

## **Interim Supplementary Planning Guidance Note**

### **The Status of this Guidance**

This Supplementary Planning Guidance note was approved by the Council on 3 September 2003 for development control purposes.

This document outlines the methodology agreed by Lewes District Council and used in recent years to calculate requirements. Financial aspects maybe reviewed from time to time and users are advised to check that they have up to date costs with the Planning Department.

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# **Interim Supplementary Planning Guidance note on the provision of affordable housing as part of new residential development**

## **Foreword**

Since the Council's draft Supplementary Planning Guidance (SPG) on the provision of affordable housing was published for consultation in May 2003, two consultation papers have been published by the Office for the Deputy Prime Minister in relation to affordable housing. Namely they are:

- Planning Policy Guidance Note 3 Housing Supporting the delivery of new housing
- Planning Policy Guide Note 3 Housing influencing the size, type and affordability of housing

(Both can be seen on the ODPM website at [www.odpm.gov.uk](http://www.odpm.gov.uk))

The consultation period for the two documents is until 31 October 2003. The comments received will then be considered by the ODPM. Therefore, it is unlikely that a final version of the revised Planning Policy Guidance Note 3 (Housing) will be published until at least spring 2004.

In the meantime, in order to provide some guidance to developers and the local community on the approach to be taken by Lewes District Council in relation to affordable housing, this Interim SPG has been approved by the Council for development control purposes.

Once the PPG3 has been finalised, the SPG will be reviewed and amended, if necessary.

# The provision of Affordable Housing as part of new residential development

## 1 Background

- 1.1 Traditionally affordable, or social housing, has been provided by local authorities and latterly by housing associations, using Housing Corporation and Local Authority funding. Since the early 1990's the planning system has been required to ensure that developers of large sites provide a proportion of affordable housing on suitable sites.
- 1.2 The key role the planning system plays in enabling the provision of affordable housing has been reinforced by planning policy guidance, particularly Planning Policy Guidance Note 3 (Housing) and in Regional Planning Guidance (RPG9).
- 1.3 The planning framework for enabling the delivery of affordable housing is the Lewes District Local Plan, adopted in March 2003.
- 1.4 The adopted Lewes District Local Plan will guide development in the District up to 2011. One of the objectives of the Plan is to provide an adequate supply of housing within the District, both general market and "affordable" housing to provide accommodation for local people who cannot compete in the general housing market. The policies in the Local Plan have developed this objective by seeking the provision of "affordable" housing both as an exception to normal planning policies and through the inclusion of an element of such housing on sites allocated for residential development in the Local Plan and on unidentified sites (i.e. sites within planning boundaries which were not specifically allocated for residential development in the Plan). See **Appendix 1** for appropriate policies from the Local Plan.
- 1.5 This Supplementary Planning Guidance (SPG) gives detailed guidance to landowners, developers, parish and town councils, Registered Social Landlords and the public as to how the Council intends to apply its affordable housing policies.
- 1.6 The guidance is designed to bring to the attention of developers/landowners, as early as possible, the fact that planning obligations will be sought and conditions will be imposed as part of the planning application process in order to achieve affordable housing as part of new residential development. Negotiations will be encouraged to start early in the development process in order that the "cost" of providing affordable housing can be built into the land purchase price and development costs.
- 1.7 This Supplementary Planning Guidance does not consider specifically the Key Worker issue and likely initiatives to address the issue. Further work is being undertaken by the Council on this issue and it will be considered separately to the more general affordable housing issue that is addressed in this Guidance.
- 1.8 This Supplementary Planning Guidance does not address the detailed implementation of small scale development outside development boundaries in

rural areas solely for local need. Some of this guidance is applicable, but further information about such 'rural exception' developments is obtainable from the address on page 1.

- 1.9 It is intended that the SPG will be reviewed on a regular basis to reflect the latest housing needs and costs within the District.

