

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.

2nd February 2024