

EAST RIDING OF YORKSHIRE COUNCIL

Report to: The Cabinet
11 December 2007

Wards:

All wards

Affordable Housing - Background Notes

Report of the Director of Corporate Policy and Strategy

A. Executive Summary

Cabinet considered the Interim Approach on Affordable Housing on 27 November 2007. Some background notes are needed to explain the detail of how that approach will be implemented.

This report asks Members to consider draft notes and to decide whether they should be approved so they may be given additional weight in the determination of planning applications.

B. Shared Priorities

A Well Managed Authority
Sustainable Communities and Transport
Healthier Communities and Older People

C. Portfolio

Policy Performance and Partnerships
Cultural Services, Housing and Public Protection

D. Recommendation and Reason for Recommendation

It is recommended that the background notes on the Interim Approach on Affordable Housing be approved as a material consideration in the determination of planning applications.

1. Background

1.1 The Cabinet considered the outcome of the briefing on the Interim Approach on the provision of Affordable Housing on 27 November 2007. An Interim Approach was agreed as the basis for the consideration of planning applications validated after 30 November 2007.

1.2 Whilst the Interim Approach sets out the broad 'framework' of its requirements (such as the site size threshold, the overall requirement proportion and the breakdown of tenure), it will be necessary to have further explanation in place to set out the detail of how the Interim Approach will be implemented.

2. Considerations including Options

- 2.1 A draft of some 'background notes' is attached (Appendix 1). These set out details of the Interim Approach and the evidence that will be used to support its implementation. It draws heavily on the Council's previous Supplementary Planning Guidance on Affordable Housing that accompanied the previous Local Plan policies, but it has been adapted to reflect the present policy and evidence base, more recent guidance (such as on intermediate tenures) and new aspects of the Interim Approach (such as the information needed for a financial appraisal).
- 2.2 The background notes cover various issues, including the matters mentioned by Members on 27 November when the Interim Approach was agreed. The notes include:
- What the terms 'affordable housing', 'social rented' and 'intermediate' mean (section 2).
 - The evidence for the broad breakdown of tenure, and the more detailed evidence that will be considered at the time any application is submitted in those instances when a developer contends an alternative balance is appropriate (section 3).
 - How the number of affordable houses will be calculated, including the definition of a site's 'developable area' so those parts of a site that cannot be built upon are excluded (section 5).
 - Where the affordable units should be provided on the site, and the Council's approach to accepting commuted sums as an alternative to on-site provision (section 6).
 - When the affordable units should be provided (section 7).
 - The arrangements for the provision of affordable housing on rural 'exceptions' sites (section 8).
- 2.3 The notes also set out (section 4 and Appendix 1) the information the applicant should provide before an application is validated in support of any claim that a planning proposal will not be able to provide a 40% proportion of affordable housing. This is the information that will enable the Council to undertake a financial appraisal of the scheme's viability, which will lead to an agreement over any flexibility in that proportion. This will ensure that proposals in the East Riding with poor or marginal viability can still proceed.
- 2.4 Members are asked to consider the details in the notes and to decide whether they should be used in the determination of planning applications.

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Background Papers

1. Reports to Cabinet on 16 October 2007 and 27 November 2007 on Affordable Housing
2. Supplementary Planning Guidance on Affordable Housing, July 2001.
3. Existing Local Plans for the Beverley, Boothferry, East Yorkshire and Holderness areas, 2007.