## **2 Need for Affordable Housing**

- 2.1 House prices have risen significantly in Lewes District in the last five years. Between 1997 and 2002 the average price of a semi-detached home has increased 118% from £63,300 to £151,300.
- 2.2 In addition, within Lewes District, and indeed East Sussex, the gap between house prices and earnings within the area means that access to affordable owner-occupied housing is severely restricted for a substantial minority of local households. For example, in 2001 the average price for a semi-detached house in the County was equivalent to 5.2 times average gross earnings for full time male employees (source HM Land Registry New Earnings Summary 2000). Major lenders are generally prepared to offer a mortgage equivalent of 3.5 times a single salary or 2.75 times the combined salary for a couple. This means that first time buyers find it increasingly difficult to enter the housing market unless they have well above the average earnings and/or are able to pay a large deposit to reduce their borrowing requirement.
- 2.3 The limited stock of social housing and inadequate levels of capital investment in additional social housing provision means that there is a serious shortage of secure and affordable accommodation to rent. The development of new social housing since 1991 has been offset by the continuing loss of council housing through the 'right to buy'.
- 2.4 A shortfall in affordable housing has implications for both the economy and social structure of the area. A lack of affordable housing means that many employers have problems in attracting and recruiting staff to key sectors such as teachers, nurses and the less well paid jobs, for example in the service sector. The social structure of communities is also affected as young people; in particular, often need to move away from the area in which they have been brought up. This results in the loss of the family ties and social balance in many communities, particularly the rural ones.

## **3 Evidence of the Need for Affordable Housing**

- 3.1 A Housing Needs Survey was commissioned by the Council's former Housing Policy Committee in spring 1998. Although the survey was based only on a sample of 1000 interviews with owner occupiers, private rented sector tenants and housing association tenants (which were weighted to take account of tenure distribution); the results give a clear indication of the scale of the housing need within the District. Indeed, taking into account the Council's Housing Register and Transfer Waiting list it is apparent that the findings of the Housing Needs Survey is an underestimation of the actual need that is being experienced within

the District. Despite the Housing Needs Survey now being several years old there have been no significant changes in the circumstances within the District. However, the Council is committed to undertake a new Housing Needs Survey during 2003.

- 3.2 The Survey forecasted that over the three year period from 1998-2001 there would be 1090 households in need of affordable housing. However, it was estimated that the local authority, and other Registered Social Landlords (RSLs) should be in a position to meet some of this demand through re-lets, rationalisation of existing properties and tenancies and other initiatives such as 'living above the shop'. It was estimated therefore that the supply of affordable housing which would come 'on stream' within the three years period 1998-2001 would be around 840 units of accommodation. Thus the shortfall between demand (1090 dwellings) and supply (840 dwellings) was 250 over the period 1998-2001. This is an average of 83 dwellings per annum. Therefore, based on the findings of the Housing Needs Survey it has been estimated that between 2001 – 2006 (the first phase of housing allocations in the Lewes District Local Plan) the housing need within the District for subsidised affordable housing will be in the region of 415 new dwellings (i.e. 83 x 5)
- 3.3 The Housing Needs Survey also revealed that a proportion of need could be met through affordable provision other than social housing i.e. low cost market housing.
- 3.4 In accordance with government guidance the housing needs survey will be updated in 2003/2004.

## **4 Interpretation of Policies**

### **Definition of 'Affordable' Housing**

- 4.1 The Department of the Environment, Transport and the Regions Circular 6/98 states that 'affordable housing' encompasses both subsidised and low-cost market housing available to people who cannot afford to rent or buy houses generally available on the open market.
- 4.2 For the purposes of this SPG affordable housing is that provided, with private or public subsidy, for local people who are unable to meet their housing needs in the local housing market because of the relationship between housing costs and incomes. Because of the high house prices and rents relative to income in the District, all the need for affordable housing will only be met through subsidised schemes.
- 4.3 **Rented housing** is aimed at people whose incomes are such that without some form of subsidy they would not be able to house themselves. The rent levels for the affordable housing provided by the RSL's will be subject to Housing Corporation controls. Exceptionally, when an RSL or Council does not manage a scheme the rent levels should be no more than those charged by a RSL.

## **Shared Ownership**

- 4.4 Shared ownership housing provided and controlled by a RSL enables occupiers to part-buy and part-rent the property. As a household achieves more disposable income a greater share of the property can be purchased.
- 4.5 Provided there is no public subsidy involved then occupiers cannot staircase to full ownership. This means that subsequent benefits would be retained for future occupiers.
- 4.6 There is a statutory obligation for RSL's to reinvest the proceeds of stair casing in relation to shared ownership, either by the provision of more shared ownership's or housing for rent. To avoid the Housing Corporation clawing back the grant element extra provision must be made within a 3 year period.
- 4.7 **Low cost housing** for sale or rent is for people whose incomes, whilst not being sufficient to buy or rent in the open market, can afford housing at a discounted price. Such accommodation could include some form of shared equity housing or low cost homes for sale at a discount by the developer, i.e. the property must be made available at a minimum market cost. This cost obviously varies considerably depending upon type of property and location within the District. Also, it is subject to fluctuations in the housing market. However, it is accepted by the Council that low cost housing cannot be retained in perpetuity as affordable accommodation. Therefore, the Council will generally wish to negotiate for other forms of affordable housing which will achieve the Council's objective of providing affordable housing in perpetuity.

