

report

resolve**106**

AFFORDABLE HOUSING CONSULTANCY

Affordable Housing
Statement (Revised)

Bowland Meadows, Chipping
Lane, Longridge

On Behalf of:
Barratt Homes Manchester

June 22nd 2018

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1.0 Introduction

- 1.1 We act as expert consultants in matters pertaining to planning and affordable housing on behalf of Barratt Homes Manchester in respect of land known as Bowland Meadows, Chipping Lane, Longridge ("the subject site").
- 1.2 The site is located in the administrative area of Ribble Valley Borough Council ("the Council").
- 1.3 This Statement has been prepared to accompany an application seeking an amendment to the phase one reserved matters planning approval for development of 124 dwellings pursuant to outline consent ref:3/2014/07 for the development of up to 363 homes including affordable housing and housing for the elderly.
- 1.4 The outline planning approval was granted subject to a S106 agreement which requires 30% of the dwellings to be provided on site to comprise Affordable Housing Units. Furthermore, 7.5% of the total dwellings proposed (i.e. 25% of the affordable housing units) are required to comprise Affordable Housing Units for Older Persons, half of which should be provided as bungalows.
- 1.5 This Statement seeks the written approval of the Council prior to commencement of the first phase of development (in accordance with paragraph 1.2 of the 3rd Schedule). As development has already commenced it therefore seeks approvals to the changes that have been made in respect of affordable dwelling numbers, mix and type.
- 1.6 This statement reflects the matters agreed previously with the Council and is based on the approved Affordable Housing Scheme dated 29th November 2016.

2.0 Affordable Housing Scheme Requirements

2.1 Paragraph 1.4 of the 3rd Schedule to the S106 agreement sets out the information to be incorporated within an Affordable Housing Scheme submitted for each phase of residential development as follows:

- 1.4.1 *identify the number of Dwellings to be constructed within the Phase of Residential Development as Affordable Housing Units;*
- 1.4.2 *identify the location of the Affordable Housing Units within the phase of Residential Development (including plot numbers);*
- 1.4.3 *identify the relevant tenure, house type and number of bedrooms of each Affordable Housing Unit within the Phase of Residential Development PROVIDED THAT no fewer than 25% and no greater than 50% of the Affordable Housing Units in each Phase of Residential Development shall be provided as Affordable Rented Units;*
- 1.4.4 *provide that all of the Affordable Housing Units in that Phase of Residential Development shall be constructed and made available for Occupation prior to Occupation of 90% of the Market Dwellings within that Phase of Residential Development;*
- 1.4.5 *provide that all of the Affordable Housing Units in that Phase of Residential Development shall be constructed and completed to the Homes and Communities Agency Space Standards.*

2.2 The information required is set out in section 3 of this Statement.

3.0 Affordable Housing Scheme Details

- 3.1 Appendix 1.0 comprises a site layout plan in respect of the phase one approved development on which the Affordable Housing Units have been highlighted to denote their position, and whether they are intended to be provided as Affordable Rented units (hatched purple), Shared Ownership units (hatched blue) or Discount Market Sale units (hatched green).
- 3.2 Table 1 below confirms the total number of Affordable Housing Units by housetype, number of bedrooms, tenure, and those which are intended to comprise Affordable Housing Units for Older Persons.

