

<b>TITLE OF REPORT:</b>	<b>AFFORDABLE HOUSING</b>			
<b>PROPOSER:</b>				
<b>SUPPORTED BY:</b> (if applicable)				
<b>BACKGROUND:</b> Please describe the reasons for this paper. Is it on behalf of a Working Group? Please provide relevant details, e.g. previous decisions by the Town Council or any external advice. Who is likely to benefit from this decision?	<p>At the last Town Council meeting the Town Council's representatives on the Connexus Project Board were asked to provide information showing the churn rate of people occupying affordable homes to prove the success of the Callaughton Ash project. This was in response to a member of the public urging the Council to work with housing associations to deliver a similar scheme to the Callaughton Ash development.</p> <p>Since that meeting all councillors have received an email (dated 10 October 2018) from the same member of the public. The email contains information about tenants in social housing although the source and reliability of these statistics is unknown. The writer urges the Town Council to ask for an informal meeting with Connexus to which former members of the Project Board should be invited and at which it can be decided to set up another project board which would try to find a suitable piece of land for another affordable housing development. A newly formed project board could work independently or in partnership with the Town Council.</p> <p>The Conservative Party is now encouraging principal authorities to build houses in their own right and some have already done so. For example, since 2015 Telford &amp; Wrekin have built around 267 via its own company Nuplace. Shropshire Council is considering whether it should do the same.</p>			
<b>ISSUES:</b> Summarise the key issues arising from the Background (above). Are there any key dates that are relevant?	<p>Land availability.</p> <p>The sustainability of Shropshire Council's Community Fund from which the Town Council will receive £3,000 per dwelling from the Callaughton Ash development is not guaranteed.</p>			
<b>LEGAL OBLIGATIONS:</b> Wherever possible please check on any likely legal implications.	None.			
<b>FINANCIAL IMPLICATIONS:</b> <i>Please state the costs if known-capital costs as well as on-going revenue costs.</i> <i>State whether funding will be from external sources or from the Town Council.</i>	Possibility of the Town Council receiving 25% CIL money from any new development above 10 dwellings.			
<b>COMMUNITY BENEFIT</b> <i>Please state what benefit this proposal will bring to the community (mandatory)</i>	The delivery of affordable dwellings which can be occupied by those who otherwise would not have their own homes.			
<b>COMMUNICATIONS:</b> <i>Who else should be informed if the proposal is approved?</i>				
<b>MEDIA AND PROMOTIONS:</b>	<i>Does this need media coverage?</i>	YES		NO
<b>TOWN CLERK'S COMMENTS:</b> Including any implications on Town Council staff requirements.				
<b>PROPOSAL:</b> What specifically do you want the Town Council to decide on?	<p>That the Town Council considers whether to:</p> <ol style="list-style-type: none"> <li>Invite Connexus to a future Town Council meeting to inform Members about the feasibility of delivering more affordable homes in Much Wenlock.</li> <li>To support Shropshire Council as the leading responsibility for Affordable Housing provision.</li> </ol>			

Date of Town Council meeting at which this will be considered: 1 November 2018

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*For office use only*

APPROVED:		DATE:		MINUTE NO:	
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