

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No.

meeting date: 11 NOVEMBER 2010
title: AMENDMENT TO LOCAL CONNECTION REQUIREMENT
submitted by: CHIEF EXECUTIVE
principal author: RACHAEL STOTT

1 PURPOSE

1.1 To inform Committee of the need to further define a local connection' within a Section 106 Agreement and to set out a proposed local connection hierarchy for development in rural villages.

1.2 Relevance to the Council's ambitions and priorities

- Council Ambitions – To meet the identified housing need in the borough.
- Community Objectives – To ensure any housing scheme developed meets the need of the local community.
- Corporate Priorities – None.
- Other Considerations – None.

2 BACKGROUND

2.1 Within the Section 106 Agreements for affordable developments, a local connection requirement is always applied to ensure the properties are rented or sold to local residents. The existing standard definitions do not specify any time periods in terms of employment and do not give priority to households that have a next of kin living in the Parish. Therefore, there is a need to give clearer definitions of what will be accepted to ensure households occupy the schemes with a clear connection to the Parish if a rural scheme or borough if the scheme is in a market town. After discussions and information sharing with other rural authorities, the proposed local connection is as follows.

A household is considered to have a local connection if at least one of the following applies.

- Currently resident within the Parish.
- Currently employed within the Parish.
- Has a next of kin living within the Parish. *
- An ex-resident who was forced to move away because of lack of affordable housing.

* For the purposes of the local connection, the definition of next of kin includes mother, father, brother, sister or adult dependant children.

2.2 It is proposed that there is also a local connection hierarchy; this gives the greatest priority to the people who have lived the longest in the Parish. The order of importance is as follows:

1. Currently lives in the Parish and has done so for more than 10 years.
2. Currently lives in the Parish and has done so continually for 5-10 years.
3. Currently lives in the Parish and has done so continually for a minimum of 12 months.
4. Is currently permanently employed in the Parish for a minimum of 12 months and a minimum of 18 hours per week paid or unpaid.
5. At least one of the adult applicants has a next of kin who has lived in the Parish continually for a minimum of five years.
6. Previously resident within the Parish but has been forced away because of the lack of affordable accommodation in the Parish.

3 ISSUES

3.1 A recent request for nominations has highlighted the need for a hierarchy in terms of length of time in the village and the need to introduce next of kin clause.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications

- Resources - None
- Technical, Environmental and Legal – Will assist in the nomination process in providing clarity as to who can be nominated.
- Political – Paramount new housing developments assists the households identified as being in housing need.
- Reputation – Essential that local connection requirements are fair and transparent.

5 **RECOMMENDED THAT COMMITTEE**

5.1 Accept the need to introduce a hierarchy for local connection and an additional evidence of connection through next of kin. Agree these will be used in any future Section 106 agreements.

CHIEF EXECUTIVE

For further information please ask for Rachael Stott, extension 4567.