Table 1: Affordable Housing Mix by Type and Tenure

Affordable Housing Units				
Plot No.	Name	Type	Bedrooms	Tenure
10	Duxford	House	3	Shared Ownership
11	Duxford	House	3	Shared Ownership
12	Duxford	House	3	Shared Ownership
24	Duxford	House	3	Shared Ownership
25	Duxford	House	3	Shared Ownership
29	Bampton	House	3	Shared Ownership
30	Bampton	House	3	Shared Ownership
72	Washington	House	2	Discount Sale
73	Washington	House	2	Discount Sale
74	Washington	House	2	Discount Sale
75	Washington	House	2	Discount Sale
80	Washington	House	2	Discount Sale
81	Washington	House	2	Discount Sale
82	Washington	House	2	Discount Sale
83	Washington	House	2	Discount Sale
88	Washington	House	2	Discount Sale
89	Washington	House	2	Discount Sale
90	Washington	House	2	Discount Sale
91	Washington	House	2	Discount Sale
93	Washington	House	2	Discount Sale
94	Washington	House	2	Discount Sale
95	Washington	House	2	Discount Sale
96	Barton	House	3	Discount Sale
97	Barton	House	3	Discount Sale
98	Barton	House	3	Shared Ownership
99	Barton	House	3	Shared Ownership
121	Barton	House	3	Discount Sale

122	Barton	House	3	Discount Sale
Affordable Housing Units for Older Persons				
50	Bedale	Bungalow	2	Rented
51	Bedale	Bungalow	2	Rented
64	Bedale	Bungalow	2	Rented
65	Bedale	Bungalow	2	Rented
66	Bedale	Bungalow	2	Rented
115	Belmont	House	2	Rented
116	Belmont	House	2	Rented
117	Belmont	House	2	Rented
118	Belmont	House	2	Rented

- 3.3 A total of 37 Affordable Housing Units are proposed equivalent to 30% of the total number of approved dwellings in this revised first Phase of Residential Development.
- 3.4 Of the 37 Affordable Housing Units a total of 9 (7.26% of the total number of dwellings for which approval is sought) comprise Affordable Housing Units for Older Persons.
- 3.5 Of the 9 Affordable Housing Units for Older Persons a total of 5 (56% of the total number of Affordable Housing Units for Older Persons) comprise bungalows.
- 3.6 All of the Affordable Housing Units within this Phase of Residential Development shall be constructed and made available for occupation prior to Occupation of 90% of the Market Dwellings. The timing of delivery of the Affordable Housing Units will be dependent upon the achieved rate of sale of the Market Dwellings.
- 3.7 An assessment of the housetypes proposed has been undertaken to ensure they comply with the Homes and Communities Agency Space Standards. This is interpreted as a requirement that they meet minimum floor areas specified in Housing Quality Indicators Version 4 published in April 2008 (HQI) on the basis of anticipated dwelling occupancy.

3.8 The results of this assessment are set out in table 2 below:

Table 2 – Comparison of Housetypes by HQI minimum floor area

Name	Type	Size	HQI Size Range	HQI Occupancy
Washington	2 Bed House	57m ²	57m ² – 67m ²	3 bedspaces
Barton	3 Bed House	66m ²	67m ² - 75m ²	3 bedspaces
Bedale	2 Bed Bungalow	56m ²	45m ² - 50m ²	2 bedspaces
Belmont	2 Bed House	68m ²	57m ² – 67m ²	4 bedspaces
Duxford	3 Bed House	69m ²	67m ² - 75m ²	4 bedspaces
Bamford	3 Bed House	68m ²	67m ² - 75m ²	4 bedspaces

3.9 In addition, Barratt have confirmed that the Bedale bungalow and the Belmont house type are Lifetime Homes compliant (as required under the terms of the S106 agreement) having undertaken an assessment in accordance with the published standards (July 2010 revision):

<http://www.lifetimehomes.org.uk/pages/revise-design-criteria.html>

3.10 The intermediate tenure dwellings are intended to be delivered as 19 units on a Discount Market Sale basis with a selling price calculated at 70% of Open Market Value and 9 units on a Shared Ownership Basis (subject to paragraphs 3.15 – 3.18 (inclusive) below.

3.11 Annex 2 NPPF defines Affordable Housing as housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

3.12 Intermediate housing is defined as homes for sale and rent provided at a cost above social rent, but below market levels but subject to the defined criteria in the Affordable Housing in Annex 2. These can include shared

equity (shared ownership and equity loans), as well as other forms of low cost homes for sale.

