

Cynon Taf Community Housing Group

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Grŵp Cartrefi Cymunedol Cynon Taf

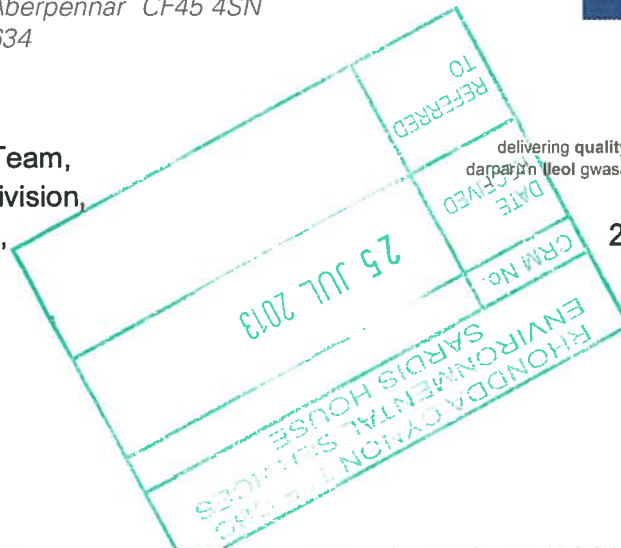
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delivering quality housing services, locally
darparu'n lleol gwasanaethau tai o ansawdd uchel

The Spatial Development Team,
Regeneration & Planning Division,
Rhondda Cynon Taf C B C,
Floor 3 Sardis House,
Sardis Road,
Pontypridd,
CF37 1DU



22nd July 2013

Dear Sir/Madam,

RE: CONSULTATION ON THE COMMUNITY INFRASTRUCTURE LEVY

On behalf of Cynon Taf Community Housing Group, I would like to express our significant concerns about the proposed rates set out in the draft Charging Schedule within Rhondda Cynon Taff's *Community Infrastructure Levy* (CIL).

If the proposed rates are introduced, then we predict there being an impact on the delivery of affordable housing, particularly in the southern area of the Borough where the Levy charge is the highest. We feel that the residential rates are set too high and that, as there is no scope for negotiation on the levels in a scheme viability process, affordable housing will be the first element to be omitted from any proposed scheme. We are aware that the private house building sector has expressed similar concerns and have emphasised the point that affordable housing cannot be delivered along with other developer obligations under CIL.

If the Local Authority loses the ability to secure affordable housing through the planning system, then the only other way to meet the long term housing need as highlighted in the Housing Market Assessment is to provide affordable housing through a decreasing social housing grant programme. In our opinion, this will impact adversely on the ability of RCT to achieve its objectives of better housing and increased economic activity as contained in the Single Integrated Plan. We therefore urge the Local Authority to reconsider its proposals.

Yours sincerely

Antonia Forte

Chief Executive

We are striving to be an equal opportunities organisation
Rydym yn ymdrechu i fod yn sefydliad cyfle cyfartal



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