## **Definition of 'Housing Need'**

- 4.8 "Housing Need" is identified as households with a defined housing need on the Council's (or Registered Social Landlords) Housing Register or Transfer Waiting List or in need of alternative accommodation on the Council's Transfer list.

## **The Definition of 'Local'**

- 4.9 In accordance with Circular 6/98 the general interpretation of 'Local' in terms of the Local Plan policies is:
- (a) residents of the Lewes District, or;
  - (b) people employed within the Lewes District, or;
  - (c) people with local connections, e.g. immediate family living within the Lewes District.

## **Where the Affordable Housing would be provided**

- 4.10 In accordance with Government guidance, to encourage the creation of mixed and balanced communities, the Council expects affordable housing to be

provided on site as part of the residential development.

- 4.11 Very exceptionally, where a housing need exists, a site is suitable for affordable housing and both the developers and Local Planning Authority consider provision would be better met elsewhere, a financial contribution to off-site provision may be an acceptable alternative. Arrangements to secure this will be sought through a legal agreement before planning permission is granted. Such an approach accords with Circular 6/98.

## **5 The Mechanisms for Delivery**

### **General**

- 5.1 The policy requirement to provide affordable housing places an onus on the developer and/or landowner of a site to consider its provision prior to the sale or acquisition of a site. The Council will normally negotiate for the provision of affordable housing to be included prior to a planning application being submitted.
- 5.2 In accordance with Circular 6/98 affordable housing can be provided in two ways, namely:
- (a) negotiation for an element of such housing both on sites allocated in the Local Plan and on unidentified sites (known as "windfall sites") within the Planning Boundaries of existing settlements; or
  - (b) as an exception to normal countryside constraint policies some land may be released for affordable housing on the edge of rural settlements. This approach is not covered by this SPG. However, the appropriate policy is included in **Appendix 1**.
- 5.3 As seen from para 3.2, it is estimated that between 2001-2006 there will be a housing need for around 415 subsidised houses. Therefore, in order to meet the identified housing about one third of the housing to be built up to 2006 would need to be affordable. The Council has, however, accepted that it would be unrealistic, and too onerous a requirement on landowners/developers to require such a high proportion of new housing to be affordable. However, it is felt that there is a strong justification for seeking to meet a high proportion of the housing need through negotiating with developers/landowners for 25% of development of both allocated and unidentified sites to be for affordable rented housing. In addition, the provision of low cost market housing will also be encouraged.
- 5.4 Circular 6/98 stipulates that within housing developments of 25 or more dwellings, or residential sites of 0.8ha hectare or more, the local authority should set indicative targets for the amount of affordable housing to be provided within a specific suitable site. Therefore, this threshold will apply to the settlements of Newhaven, Peacehaven/Telscombe Cliffs/East Saltdean and Seaford. However, it continues by stating that where local authorities can justify exceptional local circumstances a lower threshold can be adopted.

- 5.5 The need in Lewes, in particular, will be difficult to meet because of the strong environmental constraints such as the Sussex Downs Area of Outstanding Beauty/ proposed South Downs National Park and the floodplain, which limit outward expansion of the town. In addition, property prices are considerably higher in Lewes than comparable property in the coastal towns. As a result, Ringmer has a close relationship with Lewes in terms of providing for some of the town's needs as well as its own. Consequently it is considered, within the settlements of Ringmer and Lewes, these exceptional local circumstances justify the need to lower the threshold at which an element of affordable housing will be sought down to 15 dwellings or more or residential sites of 0.5ha or above. The lower threshold also applies to all the other smaller settlements. This differential approach was endorsed by the Inspector at the second Lewes District Local Plan Inquiry.
- 5.6 The thresholds shall apply when a site is subdivided, provided that cumulative capacity exceeds the threshold.
- 5.7 **Appendix 2** of this Paper summarises the thresholds within each Town/Parish.
- 5.8 On all schemes, however, consideration will be given to whether the provision of affordable housing would prejudice the realisation of other planning benefits that may be secured by the development of the site. Only the most exceptional other planning benefits will justify not providing the affordable housing requirements of this guidance.

