


Affordable Housing Supplementary Planning Document

**Nuneaton
&
Bedworth** 
United to Achieve

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1.0 INTRODUCTION

1.1 This SPD provides guidance on the implementation of policy H3 on affordable housing which is contained within the Nuneaton and Bedworth Local Plan 2006. The purpose of the document is to increase the supply and quality of affordable housing in the Borough in line with the policy. Supplementing policy H3, the SPD has weight as a material consideration when determining planning applications. This reflects the fact that it has been prepared in line with the requirements of the Planning and Compulsory Purchase Act 2004, its associated regulations and guidance in PPS12. It is likely that applications that adequately meet the requirements of the SPD will be considered more quickly and positively.

1.2 Accompanying Documents

Sustainability Report

1.2.1 The SPD is accompanied by a Sustainability Appraisal, incorporating the requirements of the Strategic Environmental Assessment Directive¹. The purpose of the Appraisal is to assess the environmental, economic and social impacts of the SPD to ensure it has a positive impact in relation to sustainability objectives.

Consultation Statement

1.2.2 National Government is eager to advance public participation in the planning system so that local communities play a significant part in shaping the places in which they live and work. The Council considers that such interaction with the community is vital to the planning process.

1.2.3 In conformity with The Town and Country Planning (Local Development) (England) Regulations 2004 and PPS12, the Council has issued a Statement on how the community was involved in preparing this SPD.

2.0 POLICY BACKGROUND

2.1 Government Advice

2.1.1 The Department of Communities and Local Government (CLG) (formerly the ODPM) produces national planning guidance called Planning Policy Statements (PPSs).

Planning Policy Statement 1

2.1.2 PPS1 outlines the overarching policies of the planning system and the key values that aim to strengthen it. At its core is the concept of sustainable development and the creation of strong and vibrant communities now and in the future.

¹ European Union Directive 2001/42/EC.

2.1.3 An integral element of achieving sustainable communities is the notion of social inclusion. This includes the development of "... suitable mixes of housing."²

Planning Policy Statement 3

2.1.4 PPS3 sets out the national planning policy framework for the delivery of the Government's housing objectives. One key objective is that everyone has the opportunity of living in a decent home that they can afford. To achieve this objective Government is seeking to ensure that high quality housing is available for those who cannot afford market housing.

2.1.5 PPS3 states that Local Authorities should:

- Set a target for the amount of affordable housing to be provided.
- Aim to ensure the provision of affordable housing meets the needs of both current and future occupiers.
- Set out a range of circumstances in which affordable housing will be required and where they should be located.

Delivering Affordable Housing

2.1.6 Published in conjunction with PPS3, *Delivering Affordable Housing* reiterates Government's aims for affordable housing and provides information on how existing delivery mechanisms can help to deliver more affordable housing.

2.2 Regional Advice

The Regional Spatial Strategy for the West Midlands (RSS) (June 2004)

2.2.1 The RSS is a 15-year strategic spatial framework that guides the preparation of local development plans and other regional/ sub-regional strategies that influence the nature and function of places (e.g. the Regional Housing Strategy).

2.2.2 Policy CF5 in the RSS encourages Local Authorities, developers and social housing providers to work together in order to deliver "... a range of housing types and tenures within new housing developments ... across the region". In order to deliver an appropriate level of affordable housing types and tenures, the RSS states that Local Authorities will need to monitor the need for affordable housing in their area. This should be based on a local housing needs assessment, tied to the wider Housing Market Area. Furthermore, the RSS states that in creating mixed communities low-cost market housing and existing housing stock (such as empty homes) ... should also "... contribute to meeting the need for affordable housing".

2.2.3 The RSS is currently under review with the Preferred Option due to be submitted to the Secretary of State in December 2007. Any changes made to the existing affordable housing policy will supersede the existing requirements of policy CF5.

² Paragraph 16, PPS1.

West Midlands Regional Housing Strategy (WMRHS)

2.2.4 The purpose of the West Midlands Regional Housing Strategy (WMRHS) is to guide local housing authorities in the development of sustainable housing policies that benefit the district/borough, and which support the RSS. Most relevant to this SPD is the WMRHS's emphasis on securing mixed and balanced communities and decent and affordable homes which should be delivered through partnership working between the private and public housing sectors.

