

A Progressive Approach to the Provision of Affordable Housing

A case study of how a progressive local authority is using an escalator approach for the provision of affordable housing in order to ensure development gets off the ground

Our approach for East Kettering Sustainable Urban Extension

- ◆ Kettering Borough Council has granted Planning Consent for a new Sustainable Urban Extension of 5,500 homes to the East of Kettering.
- ◆ It is due to start on site in 2013 and there is committed support from the LEPs to complete the process of discharging conditions and commencing site access works.
- ◆ The process of agreeing the required developer contributions was a mature and iterative conversation with the developers.
- ◆ This resulted in a 'soft start' on affordable housing commitments for the developers, with a requirement for only 10% affordable housing for the initial phases of the scheme, slowly escalating to achieve an overall agreed level of 20%.
- ◆ This was 10% below our policy position – that final 10% will only ever be achieved if, but only if, land values recover significantly.
- ◆ In addition to this approach, Kettering has also made it clear to developers that it is willing to look at ways in which all s106 asks can be re-scheduled / re-phased to enable development to start.



Kettering's Track Record in Housing Delivery

This progressive approach to the development at East Kettering further cements Kettering's position as an authority that regularly exceeds its growth targets:

- ◆ Despite the adverse impact of the national economy in the latter part of the period, during 2001-09 Kettering was one of the few Councils in the Country which has exceeded its housing targets and outperformed other authorities in the growth area.
- ◆ The Council currently has around 8,000 housing consents – all this is within the framework of an adopted Core Spatial Strategy.

And for those areas that have already delivered substantial growth there is an argument that they should continue to be relied on to deliver future growth and prosperity.