

report

resolve**106**

AFFORDABLE HOUSING CONSULTANCY

Affordable Housing
Statement

Bowland Meadows (Phases
Two and Three), Chipping
Lane, Longridge

On Behalf of:
Barratt Homes Manchester

October 19th 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 a planning application seeking reserved matters approval for the development of 184 dwellings (phases two and three) 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 second and third phases of development (in accordance with paragraph 1.2 of the 3rd Schedule of the S106 agreement) in respect of the proposed affordable dwelling numbers, mix and type.
- 1.6 This statement reflects the matters agreed previously with the Council in respect of the affordable housing tenure mix following submission of an Affordable Housing Statement in connection with the Phase One reserved matters approval for 124 dwellings.

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
41	Kenley	House	2	Shared Ownership
42	Kenley	House	2	Shared Ownership
47	Kenley	House	2	Discount Market Sale
48	Kenley	House	2	Discount Market Sale
49	Kenley	House	2	Discount Market Sale
58	Kenley	House	2	Shared Ownership
59	Kenley	House	2	Shared Ownership
60	Kenley	House	2	Shared Ownership
104	Brandon	House	3	Shared Ownership
105	Brandon	House	3	Shared Ownership
106	Brandon	House	3	Shared Ownership
108	Brandon	House	3	Shared Ownership
109	Brandon	House	3	Shared Ownership
110	Brandon	House	3	Shared Ownership
112	Kenley	House	2	Shared Ownership
113	Kenley	House	2	Shared Ownership
114	Kenley	House	2	Shared Ownership
118	Brandon	House	3	Discount Market Sale
119	Brandon	House	3	Discount Market Sale
123	Kenley	House	2	Discount Market Sale
124	Kenley	House	2	Discount Market Sale
125	Kenley	House	2	Discount Market Sale
129	Kenley	House	2	Discount Market Sale
130	Kenley	House	2	Discount Market Sale
131	Kenley	House	2	Discount Market Sale
139	Brandon	House	3	Discount Market Sale
140	Brandon	House	3	Discount Market Sale
142	Brandon	House	3	Discount Market Sale

143	Brandon	House	3	Discount Market Sale
145	Kenley	House	2	Discount Market Sale
146	Kenley	House	2	Discount Market Sale
147	Kenley	House	2	Discount Market Sale
148	Kenley	House	2	Discount Market Sale
156	Brandon	House	3	Discount Market Sale
157	Brandon	House	3	Discount Market Sale
158	Brandon	House	3	Discount Market Sale
174	Brandon	House	3	Discount Market Sale
175	Brandon	House	3	Discount Market Sale
176	Brandon	House	3	Discount Market Sale
180	Brandon	House	3	Discount Market Sale
181	Brandon	House	3	Discount Market Sale
Housing for Older Persons				
6	Belmont	House	2	Affordable Rent
7	Belmont	House	2	Affordable Rent
8	Belmont	House	2	Affordable Rent
9	Belmont	House	2	Affordable Rent
10	Belmont	House	2	Affordable Rent
11	Belmont	House	2	Affordable Rent
12	Belmont	House	2	Affordable Rent
36	Bedale	House	3	Affordable Rent
37	Bedale	House	3	Affordable Rent
38	Bedale	House	3	Affordable Rent
39	Bedale	House	3	Affordable Rent
66	Bedale	House	3	Affordable Rent
67	Bedale	House	3	Affordable Rent
68	Bedale	House	3	Affordable Rent

- 3.3 A total of 55 Affordable Housing Units are proposed equivalent to 30% of the total number of dwellings proposed within Phases two and three of this development.
- 3.4 Of the 55 Affordable Housing Units a total of 14 (7.6% of the total number of dwellings for which approval is sought) comprise Affordable Housing Units for Older Persons.
- 3.5 Of the 14 Affordable Housing Units for Older Persons a total of 7 (50% 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
Kenley	2 Bed House	57m ²	57m ² – 67m ²	3 bedspaces
Brandon	3 Bed House	66m ²	57m ² – 67m ²	3 bedspaces
Bedale	2 Bed Bungalow	56m ²	45m ² - 50m ²	2 bedspaces
Belmont	2 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/revised-design-criteria.html>
- 3.10 Annex 2 NPPF (July 2018) defines Affordable Housing as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

