

## **Draft Affordable Housing Delivery SPD**

### **Main Updates to be made to the version previously circulated to the Overview and Scrutiny Committee**

The draft Affordable Housing Delivery SPD circulated to the committee was subject to further change. Since its circulation, a number of changes have been identified to be made to the document prior to it being presented to Cabinet. These are summarised below:

- Throughout the document, to add further references and weblinks in footnotes to reports that are referred to.
- Developer's Guide:
  - to explain that "Tenure Blind" means that the affordable housing in terms of design, materials and appearance and layout should not differentiate it from the remainder of the development
  - to cross refer to where "existing use value plus" is explained
  - to clarify that the 2.75% maximum rent on the remaining equity of shared ownership homes is an annual rent (also at para 5.6)
- Table 1, page 14 (after para 5.2) – to make clear that the Shared Ownership proportion of affordable housing is 20%, not 5%.
- Para 5.9 – to delete the sentence referring to a Council decision on First Homes but leave the remainder of the paragraph unchanged which explains the transitional arrangements. Consequential amendment to the Developer's Guide.
- Para 9.6 – to explain that a 'policy compliant scheme' is one that complies with relevant policies in the development plan, including the affordable housing policy.
- Para 10.3 – to clarify that all lets not subject to nominations must be given priority to local households who live in the Borough.
- Para 10.6 Grant Funding – to redraft this to explain and clarify that for normal policy-compliant schemes, Homes England grant funding is not available, but grant funding is available where 'additionality' can be demonstrated – e.g. where the majority or all of the dwellings are affordable.