3.13 Therefore, homes sold a discount to market value meet the definition of intermediate housing (provided there are provisions to ensure they remain affordable for future eligible households) but the level of discount needs to be set having regard to local incomes and house prices.

3.14 The Discount Market Sale Units shall be marketed and sold in accordance with the procedures, local connection criteria and cascade mechanism set out in Appendix 6.

3.15 The Owner will use commercially prudent reasonable endeavours to contract to dispose of the Shared Ownership Units to a Registered Provider on the terms of this statement PROVIDED THAT the Owner shall not be deemed to have acted unreasonably in the event that it refuses to accept an offer for the Shared Ownership Units which (when taken along with any supplemental payment made to the Owner by the Council) equates to an overall payment to the Owner of less than 70% of open market value.

3.16 In the event that the Owner has been unable to conclude a a binding contract for the sale of the Shared Ownership Units (or any of them) to a Registered Provider in accordance with paragraph 3.16 above then the Owner may serve notice on the Council requiring assistance in finding a willing Registered Provider to acquire the Shared Ownership Unit(s) (an "Assistance Notice"). When serving the Assistance Notice, the Owner shall provide to the Council the following:

3.16.1 details of which Registered Providers have been approached in relation to the Shared Ownership Units;

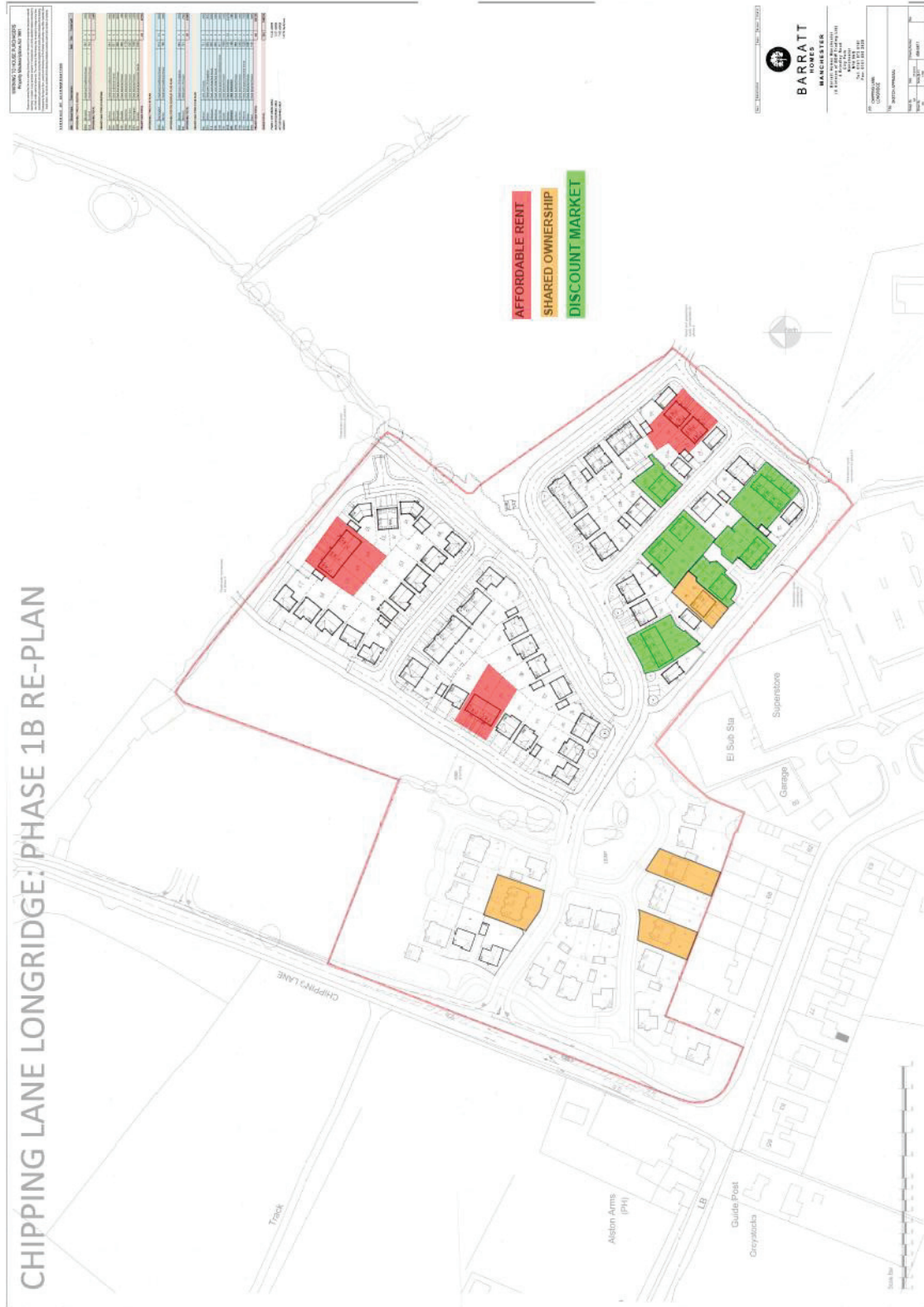
3.16.2 the date of initial contact made with the Registered Providers and any follow up contact and replies;