INTERIM APPROACH ON
AFFORDABLE HOUSING

BACKGROUND NOTES

December 2007

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1. INTRODUCTION

- 1.1 These background notes augment the East Riding of Yorkshire Council's 'Interim Approach on the provision of Affordable Housing' that was approved by the Cabinet on 27 November 2007 (see below). Whilst these notes do not have the status of development plan policy, they will be used as a guide in determining planning applications. The need to prepare an Interim Approach urgently followed the Secretary of State's Directions on 17 September 2007 that various Local Plan policies on Affordable Housing could not be 'saved' beyond 27 September 2007.
- 1.2 The Council is preparing the East Riding Local Development Framework that will contain new policy on Affordable Housing and intends to produce an associated Supplementary Planning Document. The Interim Approach as set out below has been agreed as the basis for the provision of affordable housing as part of the determination of planning applications. It will be applied consistently across the whole of the East Riding until a formal policy approach can be put in place through the Local Development Framework and/or a Supplementary Planning Document.

Interim Approach on Affordable Housing

“Housing development of 15 or more dwellings (or sites of 0.5 ha or more, or part thereof) must make provision for an element of housing which is kept in perpetuity as accessible and affordable to those unable to compete in the general housing market. The Council will seek to achieve a 40% proportion of affordable housing, with $\frac{2}{3}$ in the form of social rented and $\frac{1}{3}$ in a suitable form of intermediate tenure.

Reflecting these targets as a guide, the proportion and tenure balance of affordable housing required on individual sites will be determined, taking into account viability and the economics of provision. The Council will work with the private sector and Registered Social Landlords to achieve the required level of affordable housing.”

As agreed by the Council's Cabinet on 27 November 2007 (min 3130) for the determination of planning applications validated after 30 November 2007.

- 1.3 The Council has had regard in preparing these notes to national guidance and Development Plan policy, including the preferred approach to planning and affordable housing as contained in:
- Planning Policy Statement 3 – Housing, DCLG (November 2006) (PPS3);
 - Regional Spatial Strategy for Yorkshire and the Humber (December 2004);
 - Proposed Changes to the Revised Regional Spatial Strategy (September 2007); and
 - Joint Structure Plan for Hull and the East Riding of Yorkshire (June 2005).
- 1.4 The Interim Approach provides the context for the provision of affordable housing through the planning system and is aimed at ensuring any provision incorporated in new development is clearly related to the housing needs of the area. The approach aims to provide high quality housing for people in housing need who are unable to access or afford market housing, for example, vulnerable people and key workers as well as helping people make the first step into home ownership.
- 1.5 These background notes to the Interim Approach are designed to assist those preparing planning applications for residential development where the consideration of affordable housing is relevant.

- 1.6 These background notes cover the following main areas:
- What is meant by the terms ‘affordable housing’, ‘social rented’ and ‘intermediate’
 - What breakdown of tenure is appropriate
 - The proportion of affordable housing
 - How will the number of affordable houses be calculated
 - Where should the affordable housing be provided
 - Mechanisms for securing affordability
 - Section 106 agreements
 - Timing of provision
 - Design and layout
 - Exception sites in rural areas
- 1.7 These notes only cover the provision of affordable housing. They do not cover other planning policy issues such as whether the site is in a sustainable location or whether it is a Greenfield site that needs to be released to meet the area’s housing requirements.

Housing Needs Survey

- 1.8 The Government requires local planning authorities to work jointly with relevant partners to assess the range of needs for different types and sizes of housing across all tenures in their area. This should include affordable housing and housing to help meet the needs of specific groups. Local assessments should consider the current and future need and demand for housing and affordability.
- 1.9 In May 2007, Atkins reported on a Housing Needs and Market Assessment carried out for the whole of the East Riding of Yorkshire Council area. The study was commissioned jointly by the Council’s Planning and Housing Strategy services and the analysis of housing need was based on the Government’s housing needs methodology guidance. A Housing Needs Survey was carried out in April and May 2006 which aimed to establish the number and distribution of households in housing need and included over 15,000 completed postal questionnaires.
- 1.10 The Housing Needs Survey identified approximately 8,500 existing households in the East Riding as being in housing need, for a variety of reasons, equating to approximately 6% of all households in the East Riding. Based on past trends, around 450 other households without self-contained accommodation are also deemed to be in housing need. Further need will arise from newly forming households who are unable to buy or rent in the market and existing households falling into need. Almost 1400 households per year are in this category.
- 1.11 Following the recommended model for assessing need for affordable housing which takes into account the supply of affordable housing, the survey report suggests an annual requirement of 1,455 additional affordable homes for the five year period from April 2006 to March 2011, a total of 7,275 homes. However, not all of the identified current and projected need will require the provision of additional affordable housing. Some of the need from households can be met by other initiatives such as repair, improvement and adaptations. In this respect, the Council is adopting a proactive approach to meeting decency standards in both the public and private sector housing stock.
- 1.12 It is not possible for this number of affordable homes to be provided by the planning system alone. The number of dwellings expected to come forward through the planning system each year as set out in the revised Regional Spatial Strategy is 1190 per year. Even if all of this new development made a 40% contribution to affordable housing, this would only deliver 476 affordable homes per year.

