

**PLANNING COMMITTEE**  
**26<sup>th</sup> April 2017**

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN  
RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS  
PRESENTED TO MEMBERS

## Agenda Item 8

### REVISION OF HOW CORE STRATEGY AFFORDABLE HOUSING POLICY IS APPLIED.

At the Members workshop on 19<sup>th</sup> April there was general agreement on the revised approach. An amended table of the revised approach is below. It includes some of the suggested changes put forward by the Strategic Director for Regeneration Housing Resources at paragraph 5.23. It also clarifies what is proposed.

There are three key elements of the provisions – (1) developer building affordable homes; (2) financial contributions for the Council to build or fund affordable homes and (3) viability assessments. Within (1), building homes, there are two tiers – the overall percentage of affordable housing (total column) and the tenure split (rent/Intermediate) expressed by % of total and, in the ‘split’ column, by proportion of affordable housing. In addition each of the two tenures can be split – this detail is not in the table but see below.

The full wording of how affordable housing policy is to be applied will be incorporated in a revision of the Developers Guide which will be presented to a future Planning Committee for adoption. Detail of some of the items in the table are as follows :

Rent : - Comprises a combination of Slough Affordable Rent (social rent) and Slough Living Rent as defined at para 5.22.

#### Slough Affordable/Living Rent split :

*Within* the 25% Rent category the minimum amount of Slough Affordable Rent (social rent) would be as below. A greater proportion will be requested if required by the Housing Department.

Greenfield Sites : Minimum of 40%

Brownfield Sites : Minimum of 25%

#### Intermediate Housing

To comprise Shared Ownership and potentially Rent to Buy. No specific split proposed at this stage. Further details will be in Developers Guide. Both of these are ‘ownership’ based tenures. If the Government introduce Starter Homes the Council has the option of including them within this category rather than reducing the rent category.

#### Viability assessments for brownfield sites :

The tenure split regarding the 25 % and 35% categories would be in line with the figures in the ‘split’ column below.

|          | Site Size/Provision                           | Current |  | Proposed |   | Split of tenure                           |
|----------|---|---------|--|----------|---|---|
|          |   | Total   | Tenure/Detail  | Total    | Tenure/Detail   |   |
| <b>1</b> | <b>Building Homes</b>                         |         |  |          |   |   |
|          | 25 to 69 new homes                            | 30%     | Social Rent  | 30%      | 25% Rent<br>5% Intermediate   | Affordable Housing split 80/20            |
|          | 70 or more new homes                          | 40%     | Social Rent 30%<br>Other Aff Hsg 10%   | 40%      | 25% Rent<br>15% Intermediate  | Affordable Housing split 60/40 approx     |
| <b>2</b> | <b>Financial Contributions</b>                |         |  |          |   |   |
|          | 15 to 24 new homes                            | -       | Schedule of rates  | -        | Revise the schedule of rates to reduce cliff edge at 15 units and refine the rates so that they are more likely to be workable in terms of viability of 15 or more units          |   |
|          | 25 plus new homes - Exceptional circumstances | -       | Financial contribution in lieu of the developer building new affordable homes on site. | -        | Retain policy. Apply when it benefits the Council compared to on-site affordable housing provision.   |   |
| <b>3</b> | <b>Viability Assessments</b>                  |         |  |          |   | <b>Thresholds</b>                         |
|          | Viability Assessments                         | -       | Requested if % less than policy target.  | -        | Retain policy with caveat :.<br>Set lower target for brownfield sites i.e. no need for assessment provided developer proposes affordable housing at a specified level. See right. | 25-69 homes – 25%<br><br>70 + homes – 35% |