJECT: Payment to Angmering Community Land Trust from Section 106 planning contributions (Commuted Sum)
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REPORT AUTHOR:	Arjan De Jong, Interim Housing Strategy & Enabling Manager
DATE:	8 April 2021
EXTN:	37718
AREA:	Residential Services

EXECUTIVE SUMMARY:

This report seeks approval to assign a commuted sum payment to Angmering Community Land Trust to enable the development of 12 x affordable homes in Angmering.

RECOMMENDATIONS:

The Committee is asked to:

Approve a commuted sum payment of £582,531.96 received from the development at Mayflower Way north (A/46/19/PL) to Angmering Community Land Trust to enable the Trust to develop 12 x affordable homes at Mayflower Way (A/219/17/PL) in accordance with the terms of the Collaboration Agreement.

BACKGROUND:

Community-led housing (CLH) involves local people playing a leading and lasting role in solving housing problems, creating genuinely affordable homes and strong communities. It can involve building new homes, returning empty homes to use and managing existing homes. These homes are usually either owned by the community or by the residents themselves. Community groups can develop Community Led Housing in partnership with a developer, or a housing association, or on their own.

The Arun Local Plan 2018 is supportive of Community Led Housing. Paragraph 12.3.10 states that '*planning obligations may include prescriptive restrictions to deliver affordable housing that requires the developer to endow a CLT with a proportion of land for affordable housing, and / or other community uses*'. Community Led Housing is also referenced in several Neighbourhood Plans across the District.

Angmering Community Land Trust (ACLT) was formed in 2015. The main project of ACLT is the construction of 12 houses at Mayflower Way, Angmering. The land for these houses (Title Number WSX390931) was purchased by ACLT from Angmering Parish Council for the sum of £1. This figure was a demonstration of the Parishes commitment to help ensure affordable accommodation was available for local people.

Planning Permission was granted in October 2018 for the construction of 12 x affordable homes (6 x 2bed, 3 x 3bed and 3 x 1bed) on the ACLT owned site at Mayflower Way. ACLT, with the assistance of professional advisors, has designed and costed the Mayflower Way Scheme and intends to provide 8 x affordable rented homes at a maximum of rent set at the Local Housing Allowance (LHA) level (including service charge) plus 4 x shared ownership homes.

To enable ACLT to progress the Mayflower Way Scheme it was agreed by Officers that the 30% affordable homes commitment on a separate development site to the north of Mayflower Way (A46/19/PL), would offset the 30% affordable homes commitment from its site to the ACLT in the form of a commuted sum. So, as the developer of the site to the north of Mayflower Way, Crayfern Homes, is required to commute to ACLT the sum of £576,000 plus indexation, which represents £80,000 per home x 7.2 homes. Due to state aid rules the commuted sum cannot be paid directly to ACLT but will instead be paid to Arun District Council which will then transfer the sum of £576,000 plus indexation to ACLT.

The terms of this cooperation are contained in a legally binding Collaboration Agreement which was negotiated by Crayfern Homes, Arun District Council and Angmering Community Land Trust and signed in April 2019.

2.0 PROPOSAL(S):

- 2.1 To confirm the assignment of the commuted sum payment of £582,531.96 received from the development at Mayflower Way north (A/46/19/PL) to Angmering Community Land Trust to enable the Trust to develop 12 x affordable homes at Mayflower Way (A/219/17/PL) according to the terms of the Collaboration Agreement.

3.0 OPTIONS:

- 3.1 To approve the recommendation as set out
- 3.2 Not to approve the recommendation. However, this will not enable Angmering CLT to complete the development of affordable housing at Mayflower Way and thus potentially restrict the number of affordable homes developed in the District.

4.0 CONSULTATION:

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		✓
Relevant District Ward Councillors		✓
Other groups/persons (please specify)		✓

5.0	ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
	Financial	✓	
	Legal	✓	
	Human Rights/Equality Impact Assessment		✓
	Community Safety including Section 17 of Crime & Disorder Act		✓
	Sustainability		✓
	Asset Management/Property/Land		✓
	Technology		✓
	Other (please explain)		✓
6.0	IMPLICATIONS:		
6.1	There are no implications arriving from this report.		
7.0	REASON FOR THE DECISION:		
7.1	To ensure the delivery of much needed affordable housing across the District.		
8.0	BACKGROUND PAPERS:		
	Collaboration Agreement (in Appendix)		