1.13 In these circumstances it can be seen that it is essential to achieve, by working and negotiating with housebuilders, the maximum number of affordable dwellings that is reasonably practical from each site that comes forward.

2. WHAT IS MEANT BY THE TERMS 'AFFORDABLE HOUSING', 'SOCIAL RENTED' AND 'INTERMEDIATE'?

2.1 The Council uses the Government's own definitions for these terms as set out in Planning Policy Statement 3 on 'Housing'.

2.2 Affordable housing is defined in PPS3 as including:
Social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

2.3 Affordable housing should;

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

2.4 PPS3 refers to two forms of affordable housing; these are "Social Rented Housing" and "Intermediate Affordable Housing". It clarifies that the definition of affordable housing excludes low-cost market housing.

2.5 Social Rented Housing is:
Rented housing owned and managed by Local Authorities and Registered Social Landlords (RSL), for which guideline target rents are determined through the national rent regime. (Proposals set out in the three year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006). It may also include rented housing owned or managed by other persons and provided under equivalent arrangements to the above, as agreed with the Local Authority or with the Housing Corporation as a condition of grant.

2.6 Intermediate Affordable Housing is:
Housing at prices and rents above those of social rents but below market price or rents, and which meet the criteria set out in paragraph 2.3 above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.

- Intermediate Rented homes are provided at rent levels above those of social rented but below private rent levels. The Council's preferred method of providing Intermediate Rented homes is through an RSL.
- Discounted sale homes have a simple discount for the purchaser on its market price, so the purchaser buys the home at a reduced rate. The purchaser does not pay rent on the remaining share they do not own and is not able to buy additional shares, which are retained in perpetuity by an RSL. The percentage discount is calculated before the first sale, with reference to an independent valuation and local incomes to ensure that properties are affordable. When the property is re-sold, it must be at the same level of discount.

- Shared Ownership products, such as HomeBuy, are a form of shared equity under which the purchaser buys an initial share in a home from a housing provider, who retains the remainder and charges a rent. The purchaser may buy additional shares ('staircasing'), and the receipt should be recycled for more affordable housing. A purchaser may buy the final share and own the whole home, but this may be restricted in certain circumstances. The purchaser can only sell the percentage of the equity that they own.

2.7 The Council will place certain restrictions on who is eligible to purchase or rent all forms of Affordable Housing. Eligibility will be based on housing need. The Council will reserve the right to nominate tenants and approve purchasers for the Affordable Housing on all developments.

2.8 Marketing of all Intermediate Affordable Housing will be undertaken by the Registered Social Landlord through advertising/marketing through local estate agents and through the erection of sign boards on site where permitted by the developer. Priority for the homes will be given to applicants from the housing waiting list. Where Intermediate Affordable Housing is resold the vendor is required, through an obligation within the S106 agreement, to inform the RSL of their intention to sell the home.

