

Item 7

Thank you Leader.

I welcome both the 70% commitment to affordable rent set out within this analysis, the local connection test, and the recognition that affordability varies hugely across our district and needs to be factored into all our planning.

I do believe that this has the potential to make first time purchases more affordable, and support it in principle, especially in comparison to previous models of affordable purchase; but as always I think the recognition that it is affordable rent that we most struggle with is key to the health of our community.

As always we are subject to the affordability test when it comes to enforcing the 30% affordable housing required from larger developments; and whilst welcoming a change that I think will enable more individuals to access home ownership, I think it is equally important to remember that for this policy to be effective we need to be absolutely clear on our requirements from developers in terms of the provision of 30% affordable housing, and with central government with the need for greater direct funding for Council housing.