- 3.16.3 a copy of any confirmations from Registered Providers that they do not wish to acquire the Shared Ownership Unit(s) and (if available) the price the Registered Provider would be willing to pay in order for the Shared Ownership Unit(s);
 - 3.16.4 a statement from the Owner as to why they feel (in its reasonable opinion) a contract cannot/has not been achieved with the Registered Providers in question.
- 3.17 During the 2 months following service of an Assistance Notice the Council shall use its reasonable endeavours to assist the Owner to conclude a binding contract for the sale of the Shared Ownership Unit(s) to a Registered Provider in accordance with paragraph 3.16 above. In doing so the Council shall:
- 3.17.1 arrange and host meetings with the Registered Providers and the Owner;
 - 3.17.2 engage with the HCA where appropriate;
 - 3.17.3 seek direction from the HCA as to the financial viability models in respect of the Shared Ownership Units to determine if the price the Registered Providers are prepared to pay for the Shared Ownership Unit(s) is fair in relation to paragraph 3.16 above. This shall take account of appropriate HCA Financial Regulations that Registered Providers would be expected to follow in relation to the operation of their businesses; and
 - 3.17.4 undertake any other activity that falls within the scope of the Council's operations that would assist the Owner in securing a binding contract for the transfer of the Shared Ownership Units to a Registered Provider.
- 3.18 In the event that following the expiry of 2 months from the service of an Assistance Notice the Owner has not been able to conclude a binding contract for the sale of the Shared Ownership Units (or any of them) to a Registered Provider in accordance with paragraph 3.16 above then the