2.3 County Policy

Warwickshire Local Area Agreement (LAA) 2007

2.3.1 The LAA is an agreement between central Government and partners within Warwickshire that aims to tackle issues identified by the people of the County. The LAA is structured around 6 functional blocks. Within the Stronger Communities block outcome St4 identifies a need to 'meet local housing needs'. One of the indicators that will measure the extent to which this outcome is achieved is '(i) numbers of affordable housing units built on land identified as public land/premises'.

Warwickshire Structure Plan (WASP) 1996-2011

2.3.2 The WASP is a 15-year strategic land use plan for Warwickshire. Following the 2004 planning reforms, the current WASP will be saved until September 2007.

2.3.3 Policy H.2 of the WASP states:

"Local Plans will provide for Affordable Housing development to meet local needs however these arise. The provision should be based on the District Council's assessment of the needs for affordable housing and should not be released for general market housing purposes unless justified by a change in that assessment based on up to date surveys and other information".

2.3.3 The policy goes on to set an indicative figure of 2500 affordable dwellings for Nuneaton and Bedworth 1996-2011.

2.4 Borough Policy

Sustainable Community Plan for Nuneaton and Bedworth. Shaping Our Future 2007-2021

2.4.1 Through partnership working the Sustainable Community Plan has been written to better plan, resource and deliver quality services that meet the needs of people living in Nuneaton and Bedworth. One aim of the Plan is to:

"Give everyone the opportunity of living in a decent affordable home."

Nuneaton and Bedworth Corporate Plan 2007-2021

2.4.2 The provision of affordable housing is a top priority within the Council's Corporate Plan. Priority 1 (within Aim 1) is:

"To provide a choice of housing to meet the needs of the residents of the Borough"

Nuneaton and Bedworth Borough Local Plan June 2006

2.4.3 The Local Plan sets out land use policies and proposals for the Borough up to 2011. Policy H3 of the Plan states:

"The Council will negotiate a proportion of all new dwellings on sites of 15 dwellings or more/ over 0.5 hectares irrespective of the number of dwellings to be affordable and provided in accordance with the Council's current housing strategy. This indicates that 25% of new housing should be affordable and meet the specific needs identified in the strategy".

Housing Strategy (2006-2008)

2.4.4 The Borough's Housing Strategy aims to address the housing needs of the Borough and ensure everyone has the opportunity of a decent home. The Strategy achieves this through analysis of its Housing Needs Survey which informs specific objectives to tackle the identified housing deficiencies. The Housing Strategy places affordable housing as its highest priority.

3.0 HOUSING NEED

3.1 Housing Need Survey

3.1.1 A Borough-wide assessment of housing need was carried out by David Couttie Associates in 2000 to inform the Council's housing, planning and care strategies. An update of the survey in 2003/4 highlighted that significant changes had occurred since the 2000 survey, namely increased house prices and a significant backlog of affordable housing.

3.1.2 The data from the Housing Needs Survey strongly indicates a need for affordable housing. This is because the decline in Council/social housing stock and rapidly increasing market housing prices is preventing many people, particularly those on low income, the concealed housing market³ and the vulnerable, from gaining access to decent, affordable homes.

³ Those living at home but wishing to buy or rent.

3.3 Market Housing

- 3.3.1 According to the Land Registry Residential Property Report⁴ the average price of a terraced house in Nuneaton and Bedworth cost £42,186 in Jul-Sept 2000, compared with £82,976 in Jul-Sept 2003 and £108,077 in Jul-Sept 2006. For terraced housing this amounts to a percentage increase of 156.2% over a six-year period. This is particularly significant in that terraced housing tends to be the entrance level to private market housing. Similarly, flats are also popular with first time buyers, and they too have experienced dramatic price inflation over the past six years. In 2000 the average price for a flat/maisonette was £44,909, whereas in 2006 the average price was £95,040, a 111.6% increase from 2000. By comparison the median household earnings increased 23.1% from £18,985 in 2002 to £23,374 in 2006⁵. This means that average house prices in Nuneaton and Bedworth have increased at least 5 times faster than household earnings.
- 3.3.3 This situation is not helped by the fact that Nuneaton and Bedworth has the lowest household earnings in the County, and one that is below the national median. The Borough is also the most deprived in Warwickshire with 7 wards listed in the top 20% of the Indexes of Multiple Deprivation⁶. Two Super Output Areas⁷ (SOA) feature in the 10% most deprived in England. Half of the County's worst income deprived SOAs are also located in the Borough.
- 3.3.4 Local estate agents state that first-time buyers in the area accounted for only 16% of sales in 2004 and that they "seldom have a sufficiently large deposit to purchase a property, the resources to pay ongoing service charges on a flat, or the resources to enable them to pay ongoing maintenance costs" . . . on older properties, of which well over 55% (28,697) of current stock were built in or prior to 1964⁸. This can contribute to energy inefficient, poor quality housing.

