

Note on Affordable Housing for Curbar Parish Council Annual Meeting

There is a big shortage of affordable housing, whether affordable rented or shared ownership housing in the Peak District. The use of what were once 'family homes' for short term holiday lettings in many of our towns and villages has been making the shortage worse

The Council are supportive of the Peak National Park Authority's policies for promoting more affordable housing. These are set out in its statutory local plan with policies that do not give planning permission for new open market housing except in very limited circumstances but which will give permission for new affordable homes including on what are known as rural exceptions sites. These are sites which would not normally be given consent for housing but which owners bring forward and sell at land values which make it possible for housing associations to build affordable homes and which are then retained as affordable homes in perpetuity. What can be built depends not only on land coming forward but adequate grant funding for local affordable homes providers, including housing associations and community land trusts.

The authority's local plan is under review and it has commissioned research on the level of need for more affordable homes and will be taking this evidence into account as it draws up revised housing policies. All parish councils will be consulted on this. Councillor Crook is a member of the Peak Parishes Forum Management Committee which has been actively engaged in discussions with the authority on this.

In the last year the parish council has responded positively to two recent consultations designed to restrict the growth of holiday lettings which have been replacing homes for local people. First we supported Derbyshire Dales District Council's consultation on its proposals to charge higher council tax on holiday lettings both to act as a disincentive and to secure more revenue to be used to help fund affordable housing (which the council have now decided to do). Second, we supported the government's proposals to make any future change of use of existing single family/single household dwellings to use as short term holiday lettings subject to planning permission. The government has now decided to enact this proposal which is likely to apply to areas such as the Peak District. This would not apply retrospectively but only to future changes of use.

Villagers may also have noticed that in Spring Budget 2024 the Chancellor of the Exchequer announced that he intended to withdraw allowable expenses which could be set off against taxable rental income from holiday lettings, again to reduce incentives to use homes for holiday accommodation. At the same time anyone selling their property now used for holiday lettings will pay a lower rate of capital gains tax.