3. WHAT BREAKDOWN OF TENURE IS APPROPRIATE

3.1 Table 8.9 and paragraph 8.52 of the Council's Housing Needs and Market Assessment indicated that, in broad terms for the East Riding as a whole, the breakdown of tenures required to meet affordable housing need was $\frac{2}{3}$ social rented and $\frac{1}{3}$ intermediate. The Council's interim approach therefore includes this breakdown as standard.

3.2 Where applicants intend to provide an alternative balance, they should submit the clear evidence of local needs when the planning application is submitted to indicate why that alternative balance should be provided. In the first instance, developers are invited to approach the Council to discuss any evidence in the Housing Needs and Market Assessment that supports any alternative balance. The Council's Housing Strategy section will use information from the Housing Needs and Market Assessment, the Council's current housing register, the existing socially rented housing stock, the experience of area based officers and any additional survey information available (such as that produced by the Rural Housing Enabler Project) at the time an application is made to determine whether an alternative balance of tenure between social rented and intermediate would be acceptable.

3.3 The Council may seek a higher proportion of social rented housing where the evidence referred to in paragraph 3.2 above indicates this is appropriate.

4. THE PROPORTION OF AFFORDABLE HOUSING PROVISION

4.1 The Council is aware that the East Riding of Yorkshire is an unusually complex area in housing market terms with considerable price variations between the lowest and highest priced parts of the area. Whilst the cost of providing Affordable Housing should be accounted for in the price paid for the land, the Council is conscious of the need to ensure that the requirement for affordable housing provision does not act as a barrier to development on those sites where the market is not sufficiently buoyant to support a 40% proportion of affordable housing.

4.2 It is also understood that, on exceptional occasions, some sites may be subject to unavoidable and genuinely abnormal site development costs and/or there may be other items of agreed public benefit that are being provided as part of the development. The Council supports the regeneration of urban areas and the use of previously developed land and acknowledges that

such developments can sometimes involve unforeseen abnormal costs, such as the remediation of previously unknown contamination. Standard site development costs (for example those costs involving any usual site clearance, archaeological, foundation, flood defence or landscaping works), particularly those costs that were reasonably foreseeable and should therefore have been budgeted for in the price paid for the land, will not be considered as extraordinary.

- 4.3 If the economics of provision from such market conditions, extraordinary costs or items of agreed public benefit mean that there may be a case for reducing the proportion of affordable housing sought, then the onus is on the applicant to demonstrate why this is the case. In this respect, each case will be considered on its merits. Developers will be expected to submit sufficient details in support of any claim for a reduction in the affordable housing requirement to enable the Council to undertake a financial appraisal of the scheme's viability. The various items of information that will need to be provided are set out in Appendix 1. **These items will need to be provided before the planning application will be validated.**
- 4.4 The Council would not consider granting planning permission for a proposal with less than 40% Affordable Housing without commissioning its own independent assessment and verification of your financial appraisal. In order to recover our costs for this service, we will make a charge to you of £1,000 plus VAT. Cheques should be made payable to East Riding of Yorkshire Council and should be enclosed at the time you submit your Affordable Housing proposal to us. Please provide a separate cheque for the financial assessment from that covering your application fee.
- 4.5 In circumstances where the 40% proportion of affordable housing would make the development unviable, the Council may consider alternatives such as a change in the required level of the affordable housing and whether Housing Corporation Social Housing Grant would be available to meet any viability shortfall.