3.4 Social Rented Housing

- 3.4.1 Reflecting the situation in the private housing sector, the Council's Housing Strategy reports that at April 2006 there were over 4,000 people registered on the Council's waiting list for rented accommodation. This compares with 2,830 people on the waiting list in July 2005 and 1,167 on the waiting list in 2000. Compounding the problem is the fact that the Council has sold 1,521 of its properties over the last 10 years through the Right to Buy. Since the 1980s this has resulted in an overall loss of 50% of the Council's stock, the majority of which were family sized housing.⁹

⁴ Land Registry Property Prices available at www.landreg.gov.uk/propertyprice/interactive/ppr_uualbs.asp?curpage=12&rq=1&datare.

⁵ Nomis Official Labour Market Statistics at <http://www.nomisweb.co.uk>.

⁶ Office of National Statistics available at <http://neighbourhood.statistics.gov.uk>, wards referred to: Abbey, Bar Pool (in 10% most deprived), Bede, Camp Hill (in 10% most deprived), Kingswood, Poplar, and Wem Brook.

⁷ A SOA is designed to improve the reporting of small area statistics and are increasingly being used for analysing neighbourhood data. Unlike statistics at ward level, they are far more consistent, as they more or less use the same numbers of people (1000 – 1500) in each SOA, unlike at ward level, where they can fluctuate between 100 people and 30,000 people.

⁸ Nuneaton and Bedworth Borough Council (2006) *Housing Strategy 2006-2008*, sections 2.2.5, 2.2.9 and Appendix 1.

⁹ *ibid*, sections 2.2.4 - 2.2.7.

4.0 WHAT IS AFFORDABLE HOUSING

- 4.1 The Nuneaton and Bedworth Borough Local Plan 2006 defines affordable housing as:
- a. Housing provided by an organisation—such as a registered social landlord or local authority—allocating on the basis of need. While such dwellings will normally be available for rent, they may also include subsidised home ownership, where a registered social landlord or local authority retain a continuing interest,

and
 - b. Low-cost market housing, helping to meet the needs of first time buyers, single people, the elderly and other low income households, who cannot afford to rent or buy houses generally available on the open market.
- 4.2 The definition is consistent with both Regional and County definitions. However, the definition of affordable housing no longer reflects that of Central Government's definition following the revision of PPG3. In PPS3 affordable housing is defined as
- “Social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It should:**
- **Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices**
 - **Include the provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.”¹⁰**
- 4.3 Annex B of PPS3 states that the Government no longer considers low-cost market housing as affordable. Reflecting this the Council will now only consider housing to be affordable if it is either Social Rented and/or Intermediate Housing.
- 4.4 While low cost market housing will not be accepted as part of the affordable housing provision it will be permitted where it forms part of the market element. This reflects the positive contribution low cost market housing can make to the overall housing mix.

5.0 TYPES OF AFFORDABLE HOUSING

- 5.1 Listed below are examples of housing types that comply with the definition of affordable housing outlined in paragraph 4.2. The list is not a comprehensive one. However, if an alternative does not adhere to the definition in paragraph 4.2 it will not be considered affordable. The products described below are at present the most common and accessible routes for providing and acquiring affordable housing.

¹⁰ Department of Communities and Local Government (DCLG) (2006) *Planning Policy Statement3: Housing*, Annex B, London, DCLG.

5.2 Social Rented:

- Social rented housing is predominately that which is owned and managed by Local Authorities or Registered Social Landlords. Guideline target rents for such properties are determined through a national rent regime set by the Government. Other persons may also provide social rented housing under equivalent rental arrangements in agreement with the Council. To access social rented housing applicants should be listed on the Council's and/or a RSL's housing register.