## **6 The formula for calculating developer contributions for affordable housing**

### **Methodology**

An assessment of the affordable housing requirement will need to be made before carrying out the calculation. Normally, the requirement for affordable housing is 25% of the overall scheme

### **On Site Provision**

- 6.1 The funding of affordable housing is very complex and is subject to regular reviews and changes. The Council will use the **Rental Stream Approach** as a basis for achieving affordable housing. This is based on the actual borrowing ability of a Registered Social Landlord using the net rent of the acquired affordable unit to fund a loan. Under this approach the developer sells the affordable unit for the same amount as the loan, thus ensuring that there is no need for external funding or public subsidy. However, it is recognised that the increasing number of variables now involved in setting rent/grants means that the calculations are only a broad assessment of the current funding position and are, not an exhaustive analysis of cost/funding information. Therefore, the approach and calculations detailed in **Appendix 3**, give an indication of the basis on which any schemes will be negotiated, although they will be subject to assessment on an individual basis. The table will be regularly reviewed to reflect the changing Housing Corporation data.

- 6.2 **Appendix 4** shows an example of how the rental stream approach will work.
- 6.3 **Off-Site Provision** – Circular 6/98 advises that affordable housing should normally be provided on site. However, exceptionally it can be provided off-site or through a financial or other contribution towards affordable housing provision.
- 6.4 Where off-site provision is considered preferable by all parties, the affordable housing should be located in the same or adjoining town or village to address the immediate local need. The site identified as suitable should be in the ownership/control of the developer. The same calculations will be used as in **Appendix 3**.
- 6.5 **Commuted Payments for off-site provision** – A commuted payment will need to cover the purchase price of land, infrastructure and service costs, construction costs and administration fees needed to provide the required amount of affordable housing. The calculation of the commuted sum will depend on the size and type of housing being built, and the agreed number of units to be provided. The commuted sum should be paid before development on the original site commences. The Housing Corporation Total Cost Indicators (TCI), as seen in Appendix 3, will form the basis for the commuted sum sought.
- 6.6 In all cases of commuted payments if the financial contribution has not been used to provide affordable housing off-site within a period of 5 years from its receipt then the monies will be repaid to the developer.

## 7 **Other Planning Considerations**

- 7.1 **"Pepper potting"** - It is desirable that affordable housing is spread throughout any new housing development in order to achieve a mixed and balanced community (in conformity with PPG3). In terms of management such an approach is generally achievable by RSLs. The Council will seek, therefore, the "pepper potting" of affordable housing units within the overall development.
- 7.2 **Minimum design standards** – minimum Housing Corporation design standards will be sought whether provision is made either on site or off site. The minimum design standards sought by the Council are shown at Appendix 5. These will be updated in line with current Housing Corporation standards.
- 7.3 **Use of Section 106 Agreements** – Planning agreement and obligations (S106 agreements) will be applied to any planning permission, where affordable housing is sought in order to ensure that the affordable housing is provided as approved, and occupied as intended. When an RSL has been identified the District Council will seek to involve the RSL when drafting the Section 106 Agreement
- 7.4 The Section 106 agreement may include clauses setting out requirements with regard to the following issues:-
- The mix of affordable housing types and sites sought as part of the development

- The location and distribution of affordable housing within the development site.
- Occupancy criteria for the proposal.
- The minimum design standards required for affordable housing units.
- The timing of the construction and the occupation of the land or affordable housing element in relation to the development of the whole site.
- The timing and conditions for the transfer of the land or affordable housing to a Registered Social Landlord.
- The arrangements regarding the future affordability, management and ownership of the affordable housing.

7.5 **Future Management of Management of Scheme(s)** - In order to ensure that the affordable housing will genuinely fulfil its purpose the Council will negotiate appropriate conditions and planning agreements especially where a Registered Social Landlord (RSL) is not involved at the outset. However the availability in perpetuity of affordable housing in certain parts of the District cannot be guaranteed because tenants of registered social landlords will enjoy the right to purchase properties in all but the designated rural parishes. These are: Barcombe, Beddingham, Chailey, Ditchling, East Chiltington, Falmer, Firle, Glynde, Hamsey, Iford, Kingston, Newick, Piddinghoe, Plumpton, Ringmer, South Heighton, Southease, St Ann Without, St John Without, Streat, Tarring Neville, Westmeston and Wivelsfield. In addition, tenants in shared ownership schemes in settlements with a population of less than 3000 people cannot buy more than 80% of the ownership.

