

Research into Affordable Housing Department for Transport, Local Government and the Regions (DTLR)



The DTLR was concerned at the role and effectiveness of planning policy in the delivery of affordable housing.

The research was commissioned over a 12 month period and was undertaken by Entec in association with the Centre for Residential Development at Nottingham Trent University, Three Dragons Consultancy - who specialise in affordable housing issues and the Town and Country Planning Association.

The concern of Government was how effective planning policy was in the delivery of affordable housing. Affordable housing can be delivered in two ways through the provision of Section 106 Agreements and by the use of so called 'Exception' policy to provide affordable housing in rural areas.

The project was aimed at exploring the effectiveness of affordable housing provision throughout the country and examined both forms of delivery. An initial scoping survey was undertaken to examine practice throughout England, this was followed by an in-depth analysis of five regions which was carried out using a detailed questionnaire examining current practice and a number of case study interviews with key staff. Whilst the research concentrated upon the enablers within affordable housing provision, a series of focus groups was held to examine the role of developers and social housing providers in this process.

The research demonstrated the overall effectiveness of planning policy in affordable housing provision and

highlighted both regional differences and those between urban and rural areas. It identified better practice and sought to suggest where improvements might be made to the delivery process.

The project will inform the 'Better Practice Guide' to be produced by DTLR in due course.

Exploring the effectiveness of planning policy in the delivery of affordable housing