5.3 Intermediate Types:

Examples of Intermediate housing include:

- **Rented**
Rents for properties within this tenure are set at prices above those of social rented properties but below those that are privately rented.
- **Discounted Sale**
Discounted sale properties are sold to the purchaser with a discount on the market price. The discount is then passed onto a subsequent purchaser when the property is sold. Discounted sale properties are therefore always available at a set percentage below open market values.
- **Shared Equity**
Shared equity involves more than one party having an interest in the value of the home, such as an equity loan arrangement or a shared ownership lease. There may be a charge on the loan, as well as restrictions on price, access and resale.
- **Shared Ownership**
This is a form of shared equity under which the purchaser buys an initial share in a home from a housing provider, who retains the remainder for which a rent may be charged. The purchaser may buy additional shares (staircasing), and this payment should be recycled for more affordable housing. In most cases a purchaser may buy the final share (staircase out) and own the whole home. In such cases however the Council will expect arrangements to be in place so that the proceeds of the sale are recycled for the provision of more affordable homes or that buy back provisions are put in place.
- **HomeBuy**
There are three intermediate affordable home ownership products to enable social tenants, key workers and other priority first time buyers to buy a share of a home and get a step onto the housing ladder.
 - **Social HomeBuy**
Social HomeBuy is aimed at tenants renting from RSL's and Local Authorities who do not qualify for Right to Buy or Right to Acquire. The buyer can buy an initial minimum share of 25% at a discounted cost.

- *New Build HomeBuy*
Under this scheme the buyer purchases a minimum 25% share at a discounted rate and a housing provider holds the remainder of the equity. For this, the housing provider will charge a levy of between 2.75 % and 3%. The purchaser can buy additional shares as and when he/she can afford, but at market value.
- *Open Market HomeBuy*
This scheme is primarily aimed at key workers. The buyer is expected to raise finance to purchase at least 75% of the cost of home on the open market. Two equity loans, each worth around 12.5% of the home are available; the first is provided by the same lender the purchaser chooses for their conventional mortgage; the second is provided by Government and administered by a HomeBuy Agent – currently Mercian. 25% of the value of the home at the time of sale must be paid back to the housing provider.

- **Community Land Trusts (CLTs)**

CLTs are not for profit organisations that own land and property on trust for the benefit of the community. Residents can buy or rent a dwelling from the CLT. The CLT retains ownership of the land on which the dwelling sits but is leased on a long term basis to the resident. The CLT retains the right to buy the building back at a price defined by a resale formula.

- 5.4 To qualify as Intermediate housing the cost to the occupier (including service charges and buildings insurance) must be below the maximum affordability levels identified by the Council's Housing Division. Maximum affordability will be calculated on the basis of 30% of the median earnings of those living in Nuneaton and Bedworth. Latest figures suggest that the median household earnings of residents in Nuneaton and Bedworth is £23,374 (Annual Survey of Hours & Earnings (ASHE), National Statistics). For 2007 the maximum affordability level for intermediate housing in Nuneaton and Bedworth is therefore £584.35 per month. This figure will be reviewed on an annual basis.

6.0 WORKING WITH RSLs

- 6.1 Registered Social Landlords (RSLs) are organisations registered with the Housing Corporation. The organisations (Housing Associations, co-operatives and companies) are non-profit making, re-investing their surpluses to maintain existing homes and finance new development. RSLs are also seen as ensuring probity and fairness in the allocation of affordable housing and are an effective means of controlling initial and future occupancy. It is for these reasons that the Council supports the delivery of affordable housing through RSLs and is why it is the Council's preference that they should be involved in new housing developments.
- 6.2 The Council currently works closely with a number of RSLs, all of which have a history of successfully delivering affordable housing. The Contact details of the RSLs are listed in appendix A. When planning to work with an RSL, developers are encouraged to contact them as soon as possible.
- 6.2 Where developers choose not to use an RSL listed in appendix A or provide the affordable housing themselves, there will be a need to satisfy the Council that the

dwellings provided are affordable and that occupancy will be controlled to ensure initial and subsequent occupiers meet affordable need criteria. These requirements will be secured through a Planning Obligation.

7.0 THRESHOLD FOR DELIVERY OF AFFORDABLE HOUSING

- 7.1 Policy H3 of the Local Plan requires that on sites of 15 or more dwellings or 0.5 hectares or more irrespective of the number of dwellings a proportion should be affordable. The threshold of 15 dwellings is the gross number of dwellings i.e. the number of dwellings proposed in the final development.
- 7.2 PPS3 encourages the efficient use of land by developing at an appropriate density. In line with Policy H11 of the Local Plan developers will be expected to build at a density no lower than 30 dwellings per hectare. Building at a lower density as a means of falling below the threshold for delivering a proportion of affordable housing will not be accepted.
- 7.3 Development below a threshold of 15 dwellings or more or 0.5 hectares or more will also be required to provide affordable housing where it can reasonably be viewed to be part of a larger site that could be developed comprehensively. Piecemeal development of sites will not qualify for an exemption of a requirement to provide affordable housing.