## **8 Monitoring the provision of affordable housing.**

8.1 The provision of affordable housing will be monitored as part of the Council's annual monitoring of residential development. This is undertaken on 1<sup>st</sup> April each year and is set out in its "Housing Land Availability in the Lewes District: Annual Monitoring Report"

## **9 Statement of Consultation**

9.1 The draft Supplementary Planning Guidance was published in May 2003 for a six week consultation period.

9.2 Over 100 bodies/organisations were consulted directly. These included town/parish Councils, House Builders Federation, Registered Social Landlords and other bodies involved in the provision of accommodation. In addition, the draft SPG was available on the Council's web site.

9.3 In total some 10 responses were received, some of them very detailed. All the responses were considered and where appropriate the draft SPG amended accordingly.

9.4 The Council Cabinet on 3 September 2003 approved this revised interim version of the SPG for development control purposes.

# **APPENDICES**

## **Lewes District Local Plan (adopted 2003): Policies on Affordable Housing**

### **Affordable Housing**

**RES9 Affordable housing will be sought within proposals for housing development where there is a demonstrable current need in the locality. The amount sought will depend on the following:**

- (a) the level of need in the locality**
- (b) site size and suitability**
- (c) the location of the site in relation to services**
- (d) site development costs**
- (e) the need not to prejudice other planning objectives of the development scheme**
- (f) the aim of achieving a successful housing development including factors such as housing mix and, where applicable, subsequent management of the scheme.**

**On allocated sites within the planning boundary, the Council will seek provision of affordable housing in accordance with the target figures set out in Policy RES2.**

**On sites not specifically allocated but within the planning boundary, the Council will seek provision as follows:**

- (i) in Newhaven, Seaford and Peacehaven and Telscombe, within housing developments of 25 or more dwellings (or sites of 0.8ha or more).**
- (ii) In all other settlements within housing developments of 15 or more dwellings (or sites of 0.5ha or more).**

5.22 There is a shortfall in the District of affordable housing to meet local needs and this is a material planning consideration. The Housing Needs Survey conducted in the District in 1998 indicates that in the order of 415 affordable dwellings (or an average of 83 units per year) will be needed between 2001 and 2006. Subject to monitoring and review, a similar number is expected to be needed in Phase 2 of the plan. On existing levels of need the target is that 25% of all housing from new building and conversions should be affordable.

5.23 Affordable housing can be achieved through the Local Plan

- by negotiation for an element of such housing on both allocation sites and on unidentified sites or
- as an exception to countryside constraint policies where land may be released for affordable housing at the edge of a settlement.

- 5.24 As evident from Policy RES2, it is estimated that about 296 affordable dwellings will be achieved on allocated sites between 2001 and 2006. The balance will be sought through negotiation with developers of unidentified sites, according to the criteria in Policy RES5.
- 5.25 Affordable housing comprises both low cost market housing and subsidised public or private housing for rent, sale and shared ownership. Because of the high house prices and rents relative to incomes in the District, most of the need for affordable housing will only be met through subsidised schemes involving a registered social landlord.
- 5.26 Planning permission will normally be subject to arrangements being in place to secure that such housing should remain affordable for second and subsequent occupiers.
- 5.27 In addition to new development, the conversion of large houses and other buildings and the bringing into use of vacant dwellings and space above shops are also expected to contribute to meeting the need for affordable housing.
- 5.28 The need for affordable housing in Lewes, and the rural areas, in particular will be difficult to meet because of the strong environmental constraints such as the Sussex Downs Area of Outstanding Natural Beauty (and the proposed National Park designation). The floodplain in Lewes, also limits any outward expansion of the town. As a result, Ringmer has had a satellite relationship with Lewes in terms of providing for some of the town's needs as well its own. The flooding of October 2000 necessitates improvements to flood defences before otherwise suitable sites can be developed. Consequently, it is considered that there are exceptional circumstances which warrant the negotiation of affordable housing at a lower threshold of 15 dwellings on allocated and unallocated sites in Lewes, Ringmer and the other settlements (with the exception of Newhaven, Peacehaven and Telescombe and Seaford which are subject to a higher threshold). *From April 2007 this higher threshold does not apply.*
- 5.29 Policy RES9 will not apply to open market housing intended to meet special housing needs such as sheltered housing. *From April 2007 the policy applies to all such housing.*
- 5.30 In order to encourage the creation of mixed and balanced communities, the Council expects affordable housing to be provided as part of the residential development of particular sites. Exceptionally, however, where a current need exists, a site is suitable for affordable housing and both the developer and Local Planning Authority consider provision would be better met elsewhere, a contribution to off-site provision may be an acceptable alternative. Arrangements to secure this will be sought before planning permission is granted.
- 5.31 Further guidance, including preferred management arrangements will be provided through Supplementary Planning Guidance on Affordable Housing. The Council will monitor needs and provision annually. The Supplementary Planning Guidance will be reviewed accordingly so that it reflects the Council's Housing Investment Programme and the outcome of any more detailed assessments of housing needs for each of the main towns and larger villages.

