

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Council Offices, Gernon Road, Letchworth Garden City, Hertfordshire, SG6 3JF  
Telephone: (01462) 474000  
Text Phone: (01462) 474800  
DX 31317, Letchworth



PLANNING, HOUSING & ENTERPRISE DIRECTORATE  
Strategic Director: David Scholes

Simon Andrews  
Central Bedfordshire Council  
Priory House  
Monks Walk  
Chicksands  
SHEFFORD  
Bedfordshire  
SG17 5TQ

Our Ref: PL7  
Contact Officer: Richard Kelly  
Direct Line: 01462 474847  
Email: [richard.kelly@north-herts.gov.uk](mailto:richard.kelly@north-herts.gov.uk)  
Date: 11 December 2014

Dear Simon

**Luton Housing Market Area Memorandum of Understanding**

Following our discussions over recent months, I write enclosing a signed copy of the Memorandum of Understanding concerning the Luton Housing Market Area. As discussed, our signing is subject to the understandings that:

1. Whilst paragraph 6 says the authorities will work together to identify sustainable solutions to the unmet need, the possibility has to remain that constraints may prevent the whole of the need being met.
2. In paragraph 7, whilst options outside the defined Luton Housing Market Area may be considered, these should be tested for sustainability and other constraints to delivery.
3. The memorandum as a whole cannot guarantee that all the needs will be met.

I would also like to take this opportunity to re-iterate North Hertfordshire District Council's position on your Development Strategy. Whilst we believe there are areas where it could be improved, and we are particularly keen to see proper mechanisms to ensure your Council's continued involvement in the process regarding the unmet need from Luton, we believe that your plan goes a long way towards meeting needs. On balance therefore, we would prefer to see your plan progress in order to start making a meaningful contribution to the wider needs of the Luton area in a planned way.

I hope this is helpful. If you have any questions, please let me know.

Yours sincerely

A handwritten signature in black ink that reads 'Richard Kelly'.

Richard Kelly  
Principal Strategic Planning Officer

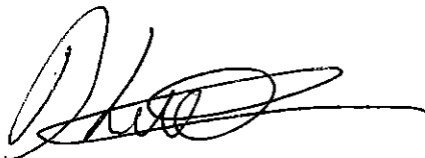
## Memorandum of Understanding – Housing Need in the Luton Housing Market Area

This Memorandum of Understanding has been put together by the authorities involved in the Steering Group for the Strategic Housing Market Assessment (SHMA) for the Luton and Central Bedfordshire areas, refreshed in 2014. It sets out a common understanding of the current situation and the broad principles to guide the way forward.

It is agreed that:

1. The objectively assessed housing need for Luton published in the joint Luton and Central Bedfordshire SHMA is 17,800 homes, for the period 2011-31.
2. The objectively assessed housing need for Central Bedfordshire published in the joint Luton and Central Bedfordshire SHMA is 25,600 homes, 2011-31
3. Luton Borough Council's estimate of urban capacity within Luton is 6,000 homes. Luton Borough Council will share with other authorities the evidence base which justifies this figure and is willing to undertake further work in conjunction with other authorities to examine this further.
4. Subject to any change in Luton's capacity, Luton's likely unmet housing need for the period 2011-31 is therefore likely to be about 11,800 homes.
5. Central Bedfordshire's Development Strategy will provide for at least 4,400 homes towards Luton's unmet need.
6. The authorities will work together to identify sustainable solutions to addressing this unmet need within the Luton Housing Market Area, as defined in the SHMA. Solutions should be:
  - located as close as possible to Luton and with good transport connections
  - delivered in conjunction with adequate infrastructure, jobs and other facilities
  - delivered in a way which provides as much affordable housing as is viable.
7. If Luton's unmet need cannot be delivered within the Luton HMA in line with the principles set out in 6) above then the authorities will work together to identify other locations outside the Luton HMA. Each location will be tested against the principles set out in 6) above and other objectives to be agreed by the authorities involved.
8. A reference group will be set up to oversee this work and to ensure that it is delivered in a way which is consistent, coordinated with other authorities and monitored.

Signed:



On behalf of:

North Hertfordshire  
District Council

Date: 11th December  
2014