8.0 PROPORTION OF AFFORDABLE HOUSING REQUIRED

- 8.1 In line with policy H3 of the Local Plan, where developments meet the identified threshold, 25% of the housing should be affordable. Where the proportion generates a fraction of a house the Council will round down where the fraction is less than 0.5 and round up where it is 0.5 or more (e.g. 25% of 17 dwellings is 4.25 dwellings which would be rounded down to 4 dwellings).
- 8.2 Where a developer feels that the provision of 25% affordable housing would render a development unviable the onus will be on the developer to demonstrate this. In doing so a financial appraisal of viability must be made available to the Council as part of pre application discussions. The appraisal should compare the gross development value of a scheme that would comply with the SPD with the cost of delivering that development i.e. the value of the site (not its purchase price or hope value), the development costs (construction costs, fees, s106 contributions etc) and the profit margin required by the developer. Standard development costs such as surveys, demolition, landscaping and flood prevention measures will not be accepted as abnormal development costs and therefore are not accepted as a reason for not providing affordable housing.
- 8.3 Developers should also take into account the requirements of the affordable housing policy, along with other planning obligation requirements when purchasing land. This will ensure that the price paid for the land is a reflection of its value as a result of the Council's Planning Policy. Where this is not done the financial costs associated with delivering planning obligations will have to be borne by the developer.

- 8.4 The Council will expect the 25% affordable housing to be delivered in tandem with the market housing and that all the affordable housing units are in place before 80% of the total development is completed.

9.0 LOCATION

9.1 On-site Provision

- 9.1.1 In line with PPS3 the Council will expect the affordable housing to be provided on the application site so that they contribute towards achieving a mix of housing.
- 9.1.2 The delivery of affordable housing on-site should be evenly dispersed throughout the development, or "pepper-potted". The ratio of 1 in every 4 dwellings for non-flatted homes is the Council's preferred spread. Where the development is a flatted scheme, an alternative distribution may be permitted for ease of management. Plans showing the locations of the affordable housing element should be provided to the Council in order to assess the dispersal of the properties.

9.2 Off-site Provision

- 9.2.1 Off site provision does not take advantage of the ability to create mixed and balanced communities and therefore is not the preferred option of the Council. In some circumstances off site provision may be acceptable as an alternative to on site provision however the developer will need to give sound planning reasons that outweigh the disadvantages of off site provision.
- 9.2.2 In situations where affordable housing is provided off site the Council will expect the developer to find a suitable alternative location available for development. The site should be located where affordable housing would make a positive contribution towards the development of mixed communities within the Borough. Both sites should be developed in tandem.

9.3 Commuted Sum

- 9.3.1 A financial contribution in lieu of on site provision (a commuted sum) is the least preferred option. Where it is used the level of contribution must be sufficient to enable the delivery of housing that will meet local need. The contribution expected will be based on the affordable housing that would have been built on the site, the details of which should be agreed with the Planning Officer, in conjunction with the Council's Housing Strategy Team. The commuted sum will be calculated using the Housing Corporation's Total Cost Indicators which estimate the norm total cost of providing different types of housing in different parts of the country.
- 9.3.2 As an alternative to the construction of new build properties commuted sums may be used to purchase and refurbish existing properties within the Borough. Alternatively the money may be banked until sufficient funds are available to purchase land and/ or finance a scheme that will deliver affordable housing. Any money collected from developers will be placed in a specific housing fund administered by the Housing Division. If a commuted sum is not spent within 10

years the money will be returned to the payee with the accrued interest. Payments will only be used to provide affordable housing in Nuneaton and Bedworth.

10.0 FORM AND SIZE

- 10.1 Affordable housing built in the Borough should be of a form and size that reflects local housing need. The Housing Strategy 2006-2008 currently identifies a particular need for 2 + bedroom family accommodation, taking the form of houses rather than flats. The affordable housing provided should be of a size that complies with Housing Corporation standards and the number of bedrooms in the affordable dwellings should, as a minimum, be reflective of the wider scheme being built.