Note: there is also a further policy (RES10) concerned with exceptional development for local needs in rural areas outside planning boundaries. For advice on this contact the officers named on Page 1)

## Appendix 2

### Thresholds within each Town/Parish

<b>Town/Parish</b>	<b>Threshold (ie. number of units or hectarage)</b>
Lewes	15 units (or 0.5ha)
Newhaven	25 units (or 0.8ha)
Peacehaven/Telscombe Cliffs/East Saltdean	25 units (or 0.8ha)
Seaford	25 units (or 0.8ha)
Ringmer	15 units (or 0.5ha)
All other villages	15 units (or 0.5ha)

## Appendix 3

### 2003 –2004 Guidance for Affordable Housing Contributions

		1	2	3	4	5	6	7
Unit Size M <sup>2</sup>	Assumed No. Beds	Assumed 1999 valuation (based on limited existing NDHA stock)	Target Rent p/w A	Net Rent p/w	Yearly Net Rent	Mortgage Funded by Net Rent	Total Cost Indicator (ICI)	Funding Gap
30 -35	1	£42,700.00	£56.84	£47.06	£2,447.35	£35,753.14	£70,600.00	£34,846.86
35 -40						£35,753.14	£77,300.00	£41,546.86
40 -45						£35,753.14	£84,000.00	£48,246.86
45 -50						£35,753.14	£90,600.00	£54,846.86
50 -55						£35,753.14	£97,300.00	£61,546.86
55 -60	2	£65,600.00	£65.75	£51.87	£2,697.20	£39,180.25	£104,000.00	£64,819.75
60 -65						£39,180.25	£110,600.00	£71,419.75
65 -70						£39,180.25	£117,300.00	£78,119.75
70 -75						£39,180.25	£124,000.00	£84,819.75
75 -80						£39,180.25	£130,700.00	£91,519.75
80 -85	3	£88,000.00	£78.50	£ 60.65	£3,153.74	£46,124.82	£137,300.00	£91,175.18
85 -90						£46,124.82	£144,000.00	£97,875.18
90 -95						£46,124.82	£150,700.00	£104,575.18
95 -100						£46,124.82	£157,400.00	£111,275.18
100 -105						£46,124.82	£164,000.00	£117,875.18
105 -110	4	£98,700.00	£82.66	£61.76	£3,211.46	£46,510.29	£170,700.00	£124,189.71
110 -115						£46,510.29	£177,400.00	£130,889.71
115 -120						£46,510.29	£184,100.00	£137,589.71

**Assumption: Borrowing Rate for RSLs 8 % Service Charge (on costs) 11%**

#### Footnote

A) Target rent based on 1999 property valuation and number of bedrooms. They are set at +/- 5% of the target rent generated by the Housing Corporation Grant calculator. This table assumes target rents + 3%

