

AFFORDABLE HOUSING RESERVED MATTERS STRATEGY

Berewood Phase 2 – West of Waterlooville MDA

PURPOSE

This statement has been prepared in line with the West of Waterlooville S106 obligations (clause 8.32) which requires an Affordable Housing Reserved Matters Strategy (AHRMS) to be submitted with each Reserved Matters Application.

In summary the AHRMS should include:

- A plan of the location of the Affordable Units;
- A schedule of the number type mix size and tenure and initial tenure duration of the Affordable Housing Units;
- Details of how the Intermediate Affordable Housing Units will be provided in satisfaction of the affordability test;
- Details of the timetable for the provision of those Social Rented Units to be Wheelchair-accessible Housing and a mechanism for agreeing how the Wheelchair-accessible Housing will be designed and fitted out and the nomination arrangements relating to the occupation thereof;
- Scale plans at no less than 1:100 of each Affordable Housing Unit internal layout together with confirmation that those units comply with the minimum internal areas or written confirmation from the HCA that their required standards for eligibility for Grant have been met;
- Details of the Registered Provider;
- Details of the rent levels of the Affordable Housing Units to be provided
- Details of anticipated management/service charges for the Affordable Housing Units; and
- Evidence that it is in compliance with the Approved Phased Area Strategy.

In addition this statement sets out how the affordable provision complies with additional West of Waterlooville planning obligations and the Affordable Housing Masterplan Strategy (AHMS).

This Statement has been prepared to accompany the planning application submitted by Redrow Homes Southern Counties (Ref No W19499/28) who purchased the site from Grainger in 2013. This statement should be read alongside the Design and Access Statement and the drawings submitted with the reserved matters application.

PLANNING OBLIGATIONS

S106 Obligations

In accordance with clause 8 of the S106 Planning Obligations,

- 40% of the total number of residential units to be provided on the site will be affordable housing units
- 50:50 split between rented and intermediate products.
- Compliance with Winchester's Affordable Housing SPD 2008 (or any subsequent amendment or replacement thereof)
- Built to Lifetime Homes Standards.

- A minimum of ten per cent (10%) (Unless otherwise agreed by the Relevant Authority) of the Social Rented Units in any Reserved Matters Area shall be Wheelchair-accessible Housing and the provision thereof shall be agreed with the Relevant Authority.
- The Affordable Housing Units shall be provided in clusters of no more than 10 -15 units for houses and 10-20 units for flats within any Reserved Matters Area unless otherwise agreed in writing by the Relevant Authority
- The Affordable Housing Units in a Reserved Matters Area shall not share a boundary with the Affordable Housing Units in an adjacent Reserved Matters Area unless or is otherwise agreed.
- Size of units must comply with the following sizes:

Dwelling Type	Size of Unit - Net Internal Area m ²	Size of Unit - Net Internal Area sqft ²
1 bedroom/2 person flat	45.0	484.34
2 bedroom/3 person flat	57.0	613.54
2 bedroom/4 person flat	67.0	721.18
2 bedroom/4 person house	71.0	764.24
3 bedroom/5 person house	82.0	882.64
4 bedroom/6 person house	95.0	1,011.81

- The site wide Energy Strategy states that the Affordable Housing, where HCA funding is obtained, will be built to meet the CSH timeline of the Affordable Housing Funding provider otherwise it will comply with national policy, in this case the 2013 revision to Part L1 of the building regulations.
- No more than seventy five per cent (75%) of the Open Market Units shall be occupied unless and until the Affordable Housing Units have been Occupied or Substantially Completed to the reasonable satisfaction of the Relevant Authority, unless otherwise agreed by the Relevant Authority.

Affordable Housing Masterplan & Phased Area Strategies

Tenure mix:

The following three tables set out the quantum and tenure of affordable accommodation to be provided within Phase 2 as set out in the Affordable Housing Masterplan Strategy and Phased Area Strategy.