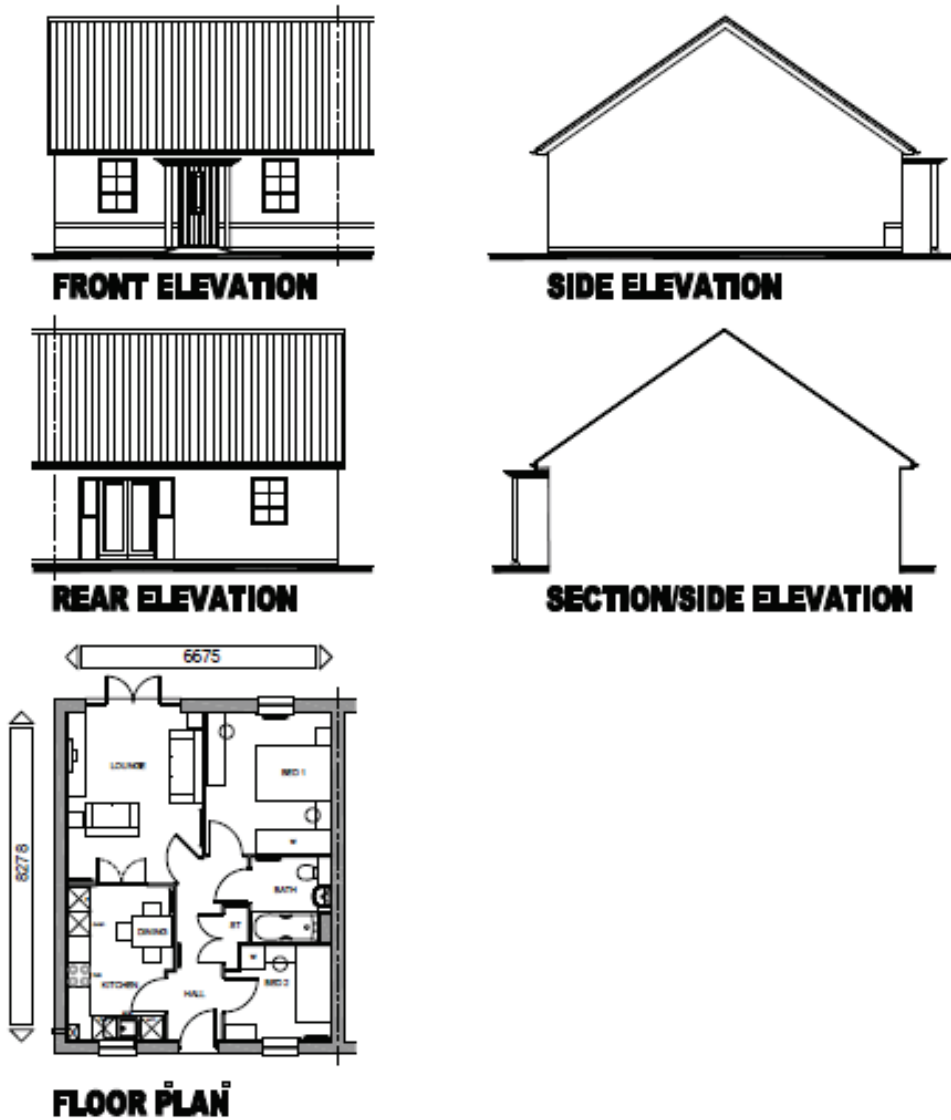
Owner shall be free to offer the 9 units identified (at paragraph 3.10 above) to be offered on a Shared Ownership Units as Discount Market Sale units with a selling price calculated at 70% of Open Market Value.