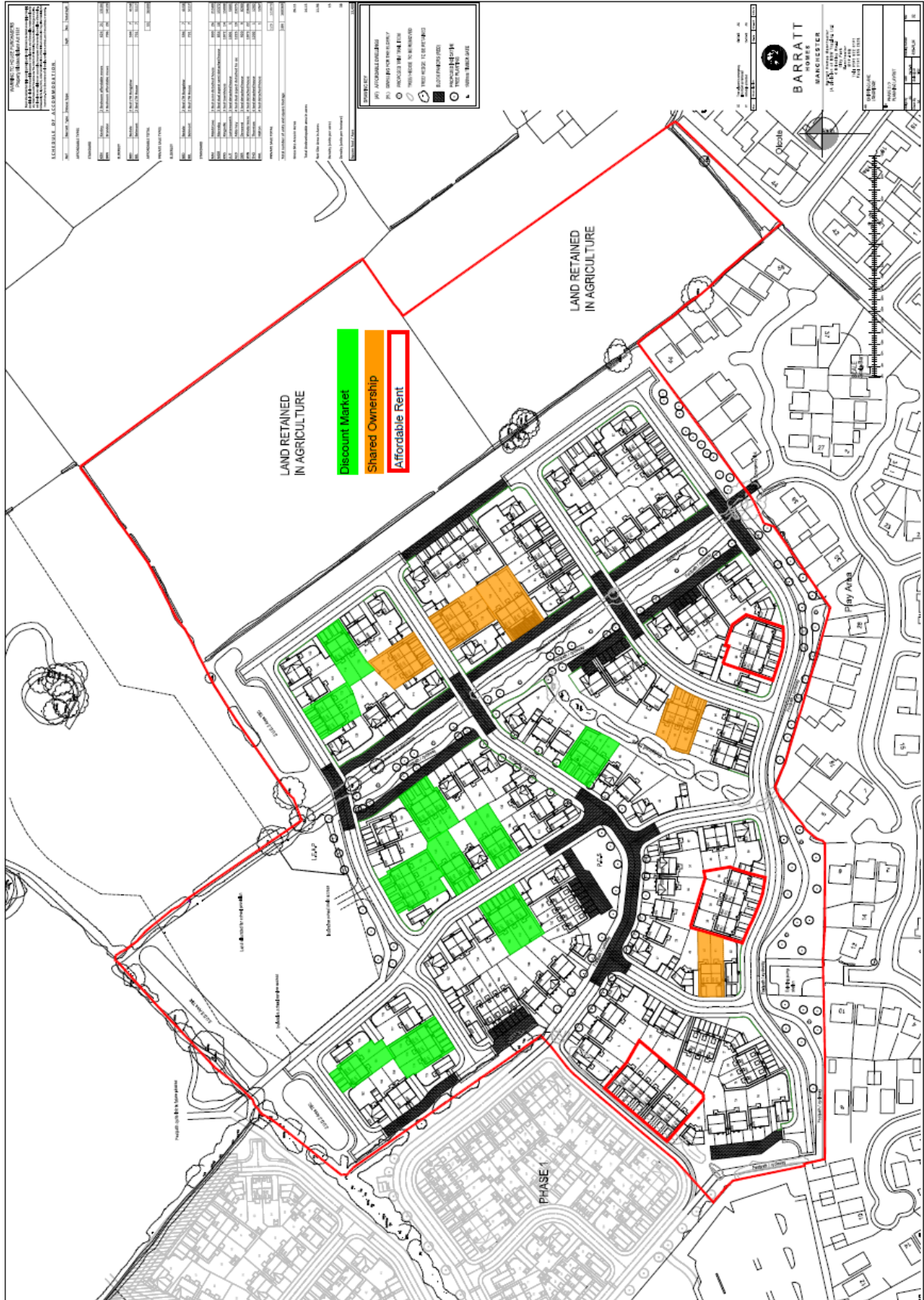
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- a) Affordable housing for rent; (Social Rent or Affordable Rent).
 - b) Starter Homes; (N/A as none proposed).
 - c) Discount market sales housing; is that sold at a discount of at least 20% below market value. Eligibility is defined with regard to local incomes and house prices. Provisions should be in place to ensure housing remains at a discount to future eligible households.
 - d) Other affordable routes to home ownership (includes Shared Ownership).

3.11 A total of 14 Affordable Rented Units (25% of the total Affordable Housing Units) are proposed. Of the Affordable Housing Units that are to be provided that are not the Affordable Rented Units these comprise 27 units for Discount Market Sale (with a discount of 20% to Open Market Value) and 14 units for Shared Ownership. Such provision is clearly in accordance with the revised definition of affordable housing in the NPPF.