### Example of how Rental Stream Approach will work

- 1 Need to identify the appropriate type of unit to be affordable. This can depend on:-
  - The physical layout of the proposal
  - The local housing need as assessed by the Housing Department (e.g. the area might have a particular need for certain sized units)
  - The developers aspirations
  - The views of a potential RSL partner
- 2 Assume that the whole development is for 40 houses. Therefore, 10 affordable units need to be provided. After taking into account the issues outlined in 1 above there is a proven need for *three* bedroom houses (86m<sup>2</sup>). Therefore, the number and type of affordable units to be provided is 10 three bedroom units.
- 3 In terms of the financial contribution the Table in **Appendix 3** (Column 5) shows what an RSL can raise using the capitalised net affordable rent. Therefore, in the case of a 3 bedroom dwelling at 86m<sup>2</sup> the RSL would be able to raise £46,124 giving a total of £461,240 for the 10 affordable units. This is what the RSL would pay the developer for the on-site provision of the affordable units.
- 4 The developer would be required to meet the funding gap by developing the units with no public subsidy. For example;-

Total cost Indicator (column 6 of Appendix 3	Mortgage funded = by net rent (column 5 of Appendix 3)	Funding gap to be provided by developer (column 7 of Appendix 3)
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### DEVELOPMENT STANDARDS FOR RESIDENTIAL UNITS

#### Minimum energy efficiency rating

NHER 9 or SAP 75

#### Essential Environmental Standards

- Low flush WCs
- Shower or mixer taps over bath
- Spray taps
- Energy efficient light bulbs at handover
- Energy efficient heating system
- Draught proofing, loft insulation and cavity wall insulation to above building regulations
- Water butts

#### Desirable Environmental Standards

- Grey water recycling
- Solar panels
- Separate area for recycling
- Composter

#### Design Standards

- To meet Housing Corporation Scheme Development Standards
- To meet RSL Design Brief
- New build developments to meet Secured by Design principles as agreed by Police Architectural Liaison Officer
- Affordable housing flats must not be higher than two storey without lifts
- 10% of all affordable housing units to be built to full wheelchair standards (or % to be agreed by strategic housing service)

#### Space Standards

To meet minimum internal space standards of:

- 1 bedroom flats 50m<sup>2</sup>
- 2 bedroom flats 65m<sup>2</sup>
- 2 bedroom houses 76<sup>2</sup>
- 3 bedroom houses 86m<sup>2</sup>
- 4 bedroom houses 111m<sup>2</sup>
- 5 bedroom houses 121m<sup>2</sup>
- 5 bedroom house, extended family 145m<sup>2</sup>
- 1 bed bungalow 52m<sup>2</sup>
- 1 bed bungalow mobility 62-70m<sup>2</sup>

- bed bungalow 72-76m<sup>2</sup>(general needs)
- 2 bed bungalow mobility 91m<sup>2</sup>

## **Storage**

Still to be agreed after consultation with RSLs?

## **Lifetime Homes Standards**

All new build homes to incorporate following standards. Developer will need to apply for a waiver if they are unable to meet any of the standards.

### **Access**

- The distance from car-parking space to the home should be kept to a minimum and should be level or gently sloping.
- The approach to all entrances should be level or gently sloping. (Gradients for paths should be the same as for public buildings in Building Regulations).
- All entrances should be illuminated and have level access over the threshold, and the main entrance should be covered.
- Where homes are reached by a lift, it should be wheelchair accessible.

### **Inside the Home**

- The width of the doorways and hallways should accord with Access Committee for England's standards (1200mm)
- There should be space for the turning of wheelchairs in kitchens, dining areas and sitting rooms and adequate circulation space for wheelchair users elsewhere.
- The sitting room (or family room) should be at entrance level.
- There should be a downstairs toilet, which should be wheelchair accessible.
- Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.
- The design should incorporate provision for a future stair lift and a suitably identified space for potential installation of a house lift (through the floor lift) from the ground to the first floor, for example to a bedroom next to the bathroom.
- The bath/bedroom ceiling should be strong enough, or capable of being made strong enough, to support a hoist at a later date. Within the bath/bedroom wall provision should be made for a future floor to ceiling door, to connect the two rooms by a hoist. Internal layout needs to be flexible to allow bedrooms to be redesigned where necessary.
- The bathroom layout should be designed to incorporate ease of access, probably from a side approach, to the bath and WC. The wash basins should also be accessible.

### **Fixtures and Fittings**

- Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate.
- Switches, sockets and service controls should be at a height usable by all (i.e. between 600 and 1200mm from the floor).

## **Parking Standards**

- Small housing and affordable housing – maximise parking standard of 1 space per unit plus 1 space per 3 units for visitors (NB Maximum standard subject to zone of site. For zone and more details of Parking SPG refer to “Parking Standards at Development-Supplementary Planning Guidance for East Sussex – February 2002”