

UPDATE SHEET - Item 11 - Appendix C

Proposed Amendments to Section 10 of the draft Self-Build Guidance Note

Section 10 – Affordable Housing

Following feedback from Members and the Windsor Ascot Maidenhead Community Land Trust, this section will be amended as follows:

- 1.1. Whilst self-build housing can contribute to meeting local housing need, it does not automatically come under the definition of affordable housing. It can often be low cost but is generally considered to be market housing unless meeting the definition of affordable housing (BLP Policy HO3). The Council will not normally expect a development to offer its self-build element as affordable housing.*
- 1.2. However, the Council will endeavour to explore how self-build and custom housebuilding can qualify as an affordable housing product. The Council strongly supports the principle of community led housing and will work with local housing associations and community land trusts (CLTs) where possible.*
- 1.3. Developers of large sites are also strongly encouraged to work in collaboration with housing associations, CLTs and other organisations to facilitate the delivery of innovative and more affordable models of self-build housing in the Royal Borough.*
- 1.4. CLTs are locally managed organisations which hold land and buildings in trust for the benefit of the local community. The Windsor Ascot Maidenhead Community Land Trust (WAMCLT) is a local, area wide CLT that aims to deliver financially and environmentally sustainable housing and other community facilities for local people across the Borough. For more information on the WAMCLT, please visit their website via the following link - www.wamclt.org*