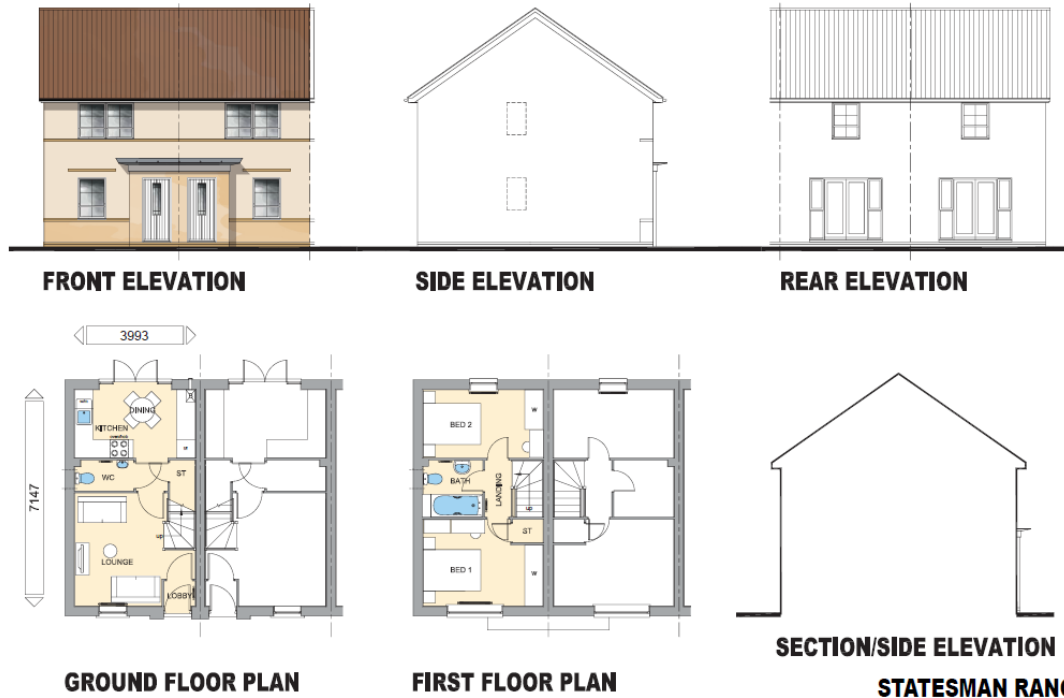
3.12 The Discount Market Sale Units shall be marketed and sold in accordance with the procedures, local connection criteria and cascade mechanism set out in Appendix 6.

APPENDICES

1.0 Phase Two and Three Site Layout Plan



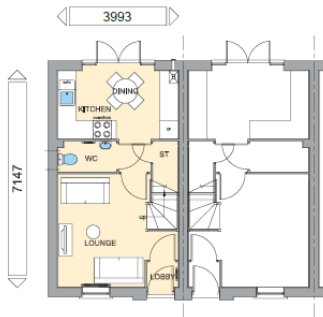
4.0 Kenley Housetype Detail



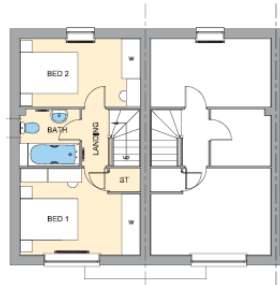
FRONT ELEVATION

SIDE ELEVATION

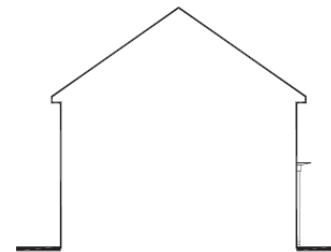
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION/SIDE ELEVATION

**STATESMAN RANGE
FLOOR AREA - 614sqft/57.1m²**



House Type Code
BKNL 00CE, CI

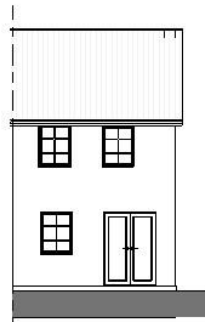
2016 Range Kenley

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

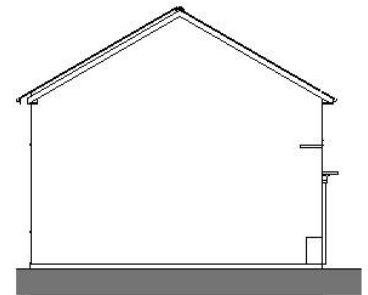
5.0 Brandon Housetype Detail



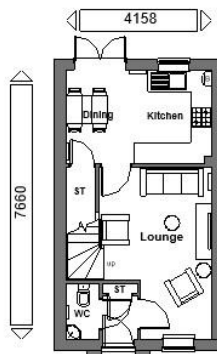
FRONT ELEVATION



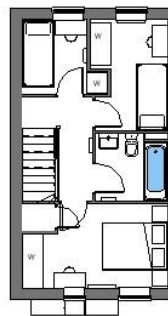
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

6.0 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. The Council are to be notified at the end of the 8 week period if there are any unsold Discount Market Sale Dwellings.
- 3) 12 weeks after build completion 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. The Council are to be notified at the end of the 12 week period if there are any unsold Discount Market Sale Dwellings.
- 4) 16 weeks after build completion 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 20% 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

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- 1.1.1.2 Have a permanent contract of employment of more than 18 hours per week 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:

- (d) Ensure income levels are verified via wage slips/P60s;
- (e) 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.