

I am requesting the following information relating to Section 106 affordable housing delivery and the involvement of Registered Providers (RPs):

1. How many completed Section 106 affordable housing units (i.e. physically built and ready for occupation) currently remain unsold due to the absence of a contract with a Registered Provider?

The Council is not aware of any S106 affordable homes left empty due to lack of registered provider interest at this current time.

2. How many Section 106 affordable housing units that are either under construction or due to commence construction within the next 12 months are not currently under contract with a Registered Provider?

Number of units secured through S.106, not currently under contract	Status
13	Under Construction and in negotiation or subject to cascade mechanism
177	Due to commence within the next 12 months – usually when contract negotiations start.

3. In total, how many residential development sites that include Section 106 affordable housing have been delayed or stalled in the past three years due to the inability to secure an RP to acquire the affordable units?

The Council is not aware of any development sites with affordable homes secured through S106 agreements being stalled or delayed due to lack of registered provider interest.

4. Where no RP has agreed to acquire Section 106 affordable housing units, what alternative solutions has the council implemented? (e.g. payments in lieu, variations to S106 agreements, direct purchase by the council or other delivery mechanisms).

The Council have several alternative solutions. The Council operate an equity loan scheme which is able to be implemented as a S106 affordable housing product, this allows the council to provide an interest-free equity loan to help purchasers buy a new build home.

On a site-by-site basis, if required, the Council will also engage in conversations with developers regarding contributions in lieu of onsite provision to cross subsidise the Council's direct delivery programme, which builds new build affordable homes across the borough. The potential for direct purchase is also considered, where applicable and appropriate

5. Does the council currently accept the inclusion of cascade mechanisms in newly negotiated Section 106 agreements to address situations where no RP can be secured?

Yes, the council does except the inclusion of cascade mechanisms within Section 106 agreements. Any financial contributions captured through a cascade approach are ring fenced for the council's direct delivery programme as discussed above.