5 WHEN WILL THE REQUIREMENT APPLY AND HOW WILL THE NUMBER OF AFFORDABLE HOUSES BE CALCULATED?

- 5.1 The requirement to include affordable housing within a development will be triggered when the site involves the construction of 15 houses or more, or the site's developable area (as defined in Appendix 2) is 0.5 hectares or more. Applications for sites less than 0.5 hectares but that are part of a wider allocation or site of 0.5 hectares or more will also be required to include affordable housing.
- 5.2 The 40% proportion will be applied to the number of houses that would be accommodated within the developable area of the site at an average density of 30 houses per hectare (12.1 houses per acre). This means of calculation will treat the level of affordable housing provision on all sites equitably irrespective of the density actually proposed. In instances where there is a planning requirement that the density should be less than 30 houses per hectare, then the actual number of units to be provided will form the basis for the calculation of the number of affordable units.
- 5.3 Institutional care homes and nursing homes (that are occupied by people in need of care, and that care is provided i.e. uses that would fall within Use Class C2) are not subject to an affordable housing requirement. Other forms of care accommodation (such as extra care and close care) will also not be subject to an affordable housing requirement provided the Council is satisfied the proposed development is genuinely one concerned with the giving of personal care to occupants in need of that care. However, proposals for all other forms of care and retirement accommodation which are self contained (e.g. sheltered housing which falls within Use Class C3) will be treated as applications for dwellings and affordable housing will be sought.

6 WHERE SHOULD THE AFFORDABLE HOUSING BE PROVIDED?

- 6.1 The Government has made it clear that one of the objectives of the provision of affordable housing is to overcome and avoid social exclusion. With this in mind the Council's preference is for the provision of Affordable Housing to be integrated on site.
- 6.2 On-site provision should be distributed as individual houses or in small clusters throughout the development especially if houses are being proposed. The Council will not support the principle of grouping affordable units together in large numbers as this can reinforce feelings of social exclusion and can have a negative impact on the establishment of sustainable communities. It is accepted that in certain circumstances, particularly flatted developments, it may not be practical to distribute individual affordable housing units throughout the development. In such cases, smaller clusters of affordable units located throughout the development may be considered acceptable.
- 6.3 Negotiations with the Council and a Registered Social Landlord over the provision of the affordable housing should be well advanced when a planning application is submitted. For full or reserved matters planning applications, it is essential that an agreement should have been reached with the Council on the number, types, sizes, tenure and location of the Affordable Housing to be provided on the particular site. With such applications, applicants will be required to submit the 'Affordable Housing Proposal' form set out in Appendix 3.
- 6.4 Experience with using commuted payments so that provision is made off-site demonstrates that it is not the most efficient way to deliver affordable housing. The value of the payment reduces over time and in a competitive housing market it is difficult to identify and acquire sites for affordable housing. Commuted sums will only be considered in exceptional circumstances where all the other options regarding on-site or off-site provision have been fully exhausted.
- 6.5 The cost to a developer of providing affordable housing off-site via a commuted sum should equate to the cost of providing affordable housing on the development site. Therefore commuted sums will be calculated on the basis of the actual cost to a Registered Social Landlord to develop the equivalent number of affordable units off-site. This cost will include both normal build costs and the costs of land or property acquisition. Where commuted sums are accepted, the amount payable per dwelling will be a sum equal to the difference between the appropriate Registered Social Landlord purchase price (i.e. without any Social Housing Grant) and the market valuation of an equivalent dwelling in the locality.
- 6.6 The Council will not consider the payment of a commuted sum in lieu of on-site provision where it is argued that the provision of affordable housing on-site makes a development unviable.
- 6.7 The Council has already established a specific account for receiving any financial contributions of this kind and developed a procedure for identifying appropriate affordable housing schemes in which to invest the funds. The monies will only be utilised to support the provision of extra affordable homes in other schemes, to provide financial support direct to a Registered Social Landlord to purchase existing houses within the locality to be made available for rent or to develop new build schemes for rent. Any such monies received will be paid into a Council interest bearing account and the associated s106 agreement will clarify that any sum unused after a fixed period, normally ten years, will be repaid with interest.