APPENDICES

1.0 Phase One Site Layout Plan



2.0 Bedale Housetype Detail



BARRATT DEVELOPMENTS LTD

PLANNING DRAWING

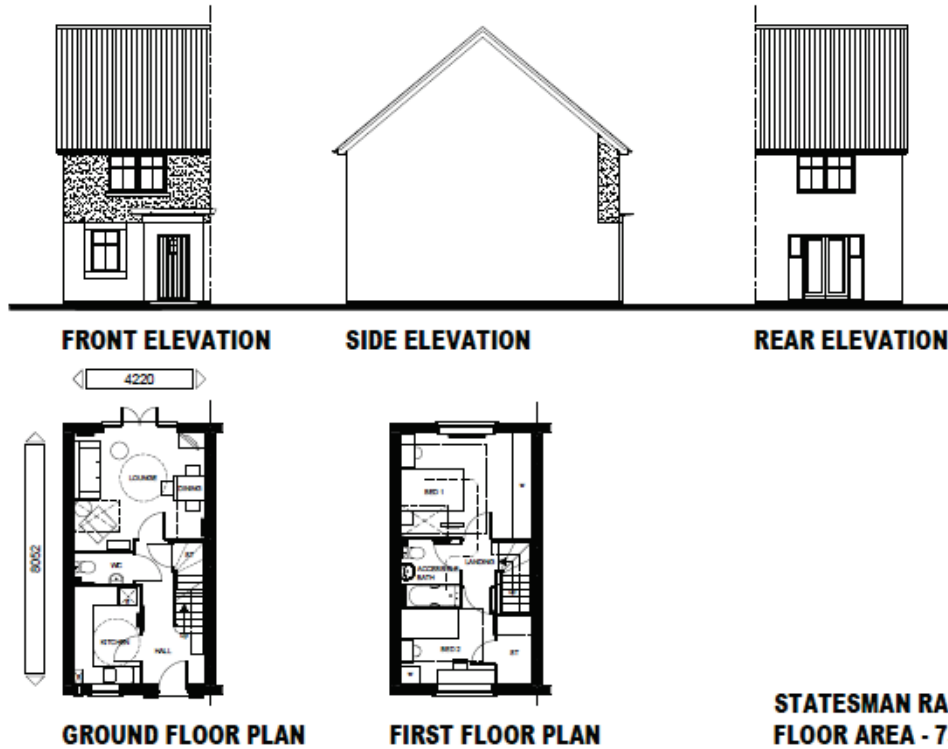
Rev: Description Date

DISCLAIMER
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TOTAL FLOOR AREA: 98.4sqm (55.2sqm)

Series Name: **THE BEDALE CLASSIC (END)**
 House Type Code: **BBLD 00CE**
 Spec: **STATEMAIN** Drawing No: 01 Date: Jan 2017
 Drawn: **GGT** Checked: **GGT** Scale: 1:100 @ A3

3.0 Belmont Housetype Detail



STATESMAN RANGE
FLOOR AREA - 731sqft / 67.9m²


BARRATT
 MANCHESTER DIVISION

Barratt Homes (Manchester Division)
 4 Birkley Road
 City Park
 Manchester
 M15 5HG
 Tel: 0161 672 0181

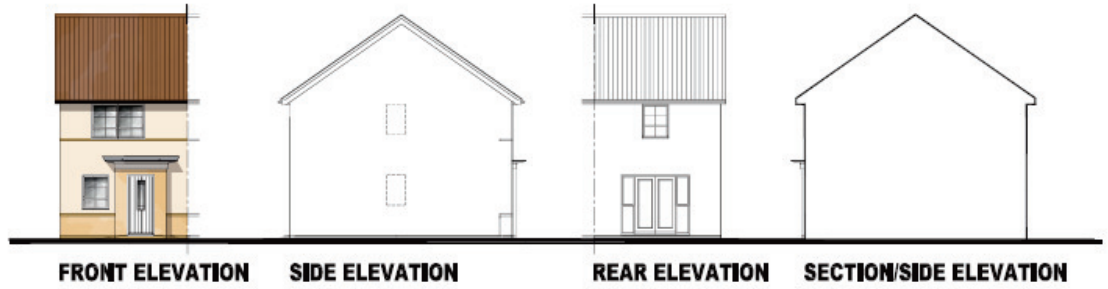
House Type Code
HBC2 1BRE BELMONT

HCA / LTH RANGE

RESERVED TO HOUSE DEVELOPERS. Approved drawings and specifications are the property of the developer and shall not be used for any other purpose without the written consent of the developer. The developer shall be responsible for any errors or omissions in the drawings and specifications. The developer shall be responsible for any changes to the drawings and specifications. The developer shall be responsible for any costs incurred in connection with the drawings and specifications.

PLANNING DRAWING - CLASSIC	
Date	MAY 2018
Drawn by	SC
Checked by	HBC2 1BRE/02
Revision	Scale 1:100 @ A3

4.0 Washington Housetype Detail



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SECTION/SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

STATESMAN RANGE
FLOOR AREA - 614sqft/57.1m²

BARRATT
 DEVELOPMENTS PLC
 Group Design & Technical Department

House Type Code
BWAI 00CE, CI

2016 Range
Washington

PLANNING DRAWING	
Date	MAR 2016
Drawn by	GOT
Checked by	GOT
Revision	-
Scale	1:100 @ A3