Table 1: Affordable Housing Provision across the Development

Phase	Total	Private Units (PU)	Affordable Housing Units (AHU)	% Affordable	No. Social Rented	No. Intermediate	Total
2	246	148	98	39.8%	49	49	246

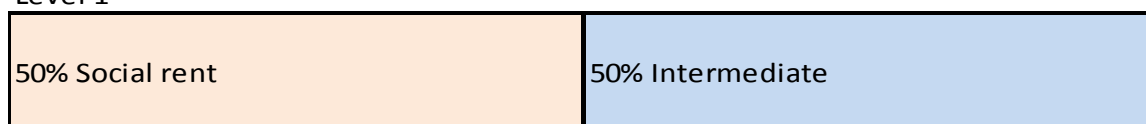
Table 2: Rented and Intermediate Provision

Unit	Social Rented	Intermediate
1 bed/ 2 person Flat	2	10
2 bed/ 3 person Flat	7	15
2 bed/ 4 person Flat	2	5
2 bed/ 4 person House	13	12
3 bed/ 5 person House	20	7
4 bed/ 6 person House	5	0
Total	49	49

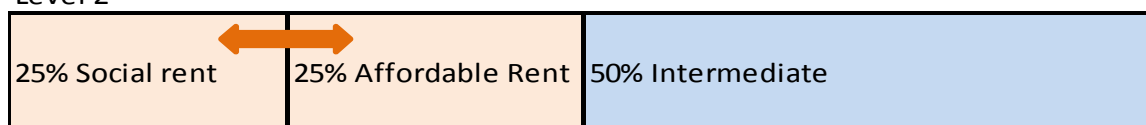
Cascade mechanism:

As set out in the Affordable Housing Masterplan Strategy the provision may be varied. The illustration below describes how this may be achieved:

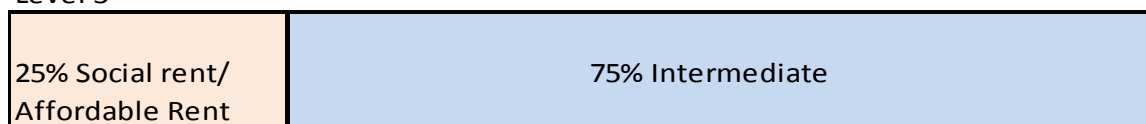
Level 1



Level 2



Level 3



Level 1 will only be applicable for the delivery of affordable housing within a Reserved Matters Application which receives HCA funding or equivalent Government or Local Authority subsidy.

Level 2 will be applied as a first step where no HCA funding is available.

PHASE 2 AFFORDABLE HOUSING

The Redrow application is seeking approval for the Phase 2 residential development comprising of 246 new homes. Please refer to **Appendix A** for Phase 2 site plan and tenure mix.

Tenure Mix & Cascade Mechanism:

The planning application for phase 2 at Berewood achieves this quantum affordable quota as set out above with 98 of the 246 proposed homes being affordable, achieving 39.8% of the total housing numbers. The small under-provision of affordable homes in phase 2 will be apportioned on another phase of the development. The 98 homes are split equally between rented housing and intermediate housing.

As a variation to the affordable housing provision this submission complies with the level 2 of the cascade requirements. This is because the HCA is not prepared to provide any grant funding on S106 developments. Throughout GTLs registration process and on-going engagement with the HCA they have consistently held this position and we have no arguments to build a case for Berewood phase 2 being partially funded by HCA grant.

The tenure mix is set out below:

Unit	AHMS & Phased Area		Phase 2					
	Social Rented	Inter-mediate	Rented Products			Intermediate		
			Social Rented	Affordable Rent	Total	Shared Ownership	Grainger Lets	Total
1 bed/ 2 person Flat	2	10	1	1	2	5	6	11
2 bed/ 3 person Flat	7	15	3	2	5	8	7	15
2 bed/ 4 person Flat	2	5	2	1	3	2	3	5
2 bed/ 4 person House	13	12	6	6	12	8	5	13
3 bed/ 5 person House	20	7	7	15	22	2	3	5
4 bed/ 6 person House	5	0	5	0	5	0	0	0
Total	49	49	24	25	49	25	24	49

Our alternative mix of affordable housing to meet the level 2 requirements are set out above. In broad terms the affordable housing will consist of 25 Affordable Rented homes and 24 Socially Rented homes, and for the intermediate homes, 25 Shared Ownership Homes and 24 Grainger Let (discounted market rented) homes. The disparity around an exact 25% split between Affordable Rent and Social Rent is impossible with the numbers of homes that form the affordable element of this phase of the development. This will therefore be addressed on a future phase of the Berewood development.