7 OTHER MATTERS

Section 106 agreements

- 7.1 The Council will expect a developer to provide full details of affordable housing provision BEFORE an application for full or reserved matters planning permission is validated.
- 7.2 The Council has prepared a standard form of Section 106 agreement for securing affordable housing and this may be varied to take account of the specific circumstances of each case. Negotiations with a Registered Social Landlord should be well advanced when a planning application is submitted (see paragraph 6.3 above). This will enable the Council to complete the S106 agreement promptly and so determine the application within the necessary timescales. Developers are also, as an alternative, able to submit unilateral undertakings under Section 106 of the Town and Country Planning Act for consideration at the outset of any negotiations to show how they would propose to secure affordable housing. However, care should be taken to ensure that these meet the Council's requirements.

Timing of provision

- 7.3 The section 106 agreement will include proposals for the timing of the provision of the affordable housing (such as the phasing of the transfer of properties to a Registered Social Landlord). The Council will require that no more than 95% of the non-affordable dwellings on the site shall be occupied before the provision of the whole number of affordable units.

Design and layout

- 7.4 In all development schemes the Council insists on the best criteria being deployed in specific designs and layouts; affordable housing is no exception. The same high quality design and layout is required and it is expected that developers will wish to integrate affordable and market housing to complement one another and give a visual consistency to their marketing strategy. Developers are encouraged to involve the Registered Social Landlord at an early stage in the design and layout of any scheme involving affordable housing to ensure that their requirements can be met and to refer to any Parish Plan or Village Design Statement that may have been prepared for the locality. The design of all affordable housing provided through this guidance should comply with Housing Corporation scheme development standards unless otherwise expressly agreed by the Council.
- 7.5 Where developers can reduce unit costs by care in design and ingenuity in the layout of the buildings this will be supported by the Council. High-density development can, when it is well designed, provide attractive living conditions and such schemes will be appropriate where they are complementary to their surroundings. Government policy in PPS3 is in favour of maximising densities, particularly in town and city centres since this will contribute to key objectives, to encourage the reuse of previously developed land, to discourage long distance travel to services and employment and to reduce the impact of development on greenfield land.

8. EXCEPTION SITES IN RURAL AREAS

- 8.1 Special consideration will be given to the granting of exceptional planning permissions in rural settlements where the limited supply of housing land may create problems for the provision of affordable homes for local people. Generally such development should only be considered in settlements remote from principal settlements where it can clearly be demonstrated that there is no alternative site, and provided that the development relates satisfactorily to the form of the settlement which it is serving.

- 8.2 The four existing Local Plans also include ‘saved’ policies that allow for the provision of affordable housing on ‘exceptions’ sites (i.e. sites where residential development would not be granted other than for wholly affordable housing). These four policies are:
- i Beverley Borough Local Plan July 1996 – Policy H17.
 - ii East Yorkshire Borough Local Plan July 1997 – Policy H6.
 - iii Boothferry Borough Local Plan April 1999 – Policy S58 .
 - iv Holderness District Wide Local Plan April 1999 – Policy H14.

Details of these policies appear in Appendix 4.

- 8.3 It will be noted that although the intention of these ‘exceptions’ policies within the four plans is consistent, their detailed wording varies. It will not be until the East Riding Local Development Framework is adopted that a uniform policy will be applied.

- 8.4 It should be made clear that exception sites will require 100% affordable housing and that the number of dwellings, while dependent on local need, will necessarily be restricted. The allowance of rural exception housing appears in paragraph 30 of PPS3.

- 8.5 In many rural areas there are particular difficulties in securing an adequate supply of affordable housing for local needs. PPS3 recognises that a supply of such housing may be needed to secure the viability of a local community. In these circumstances Section 106 agreements can be entered into whereby affordable houses will be made available to approved persons. Such persons might be:

- i) existing residents needing separate accommodation in the area (newly married couples, people living in tied accommodation on retirement);
- ii) people whose work provides important services and who need to live closer to the local community;
- iii) people who are not necessarily resident locally but have longstanding links with the local community; (e.g. elderly people who need to move back to a village to be near relatives);
- iv) people with the offer of a job in the locality, who cannot take up the offer because of lack of affordable housing.