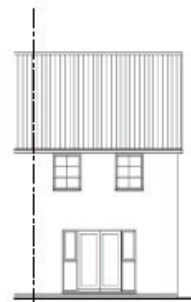
5.0 Barton Housetype Detail



FRONT ELEVATION



SIDE ELEVATION



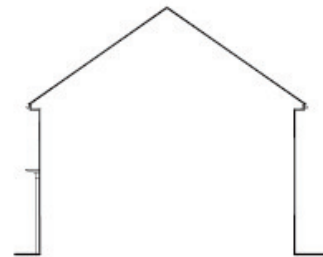
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION / SECTION

**STATESMAN RANGE
FLOOR AREA - 706sqft / 65.6m²**

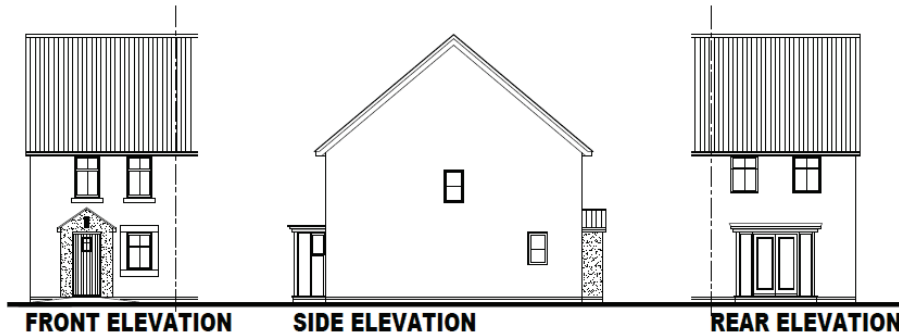


House Type Code
BBAT 00CE, CI

2016 Range Barton

PLANNING DRAWING	
Date	MAR 2016
Drawn by	GDT
Checked by	GDT
Revision	-
Scale	1:100 @ A3

6.0 Duxford Housetype Detail



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SIDE ELEVATION / SECTION

STATESMAN RANGE
FLOOR AREA - 744sqft / 69.1m²

Barratt Homes (Manchester Division)
 4 Binsley Road
 City Park
 Manchester
 M16 9HQ

BARRATT
 MANCHESTER DIVISION

Tel: 0161 372 0161
 Fax: 0161 552 2525

House Type Code

BDXF 56CS
BDXF 56CI
BDXF 56CE

2010 Range - The Duxford

WARNING TO HOUSE PURCHASERS
 Changes or omissions from this planning drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are intended for general guidance only. The Developer reserves the right to amend or discontinue the drawing at any time without notice. The Developer does not warrant that the drawing is correct or that the drawing is intended to be used for any other purpose. The contents of this drawing do not constitute a contract, part of any contract or warranty or any liability incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

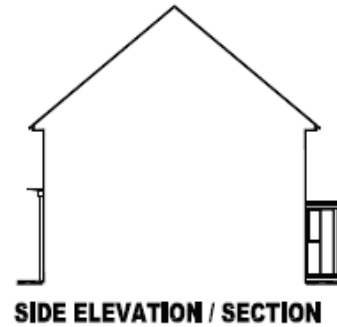
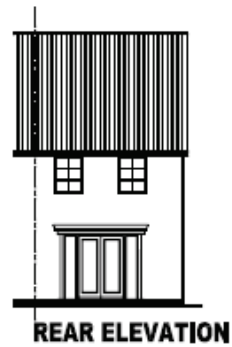
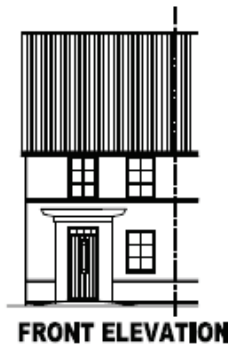
PLANNING DRAWING

