

DELEGATED

UPDATE REPORT

**AGENDA NO 10
PLANNING COMMITTEE
9 JULY 2014
REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

SUPPLEMENTARY PLANNING DOCUMENT 8: AFFORDABLE HOUSING

SUMMARY

This update report draws the attention of Members to two minor changes in the narrative at paragraph 4.2 and the *Trigger points for delivery* section from the document circulated. There are also a number of minor changes to paragraph numbering.

RECOMMENDATION

- 1 That the report is noted for information

DETAIL

Change to paragraph 4.2

- 2 Since the Affordable Housing SPD was prepared the Homes and Community Agency (HCA) have published an addendum to the HCA Affordable Homes Programme prospectus 2015-18. Included in the addendum is the following: -

Space Standards

Bidders are required to submit the space standards they are proposing for individual homes which the Homes and Communities Agency (HCA) will benchmark against the requirements of the Level 1 Space Standard set out at the consultation stage of the Housing Standards Review. An extract from the consultation document is available from the HCA website, for information, alongside this addendum. This will allow unusually large or unusually small homes to be identified, and where necessary, the HCA will seek to understand the reasons for any significant variations. Future bids through on-going market engagement would need to comply with any updates on space standards once further decisions have been made, including any local plan standards once determined and in place at the point that future bids are submitted. Government, through the HCA will set out suitable transitional periods where any future requirements for affordable housing programmes are to be introduced.

Housing Standards and Design section of the SPD (Para. 4.2)

- 3 In order to be consistent with the Space standards section of the addendum to the HCA Affordable Homes Programme prospectus 2015-18 this has been amended as follows:-

As with all forms of residential development the Council expects affordable housing to be built to a high standard of design and amenity. Affordable housing units provided within a new residential development should be of a similar size and quality to the open market housing and should be visually indistinguishable. All affordable housing units should meet the Level 1 Space Standard (as detailed in the Housing Standards Review) or such national standards prevalent at the time of the determination of the application. An appropriate level of parking should be provided for the affordable homes.

Change to *Trigger points for delivery* section

- 4 The following change was erroneously omitted from Appendix A: Supplementary Planning Document 8: Affordable Housing:-

Where the Council and developer have agreed the affordable housing provision, a suitable phasing scheme shall be agreed outlining milestones and trigger points for the delivery of the units.

The Council will seek to agree the following trigger points for delivery.

- *no more than 50% of the open market housing to be substantially completed prior to the handover of 50% of the affordable housing units*
- *no more than 85% of the open market housing to be substantially completed prior to the handover of 100% of the affordable housing units*

However, the Council will take a flexible approach where a developer can demonstrate that these trigger points have strongly negative implications for scheme viability.

Summary

- 5 These changes, together with the associated changes to Appendix C – The Consultation Statement, will be incorporated in the final version of the documents that is reported to Cabinet on 17th July.

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