9. FURTHER INFORMATION

For further information on the Council’s application of its affordable housing policy please contact:

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INFORMATION REQUIRED FOR FINANCIAL VIABILITY ASSESSMENT

To justify the provision of less than 40% affordable housing, the Council requires a Development Appraisal to be submitted with the application. The information will be treated confidentially, and will only be made available to the Planning Officer and advisors such as the Council's Head of Asset Strategy, Valuation Surveyor, Housing Development Officer and Quantity Surveyor. It will not be placed on the public file nor made available to any third party.

The information to be supplied should include the value of the completed development proposed by this application, and all costs incurred or expected to be incurred in order to achieve this value. The information should include the following as a minimum guide but may also cover other items specific to the proposed development.

VALUE

- Gross internal area of houses excluding garages, conservatories. Habitable roof-space should be listed separately. In mixed use schemes, for industrial buildings, supply gross internal area; for any shops or offices, net internal area.
- The value used per unit of area. Alternatively, valuations of the completed buildings.
- The cost of sales or lettings, broken down into marketing/estate agents' fees and legal fees.
- Affordable housing should be shown at the value to be paid by a Housing Association.
- Existing Use Value of the property or land – this means the value reflecting the existing physical state and uses that are authorised and require no consent to continue.

It may be useful to show more than one scenario.

COSTS

- Build costs. Give the gross external area x the unit cost per square metre or square foot. State whether this is a tendered sum or an estimate.
- Preliminaries allowed for. State what is included.
- External works where applicable. Broken down, e.g. X m road @ £Y/m. Include boundary treatment, landscaping, demolition & site preparation costs as appropriate.
- Standard Planning Costs – Planning & Building Regulation fees, commuted sums.
- Professional fees - Architect, QS, CDM supervisor, etc.
- Contingency allowance.
- Cost of finance. Indicate the period and interest rate.
- Community Benefits. If the scheme includes any exceptional benefits such as the restoration of a listed building or the provision of public open space above what is required, please state the cost of providing this.
- Abnormal costs if any. What are these (e.g. contaminated land remediation) and what costs are anticipated?
- Developers Profit – the amount or percentage included.

Any other relevant items should be clearly defined and costed.

APPENDIX 2

DEFINITION OF DEVELOPABLE AREA

Developable area

The developable area includes only those areas which will be developed for housing and directly associated uses. This will include:

- access roads within the site;
- private garden space;
- car parking areas;
- incidental open space and landscaping; and
- children's play areas where these are to be provided.

It therefore excludes:

- major distributor roads;
- primary schools;
- open spaces serving a wider area; and
- significant landscape buffer strips.

APPENDIX 3: AFFORDABLE HOUSING PROPOSAL FORM

AFFORDABLE HOUSING PROPOSAL

When completed and agreed submit this form with your planning application for full permission or reserved matters.

Applicant/Agent:

Address:

Tel noE-mail:

Personal Contact:

Provision of Affordable Housing to be made: on-site off-site none (Please circle as relevant)

Site Location/Address (location plan included):

Developable Site area (hectares):

INTEREST IN THE LAND

Please state the applicant's interest in the land, e.g. owner, prospective purchaser etc.....

SUMMARY OF PROPOSED DEVELOPMENT

.....
.....

AFFORDABLE HOUSING PROPOSAL

Please state the number and type of dwellings (i.e. house/flat and no. of bedrooms) to be made available as affordable housing (see notes below)

1 bedroomed flats 2 bedroomed flats.....3 bedroomed flats

2 bedroomed houses 3 bedroomed houses.....4 bedroomed housesOther

Financial appraisal enclosed yes no (Please circle as relevant)

I confirm that discussions have been held and agreement reached on the amount and type of affordable housing to be provided, subject to planning permission. Where applicable, a financial appraisal has been submitted and a reduction in the Council's target confirmed as acceptable by the Council.

Signed(Partnership Enabling Officer) Date.....