Date	JULY 2016
Drawn by	SC
Checked by	
Revision	B

2010/DUX/BR/01
 STATESMAN RANGE

Scale 1:100 @ A3

7.0 Bampton Housetype Detail



STATESMAN RANGE
FLOOR AREA - 737sqft / 68.5m²

Group Design & Technical Department
 Small House
 City West Business Park
 Bodmin Road
 NEWCASTLE UNDER LYME
 NE4 7DF
 Tel: 0191 258 8100
 Fax: 0191 258 8204

BARRATT
 DEVELOPMENTS PLC

House Type Code
BBPT 00CE (END)
BBPT 00CI (MID)
BBPT 00CS (SEMI)

2010 Range - The Bampton
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PLANNING DRAWING - CLASSIC	
Date	DEC 2010
Drawn by	GDT
Checked by	GDT
Revised by	0
Scale	1:100 @ A3
2010/BAM/C/01 STATESMAN RANGE	

8.0 Discount Market Sale Dwellings – Sales Procedure, Local Connection Criteria and Cascade Mechanisms

- 1) The Owner shall serve notice on the Council when a Discount Market Sale Dwelling is released for sale which shall not be more than 8 weeks before the anticipated build completion date.
- 2) For the first 8 weeks following release of a Discount Market Sale Dwelling for sale the Owner will dispose of only to 'Approved Persons' and in accordance with the order of priority indicated in definitions provided.
- 3) 8 weeks after being released for sale the Owner may in addition dispose of any unsold Discount Market Sale Dwellings to any person who on completion enters into an appropriate covenant with the Council.
- 4) 16 weeks after being released for sale (or 8 weeks following build completion whichever is the latter) the Owner may in addition dispose of any unsold Discount Market Sale Dwelling at Open Market Value subject to payment of a financial contribution equivalent to 30% of Open Market Value to the Council.

Definition of Approved Persons

- 1.1 Approved Persons for the purposes of this development, and in the order of priority are detailed below:
 - 1.1.1 First time buyers who can demonstrate a housing need requirement for the property type they are purchasing where none of the household members own or have ever owned a property (whether residential or otherwise) and who either:
 - 1.1.1.1 Are currently living in the Borough of Ribble Valley for 6 out of the last 12 months have previously lived in the Borough of Ribble Valley for 3 out of the last 5 years; or

1.1.1.2 Have a permanent contract of employment in the Borough of Ribble Valley; or

1.1.1.3 Have immediate family (parent, sibling, child or adoptive parent) who are currently living in the Borough of Ribble Valley and who have done so for at least 5 years;

1.1.1.4 A member of the armed forces or former armed forces personnel (within 5 years of their discharge) or a bereaved spouse or civil partner of a member of the armed forces leaving services family accommodation following the death of their spouse or partner, or a serving or former member of the reserve forces who needs to move because of a serious injury, medical condition or disability sustained as a result of such membership.

1.1.2 Secondly people who are not first time buyers but who meet one or other of the local connections detailed in paragraph 1.1.1.4 and can demonstrate a housing needs requirement for property type they are purchasing.

1.1.3 Eligibility criteria: financial

1.1.3.1 The Owner will ensure purchasers of all properties demonstrate they have:

- (a) Sufficient income to purchase the property but that they could not afford to purchase on the open market;
- (b) A satisfactory credit history;
- (c) Sufficient funds to cover the legal costs involved in purchase.

1.1.4 Eligibility criteria: income

1.1.4.1 The Owner will:

- (a) Ensure income levels are verified via wage slips/P60s;
- (b) Ensure local connection is established by reference to the electoral roll at a specific date in time. The onus will be on the approved person to provide proof of residence e.g. utility bills if they are not on the electoral roll.

1.1.5 Eligibility Criteria: local connection

1.1.5.1 The Owner will:

- (a) Verify local connection based on employment by way of references/confirmation of employment history from employer;
- (b) Verify residency connection by placing the onus on the approved person to provide suitable supporting evidence e.g. council tax records, electoral roll records.