



Good Practice

Objective

<p>Holiday cottages into affordable homes</p>	<p>To utilise holiday homes, left empty for large periods of time, for accommodation that is affordable for local people.</p>
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Detail

Holiday home owners can approach the Council to change the terms of their planning permission from holiday/business use to affordable housing to be used for local people. The agreement is flexible enough to allow the owners to convert the permission back to business use if required by the owner. The terms of the agreement are that the properties must be let to local people on Assured Shorthold Tenancies at a rent to be agreed with the Council to ensure that the rent is affordable based upon local incomes. The landlord also notifies the Council when there is a change of tenant, to ensure that the incoming tenant is a local person who requires affordable housing. The landlord also agrees any rent increase with the Council. This arrangement is formalised by the use of a s106 agreement.

Developing this as a policy approach is under consideration and it currently exists as an informal arrangement

Outcomes

There are large numbers of holiday homes located in open countryside or on the outskirts of settlements, which, based upon housing need could be converted into affordable housing for local people. The Council is considering formalising this arrangement as part of a Housing DPD, however progress on this document is just starting, pending the Planning Inspectors finding the Core Strategy sound.

Added social and economic benefits for the community of accommodating local people in a property that was previously empty for a large proportion of the time.

Update – 2012 Eden District Council has adopted flexible planning and housing policies, which are supportive of converting former holiday lets to affordable homes in rural areas where there is an identified housing need from local people. The rent levels and allocation policies are agreed in partnership between the landlord and the Council, to make sure they help local people who have been priced out of the housing market into affordable accommodation, as property prices in the District are among the highest in the North West

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