Signed(Applicant/Agent) Date.....

Notes: The threshold at which affordable housing should be provided is 15 dwellings or 0.5 hectare. The Council's affordable housing target is 40%. Any reduction in this target must be justified by the submission of a financial appraisal. See the Council's 'Affordable Housing Background Notes' for further information.

**ADOPTED LOCAL PLAN POLICIES FOR AFFORDABLE HOUSING
ON 'RURAL EXCEPTIONS' SITES**

BEVERLEY BOROUGH LOCAL PLAN, JULY 1996

Policy H17 - Affordable Rural Housing

Exceptionally, residential development on land adjoining the development limits of Selected Settlements or on land within and adjoining the development limits of Non-selected Settlements that otherwise would not be released for housing will be allowed, provided such development will meet all of the following criteria:

- a) it is necessary to meet a particular local need for affordable housing which cannot be accommodated in any other way and which has been proven to exist in a settlement by means of a detailed survey
- b) it will effectively cater for that demonstrated need on a permanent basis, by providing schemes which are economically viable and regulated by secure arrangements (such as Section 106 obligations between relevant parties and the local planning authority) to ensure their low cost status, continuing occupation by eligible local people and proper management are guaranteed in the long term
- c) it involves small-scale schemes that would not adversely affect the character, nature conservation interests or appearance of the settlement and area nor overload local infrastructure, services and facilities
- d) it will not consist of a mixture of affordable housing and part-general market housing.

Any housing provided under this policy will be additional to the general housing provision and not included within the monitoring provisions set out in Policy H3. However, the contribution made by any housing which is provided under this policy will be allowed for when the Plan is rolled forward.

BOOTHFERRY BOROUGH LOCAL PLAN, APRIL 1999

Policy S58 - Affordable Rural Housing

Exceptionally, the local planning authority may permit residential development on land within and adjoining the plan area's selected and non-selected settlements that otherwise would not be released for housing, provided it is satisfied that such development:-

1. is necessary to meet a particular local need for low cost housing and which has been proved to exist in a settlement or neighbouring settlements by means of a detailed survey.
2. will effectively cater for that demonstrated need on a permanent basis by providing schemes regulated by secure arrangements to ensure their low cost status, continuing occupation by eligible local people and proper management in the long term, such as agreements made under section 106 of the Town and Country Planning Act 1990 between a developer and the council.
3. involves schemes which are in keeping with the size and character and landscape setting of a settlement and do not overload local infrastructure, services and facilities.
4. will satisfactorily meet other relevant planning requirements relating to access, drainage, servicing, siting, design, external appearance, landscaping and open space provision.
5. can be shown to be available at a price which those identified as being in need can afford, whether for rent or shared ownership or any other form of tenure.
3. is well located to village services such as bus services, etc, and
4. the design of development recognises its sensitive location.

EAST YORKSHIRE BOROUGH LOCAL PLAN, JULY 1997

Policy H6 - Affordable Housing in the Rural Areas

In exceptional circumstances, permission may be granted for residential development on a site outside the development limits of a settlement or for a larger scale of development than would normally be acceptable on a site within the development limits of a Non-Selected Settlement, where the proposal would meet an identified need for affordable housing in the locality which could not be met any other way. Permission will only be granted where:

1. proposals are acceptable within the terms of policy EN2; and
2. suitable arrangements have been made to ensure that the benefits of the scheme will be available in perpetuity.

HOLDERNESS DISTRICT WIDE LOCAL PLAN, APRIL 1999

Policy H14 - Affordable Rural Housing

Small scale affordable housing on unallocated sites in or adjoining a particular settlement may be considered positively provided a housing need for this type of property is identified and binding agreements can be made to ensure that development is reserved on a long term basis for local people. Such development would normally be limited to a maximum of 6 dwellings but must in any case be no greater than necessary to meet the identified need or exceed the scale the existing settlement.

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