

In July 2015 JRF published 'Rethinking planning obligations: balancing housing numbers and affordability' which reported on the decline in the delivery of affordable housing through S106 agreements and ways in which this could be addressed. Eighteen months on from this report the housing crisis in England has not gone away and there have been further changes in housing markets and policy. In particular with the publication of the Housing White Paper which is focused on housing delivery the argument for affordability not just numbers remains vital.

JRF therefore requested that we revisit and update the original findings with data from 2014/15 and 2015/16. This report shows that the numbers delivered through S106 remain volatile and show no overall indication of increasing. However, S106 remains an important tool in ensuring affordable housing delivery, particularly in the South and East of the country.

In terms of policy mechanisms a contradictory picture emerges with some local planning authorities using positive planning policies to maximise and enable effective s106 delivery. However, the national policy picture continues to erode the ability of planning to delivery affordable homes to those on lowest incomes. With further policy changes coming through the Housing White Paper and reforms to the NPPF, the role of planning obligations in delivering affordable housing needs to be protected and enhanced.

This research update has been funded through Central Research Fund and Joseph Rowntree Foundation.

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