11.0 DESIGN

- 11.1 The Council expects all new housing developments to be high quality in terms of design. This applies as equally to affordable housing as it does market housing. Cross reference should therefore be made to policy H12 of the Local Plan and the Council's Residential Design Guide and Car Parking Standards SPG.
- 11.2 All dwellings should be designed on the basis of tenure neutrality. The affordable dwellings within a scheme should therefore be indistinguishable from the market dwellings.
- 11.3 Schemes seeking funding from the Housing Corporation or involve the acquisition and management of stock by an RSL must meet the Housing Corporation's Design and Quality Standards (previously Scheme Development Standards). Even where a RSL is not involved and no funding is sought the Council will use the standards as a benchmark in assessing the quality of a proposal. The standards relate to; the external and internal environment of a dwelling; accessibility; safety and security; energy efficiency; and maintainability, durability and adaptability and are based on a principle of good quality housing that meets identified needs. Design and access statements submitted by a developer with their planning application should demonstrate how these standards will be met. The Council will also encourage developers to build to Lifetime Homes standards. This will provide adaptable living accommodation that allows people to stay in their home as their circumstances change.

12.0 FINANCE

12.1 Social Housing Grant

- 12.1.1 Social Housing Grant is allocated in line with the Regional Housing Strategy and is funded by Government. Part one of the grant funds Local Authority housing stock improvements and helps Local Authorities address the housing needs of the vulnerable. Part 2 funds the delivery and construction of social and affordable housing.

- 12.1.2 The Housing Corporation is the national government agency that distributes the Social Housing Grant to RSLs, through the National Affordable Housing Programme (NAHP). Traditionally, the Corporation has only worked with RSLs. However, as of the 2006/08 bidding round funding is now also available to private developers.
- 12.1.3 The Housing Corporation will also consider funding S106 sites. However such funding will only be possible if early dialogue takes place, different tenures are properly integrated into an application site, and if additional affordable housing is delivered above that required by the Local Plan or would otherwise be built without Social Housing Grant. Bid applications should also conform to the Regional Housing Strategy, show value for money and be of high quality design.
- 12.1.4 Developers should not assume that funding from the Housing Corporation will be available and should therefore consider how the requirements of the affordable housing policy can be met with or without subsidy.

12.2 Council Assets

- 12.2.1 The Council is committed to facilitating the delivery of quality affordable homes for its residents through partnership working with RSLs, private developers and the Housing Corporation. The Council will therefore invest capital receipts from land sales and Right to Buy to deliver additional affordable housing. Where possible it will also sell at below market value or transfer at nil cost suitable land for the provision of affordable housing. In such circumstances the Council will expect to be given nomination rights on the occupation of the dwellings.

13.0 SECURING AFFORDABLE HOUSING

- 13.1 A planning obligation, also referred to as a S106 agreement, is an agreement between a developer/ landowner and the Local Planning Authority or a unilateral undertaking by a developer. Planning obligations run with the land and are therefore enforceable against the original person signing the agreement and anyone acquiring an interest in the land.
- 13.2 The Council will use planning obligations to secure the provision of affordable housing and ensure it is delivered and occupied as intended. Planning obligations will therefore be used to address the following matters:
- The number, size and location of affordable dwellings on a site
 - Trigger points for the stages of construction and occupation of the affordable housing element of a development or payment of a commuted sum
 - Timing and conditions for the transfer of land/ dwellings to an RSL
 - Design standards
 - Nomination agreements
- 13.3 The specific details of each planning obligation will be drawn up on a site by site basis. However to speed up the process a model agreement has been drawn up and is available at appendix B.