There are some minor variations to the tenure mix as required by the section 106 agreement. There is no more than a change of plus or minus 2 properties. In broad terms GTL have looked to provide some additional larger units for social and affordable rent – e.g. increasing the number of 2 bed 4 person flats and 3 bed houses – by swapping these with the intermediate tenures. This provides a better balance of affordable homes to rent and to sell as shared ownership on this phase of Berewood. It can be addressed on a future phase of the Berewood development, if the local authority wishes.

DTZ was commissioned by Winchester City Council to review local housing supply. The report published in August 2010 titled “Winchester Housing Market and Housing Need Assessment” recommends that Winchester aims to achieve a Social Rented Tenure mix of:

- Up to 20% 1 bed
- Around 20-40% 2 bed
- Around 50% 3 bed or larger

The above mix is based on an analysis and comparison of the total waiting list and those with the highest priority need. Therefore, this strategy is in compliance with WCC's SPD and the subsequent conclusions from the DTZ report.

Design Standards:

All Affordable Units shall be constructed to at least the minimum standard required by the Homes and Communities Agency's Design and Quality Standards and will achieve a minimum Level 4 of the Code for Sustainable Homes published by the Department for Communities and Local Government (or such replacement guidance) or other similar standard as required by the NAHP at the time at which the Affordable Housing Reserved Matters Strategy for the relevant Reserved Matters Area is submitted to the Relevant Authority. The proposed scheme has been designed in accordance with the best practice principles of the Building for Life standards to provide a high quality environment and legible place. The affordable units incorporate many of the Lifetime Homes principles with the wheelchair units being fully Lifetime Homes compliant.

Compliance with Wheelchair Accessible Housing:

The proposed scheme is compliant with the requirements of the section 106 for wheelchair accessible homes. There are 3 Affordable Rented homes (2B/3P WC Flat) in block C which we anticipate will be delivered within Phase 3 of the development, which depending upon market sales conditions will be within the first 2 years of the start of build. To comply with the requirements of the section 106 agreement we intend to work with the local authority and social services to identify two other affordable rented units to be used as wheelchair accessible homes, where there is a specific family's need. This approach has the advantage of providing financial cost savings to the local authorities of purpose building some elements of adaptations during the build process rather than converting an existing dwelling. Nominations to all the five wheelchair accessible homes will be through the local authority, working with social services where necessary.

Size of Units:

The table below sets out a summary of the floor area requirements for the affordable units which generally meet or exceed the requirements of the HQI Design Standards and the minimum sizes in the Section 106. The 4 bedroom / 6 person houses fall slightly below the internal area requirement of 1022 sq.ft achieving 989 sq.ft but still provide a good level of accommodation which meets all other aspects of the HQI standards. As a non-grant funded development, this is a compromise made to enable the delivery of the quantum of affordable housing (40%) on the site and has been addressed by the layout and design of the 4 bed houses.

Size of Units:

Dwelling Type	Size of Unit - Net Internal Area sqm	Size of Unit - Net Internal Area sqft	Phase 2 Internal Areas
1 bedroom/2 person flat	45.0	484.37	491 - 565
2 bedroom/3 person flat	57.0	613.54	616 - 742
2 bedroom/4 person flat	67.0	721.18	727 - 742
2 bedroom/4 person house	71.0	764.24	818
3 bedroom/5 person house	82.0	882.64	890 - 924
4 bedroom/6 person house	95.0	1,022.57	989

Clustering:

The affordable housing looks to ensure that within clusters there is a mix of affordable housing tenures. Within apartments GTL have stipulated that for management purposes these need to be either all Affordable Rent/ Social Rent or intermediate tenure housing.

Grainger Trust will be providing a common approach across the wider development area to ensure a consistent level of service and affordable housing product is delivered. To this end the relationship of the affordable housing in phase 2 will be a key consideration for the placement of affordable housing in future phases of the development.

