

ABERDEEN CITY COUNCIL

COMMITTEE	Development Management Sub-Committee	
DATE	21 March 2012	
LEAD HEAD OF SERVICE Margaret Bochel		DIRECTOR Gordon McIntosh
TITLE OF REPORT	Planning Digest	
REPORT NUMBER	EPI/13/058	

1. PURPOSE OF REPORT

- 1.1 To advise members of the current position with Section 75 financial contributions for affordable housing.

2. RECOMMENDATION

- 2.1 To note the information.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising from these appeal decisions.

4. OTHER IMPLICATIONS

- 4.1 The report is for information and does not have any implications for any legal, resource, personnel, property, equipment, sustainability and environmental, health and safety and/or policy implications and risks.

5. BACKGROUND/MAIN ISSUES

This report updates the Development Management Sub-Committee on the current position with Section 75 financial contributions for affordable housing.

Section 75 agreements negotiated through the planning process with housing developers may, on occasion, require that the developer makes a financial contribution toward affordable housing, rather than delivering affordable housing on the specific site to which the planning permission applies. All other forms of affordable housing delivery are explored before accepting a financial contribution.

Agreements to date have provided an income detailed below.

Section 75	£
Income received	2,566,888
Interest to 31.3.12	145,243
Grants paid to RSLs	1,777,081
Commitments to RSLs	100,510
Available Balance	834,540

Grants paid to RSLs have to date contributed to the provision of:

- 7 special needs flats
- 39 very sheltered flats
- 43 affordable rented flats
- 4 wheelchair accessible houses
- 28 mid-market rented flats

Agreements are in place to provide an income of £517,500 during 2013/14 with agreements currently being negotiated to provide a further £1 million. The funding received comes with a requirement to be spent within 5 years of receipt, with the money held in an interest bearing account. The Council has now paid out all S75 monies received to 31st March 2011.

Decisions on which affordable housing developments should be funded are made by the Housing and Environment Committee. At the Committee meeting on 15th January approval in principle was given to fund a further 6 developments. This will account for the current available balance together with much of the projected income.

The position with Section 75 financial contributions will be reported in full to the Housing and Environment Committee in May. A copy of this report will be sent to the Development Management Sub-Committee.

6. IMPACT

The Scottish Government has stated that an effective planning service is fundamental to achieving its central purpose of sustainable economic growth. As such the information in this report relates to a number of Single Outcome Agreement Outcomes:

- 1 - We live in a Scotland that is the most attractive place for doing business in Europe;
- 2 - We realise our full economic potential with more and better employment opportunities for our people;
- 10 - We live in well-designed, sustainable places where we are able to access the amenities and services we need;
- 12 - We value and enjoy our built and natural environment and protect it and enhance it for future generations;
- 13 - We take pride in a strong, fair and inclusive national identity; and
- 15 - Our public services are high quality, continually improving, efficient and responsive to local people's needs.

Public – The report may be of interest to the development community and certain matters referred to in the report may be of interest to the wider community.

7. BACKGROUND PAPERS

None.

8. REPORT AUTHOR DETAILS

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