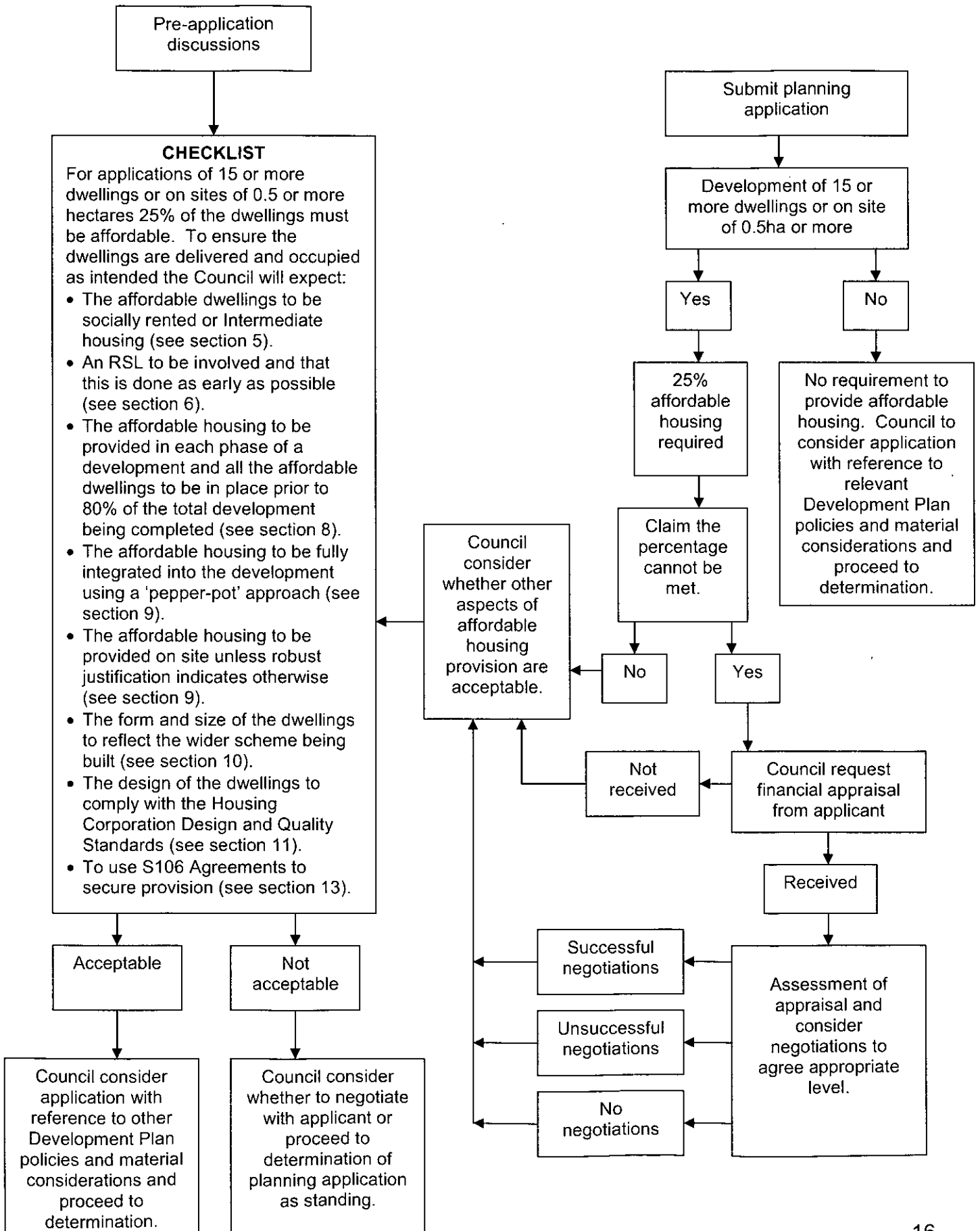
14.0 PRE-APPLICATION DISCUSSIONS

14.1 The Council's approach to pre-application discussions is outlined in the Nuneaton and Bedworth Borough Council Statement of Community Involvement and the Development Control Service Charter 2007. The Council recommends that developers engage with staff in the Planning Department and Housing Strategy Team early in the planning process so that the matters listed below can be addressed and agreed prior to the submission of a planning application.

- Number of affordable dwellings in a scheme and what this is as a proportion of the total number of dwellings
- Financial appraisal (where 25% affordable housing not proposed)
- Tenure of the affordable housing
- For each tenure type the number of dwellings of different sizes (number of bedrooms)
- Weekly cost to the occupier including service charges
- Mechanism for ensuring affordability
- Evidence of compliance with Housing Corporation Design and Quality Standards and Lifetime Homes
- Any discussions with RSLs
- Draft Section 106.

14.2 The general route the Council will follow in delivering affordable housing through the planning process is illustrated in figure 1.

Figure 1: Flow Chart Showing Route Used to Deliver Affordable Housing Through Policy H3 of the Nuneaton and Bedworth Local Plan 2006.



15.0 MONITORING

- 15.1 Monitoring is an important part of the Planning system. It enables the Council to measure the success of its affordable housing policy and this SPD. Reporting in an Annual Monitoring Report (AMR), to be published in December of each year, the outcomes of the document will be assessed through indicators that include:
- The number of affordable housing completions and the amount under construction and with planning permission
 - Size and tenure of the affordable dwellings delivered
 - Location
 - Density
 - Number of sites meeting the threshold for affordable housing

16.0 REVIEW

- 16.1 This SPD has been written to supplement policy H3 of the Nuneaton and Bedworth Local Plan which under the provisions of the Planning and Compulsory Purchase Act 2004 is saved until June 2009. Unless the findings of the AMR prompt an earlier review, the SPD will be reviewed when a replacement affordable housing policy is prepared through the Council's work on its Core Strategy. The timetable for the production of the Core Strategy is outlined in the Nuneaton and Bedworth Local Development Scheme which is available to view online at www.nuneatonandbedworth.gov.uk.