The affordable housing is situated in clusters. The local authority's requirements are no more than 10-15 houses and 10-20 flats per cluster. The proposals look to deviate from these requirements in 2 areas of the site.

The key reason for this is the location of landmark apartment buildings, which form a significant element of the affordable housing provision. Taking each in turn the rationale for the proposals to deviate from policy is as follows:

- North-western cluster – a block of 19 intermediate tenure apartments that in itself is within the policy requirements and is located at the corner of the development and looks out over the adjacent woodland. To the south of the apartments GTL are happy with the arrangement of additional mixed tenure houses (7 homes in all) to maximise the efficiency of housing management and repairs services and to provide a better mix of tenures in this part of the phase. The expected ease of management as a result of the intermediate tenure apartment is also a driver to siting more affordable housing in this location. Two of the 7 homes are accessed from a separate road.
- South-eastern area – the relationship between the three apartments on the corner of the cross roads is a key design driver for the location of housing in this area. Again the nature of the development means that the apartments form part of the affordable allocation. Each apartment block is a single tenure type and while there is a deliberate relationship between the apartments for design purposes, their relationship to the surrounding housing at each corner also needs to be taken into consideration in the practical delivery of this phase and in the way neighbourhoods work and relate to each other.
- Cluster to the eastern side of the gas compound – here there are 19 homes of which there are two apartment blocks – a small block of two one bed apartments and a larger block of eight homes. The apartment blocks are a single tenure of Affordable Rent/ Social Rent. The larger block contains three wheelchair apartments. The cluster has a mix of houses of differing tenures. For reasons of efficiency of housing management and repairs services, GTL are happy to see a slightly larger cluster of homes as a variation to the section 106 agreement – 19 in total.

Registered Provider & Management:

Grainger Trust Limited (GTL), Grainger plc's for profit registered provider, will be the owner and manager of all the affordable homes for phase 2. GTL was registered with the Homes and Communities Agency, registered number 4743, on the 7th November 2012.

Grainger will provide a co-ordinated management service that will be consistent across Berewood as the development is progressed over the forthcoming years. GTL's approach is to provide tenure blind management of homes and to support both its own residents as well as the wider community of Berewood to evolve into an effective, self-confident community that acts in the interests of all.

Housing management and repairs services are provided under a service level agreement with Grainger plc. Repairs are undertaken by Kier on a national, long term partnering contract basis, that exist with all Grainger plc's 15,000 homes.

Tenancy lengths for all social, affordable and intermediate rented homes are for fixed term periods of 6 years. Assessments prior to tenancies coming to an end will be used to assess the circumstances of tenants and if their circumstances are broadly the same, a further 6 year tenancy will be provided to the tenants at each review period. If circumstances have changed and the type of tenancy and discounted rent level is no longer appropriate for the tenant, alternative offers of accommodation will be discussed with the tenant, including shared ownership options, privately renting or owner occupation. Fixed term tenancy periods allow GTL to make the most efficient use of its housing stock for households in the greatest housing need.

Rent Levels & Service Charges for Affordable Housing

In line with the first phase of development with Bloors – indicative rent levels based on a Savills valuation, comply with the terms of the S106 agreement.

Social Rent homes will be delivered at target rent regime levels, Affordable Rents will be at 80% of market rents including service charges. Shared Ownership homes will be priced at levels that meet the section 106 agreement and comply with the affordability test for intermediate housing, as has been demonstrated and agreed on phase 1 of the Berewood development. Grainger Let (discounted market rent) homes will be at 80% of market rents including service charges and again will comply with the affordability test for intermediate housing.

Service charges are in line with local levels within apartments and for GTL the first apartment's service charges were around £82 per month, but are included in the 80% market rental levels.

Delivery Programme:

Details of when the remaining affordable units will be delivered – please note No more than seventy five per cent (75%) of the Open Market Units shall be occupied unless and until the Affordable Housing Units have been Occupied or Substantially Completed to the reasonable satisfaction of the Relevant Authority, unless otherwise agreed by the Relevant Authority.