

HS7/AP5 – PCNPA to provide details of how the affordable housing need will be met, through mechanisms other than the planning system, over the next 3 years.	26 th July 2019	MD/ADW	Email to ADW as non-planning related.	
---	----------------------------	--------	---------------------------------------	--

Advice from Pembrokeshire County Council Housing Authority: Other mechanisms would be the funding schemes available. These are currently:

1. Social Housing Grant – funding provided to Register Social Landlords (in this case housing associations) in the majority of cases to build new properties but can be used to buy existing properties or convert from other uses, e.g. retail.
2. Affordable Housing Grant – funding provided to Councils to build new properties or buy existing properties or convert from other uses, e.g. retail.
3. Housing Revenue Account – ring fenced budget for stock retaining local authorities. The capital element can be used to build new properties. The current HRA Business Plan contains a target to build circa 400 properties in Pembrokeshire over the next 5 years. The programme for this has not yet been set so there are no figures to show how this is split between the 2 planning authorities.
4. Council Tax Second Homes Premium – capital raised is split equally between community benefit grants and developing affordable housing.