17.0 CONTACTS

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GLOSSARY

Affordable Housing: Social rented and intermediate housing provided to specified eligible households whose needs are not met by the market. It should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices
- Include the provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

Annual Monitoring Report: Assesses the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.

Design and Quality Standard: The Housing Corporation's requirements and recommendations for all housing projects which receive Social Housing Grant and is a guide for RSLs and their partners.

Housing Corporation: The non-departmental public body (quango) that funds new affordable housing and regulates Housing Associations in England.

Housing Need: Experienced by households who are unable to access suitable housing without financial assistance.

Intermediate Housing: Housing at prices or rents above those of social-rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rent (i.e. rents above social-rented level but below market rents). Intermediate housing differs from low cost market housing (which the Government does not consider to be affordable housing).

Lifetime Homes Standards: Design features that ensure a new house or flat will meet the needs of most households, offering flexibility and adaptability for most if circumstances change.

Local Development Framework: A portfolio of Local Development Documents, consisting of Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement, Local Development Scheme, and the Annual Monitoring Report. Together they provide the framework to deliver a spatial planning strategy for a local authority area.

Market Housing: Private housing for rent or for sale, where price is set in the open market.

Pepper-potted: Distribution of tenures within a development.

Registered Social Landlord: Non-profit making organisations which plough back any surplus funds into maintaining, improving and building new accommodation. RSLs must register with the Housing Corporation.

Saved Policies or Plans: Existing adopted Plans are saved for three years from the date of commencement of the Planning and Compulsory Purchase Act 2004. Any policies in

old style development plans adopted after commencement of the Act will become saved policies for three years from their adoption or approval.

Section 106 (also known as Planning Obligation): A mechanism under the 1990 Town & Country Planning Act whereby planning authorities require developers to make a contribution towards affordable housing or other public facilities such as open spaces, reflecting the wider impact of the new private housing development.

Shared Equity Housing: A scheme that allows a buyer to have a majority financial stake in the property with the remaining share retained by a second party.

Shared Ownership Housing: A scheme for those who cannot afford to buy a home outright, allowing the buyer(s) to pay part mortgage and part rent.

Social-rented Housing — Rented housing owned by primarily by Local Authorities and Registered Social Landlords for which guideline target rents are determined through the national rent regime, set out in the 'Guide to Social Rent Reforms' published in March 2001. The definition also includes rented housing owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the Local Authority or funded with grant from the Housing Corporation.

Sub-regional Housing Market Areas: Geographical areas within which there are clear links between where people live and work. These areas can be defined by patterns of household movement and are influenced by factors such as proximity to family, friends, employment, education and other facilities. Housing Market Areas are likely to operate across local planning authority boundaries.

Sustainability Appraisal: A tool for appraising policies to ensure they reflect sustainable development objectives i.e. social, economic and environmental factors.

Sustainable Community Plan: Document prepared by a Local Authority in partnership with other public, private, voluntary and community sectors. The aim of the document is to improve the social, environmental and economic well being of the area.

Appendix A: RSL Contact Details

Bromford Housing Group

Unit C28
Holly Farm Business Park
Kenilworth
Warwickshire
CV8 1NP
Telephone: 01926 485378

Jephson Homes

Unit 2 Jephson Court
Tancred Close
Queensway
Leamington Spa
CV31 3RW
Telephone: 01926 457827

Matrix Housing Group

178 Birmingham Road
West Bromwich
B70 6QD
Telephone: 0121 500 2300

Midland Heart

PO Box 160
Whitley Village
Coventry
CV3 4HZ
Telephone: 07733 355880

Orbit Housing Association

Garden Court
Binley Business Park
Coventry
CV3 2SU
Telephone: 024 7643 8094

Waterloo Housing Association

Boldmere Road
Sutton Coldfield
West Midlands
B73 5TJ
Telephone: 01827 711105

Zenith Development Partnership

1st Floor Peel Place
50 Carver Street
Hockley
Birmingham
B1 3AS
Telephone: 0121 233 0110