

Old Park Farm

Waterlooville

Affordable Housing

Masterplan Strategy

**In support of application for change of use
of live work units 11/01/2013**

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Contents

- 1. Section 106 Agreement Requirements**
- 2. Masterplan Phases**
- 3. Schedule of Accommodation**
- 4. Tenure**
- 5. Design and Space Standards**
- 6. Programme**
- 7. Affordable Housing Funding**
- 8. Registered Social Landlords**
- 9. Disposal Strategy**
- 10. Monitoring Provision**
- 11. Review Process**

Annex 1 – Indicative Layout Phasing Plan
REF: JWT0372-600-03C

Annex 2 – Masterplan Schedule of Accommodation
REF: Rev G – 11TH JANUARY 2013

1.0 Section 106 Agreement Requirements

- 1.1 This Affordable Housing Masterplan strategy is prepared in accordance with the Section 106 Agreement dated 20th December 2007 made between:

Hampshire County Council

Winchester City Council

The Council of the Borough of Havant

Taylor Wimpey UK Limited

Laing Homes Limited

However, it is anticipated that a Deed of Variation will be agreed to reflect the changes incorporated in this version of the Affordable Housing Masterplan Strategy.

2.0 Masterplan Phases

- 2.1 The Phasing Plan is attached in Annex 1.
- 2.2 There are four residential phases with a total of 450 units excluding the Live/Work Units, and 481 units including the application for the change of live work units to residential properties.
- 2.3 There will be a provision of 40% affordable housing excluding the Live/Work Units making a total of 180 Affordable Housing Units (Section 106 Agreement clause 6.1.1) and 41.16% affordable housing including the application for the change of live work units to residential properties making a total of 198 Affordable Housing units (40% of which subject to 106 obligations).
- 2.4 Approved Phases 1 to 4 contain 40% affordable housing which has previously agreed by both Councils. The additional 18 social units now allow 41.16% Affordable Housing

Phase	Private	Affordable	Total
1	66	44	110
2	69	66	135
3	106	81	187
4	42	7	49
Total	283	198	481

3.0 Schedule of Accommodation

- 3.1 The Masterplan Schedule of Accommodation is attached in annex 2.
- 3.2 Overall the Affordable Housing Units are provided in the same housing mix ratio as the open market private development units.
- 3.3 Within a particular phase the housing mix ratio may vary from the open market private development units but this will be corrected in future phases so that overall the Affordable Housing Units are provided in the same housing mix ratio as the open market private development units.
- 3.4 At least forty percent of the total dwellings on the whole site are required to be 1 and 2 bed units and at least forty percent of the Affordable Housing Units across the whole site are also 1 and 2 bed units.

4.0 Tenure

- 4.1 At least fifty per cent of the affordable housing units on any phase were to be Social Rented Units subject to funding being available (Section 106 Agreement clause 6.2). However, these units will now be Affordable Rented. Affordable rent will be defined in the Deed of Variation but is likely to be along the following lines “a unit of affordable housing that complies with the definition of affordable rented housing in Planning Policy Statement 3 (PPS 3) for which the rent does not exceed 80% of the open market rent for such units.”
- 4.2 The balance of the affordable housing units on any phase shall be Intermediate Units (Section 106 Agreement clause 6.2).
- 4.3 Intermediate Affordable Housing shall consist of:
 - Intermediate Rented Affordable Units
 - Shared Ownership Units
 - Shared Equity Units
 - New Build HomeBuy Units(Section 106 Agreement clause 6.6).

Design and Space Standards

- 5.1 All Affordable Rented Units and any Intermediate Units where funding has been secured shall be built to comply with the :
 - Housing Corporation Design and Quality Standards 2007
 - Code for Sustainable Homes Level 3or such other minimum standard required to obtain funding (Section 106 Agreement clause 6.9).

- 5.2 All Affordable Housing shall be in accordance with the relevant design code approved for each planning phase (Section 106 Agreement clause 6.13).
- 5.3 At least 10% of the Affordable Rented Units in any planning phase shall be built to wheelchair standards (Section 106 Agreement clause 6.10).
- 5.4 All Affordable Rented Units and Intermediate Units with grant shall comply with both the minimum areas in the Section 106 Agreement (clause 6.11) and the Housing Corporation's Housing Quality Indicators (HQIs).

Dwelling Type		S106 min Area in m ²	HQI Area in m ²
1 Bed 2 Person	Flat	45.00	45.00 - 50.00
2 Bed 3 Person	Flat or House	65.00	57.00 – 67.00
2 Bed 4 Person	Flat or House	75.00	67.00 – 75.00
3 Bed 5 Person	House (2 Storey)	85.00	82.00 – 85.00
4 Bed 6 Person	House (2 Storey)	100.00	95.00 – 100.00
4 Bed 6 Person	House (3 Storey)	105.00	100.00 – 105.00

- 5.5 Any Intermediate Units provided without grant shall exceed the following minimum areas (Section 106 Agreement clause 6.12).

Dwelling Type		S106 min area in m ²
1 Bed 2 Person	Flat	43.00
2 Bed 3 Person	Flat	52.00
2 Bed 4 Person	Flat or House	58.00
3 Bed 5 Person	House	76.00
4 Bed 6/7 Person	House	93.00

- 5.6 Affordable Housing Units shall be in clusters of no more than 10-15 units for houses and 10-20 units for flats unless otherwise agreed by the relevant authority (Section 106 Agreement clause 6.14).
- 5.7 Affordable Housing Units in a phase shall not share a boundary with Affordable Housing Units in an adjacent phase unless agreed as part of a

phase strategy by the relevant authority (Section 106 Agreement clause 6.15).

6.0 Programme

6.1 In the current economic climate the housing industry is experiencing extremely challenging market conditions.

6.2 The following indicative dates should be achieved:

Phase 1	2008 – 2010
Phase 2	2010 – 2012 (additional units 2013)
Phase 3	2012 - 2016
Phase 4	2015 - 2016

7.0 Affordable Housing Funding

7.1 Taylor Wimpey does not intend applying for affordable housing funding direct to developers.

7.2 Swaythling/Radian HA are appointed for Phases 1 to 4. It is presently expected that Swaythling/Radian HA will be appointed for the additional units within phase 2.

8.0 Registered Social Landlords

8.1 One of the following RSLs or any other RSL that is part of the Local Housing Partnership will be chosen as the affordable housing provider.

1. Swaythling – Radian Group
2. Hyde
3. Wessex Housing Partnership
4. First Wessex
5. A2 Winchester
6. Hermitage – Guinness

8.2 The selected RSL will be required to comply with the Section 106 Agreement, this Affordable Housing Masterplan Strategy and the relevant Affordable Housing Phase Strategy.

9.0 Disposal Strategy

9.1 For each phase a land sale contract or a long lease of no less than 125 years will be entered into with the RSL prior to the construction of the units.

- 9.2 A simultaneous development agreement will be entered into with the RSL to construct the Affordable Housing.
- 9.3 For Intermediate Affordable Housing the price paid for the units by the RSL will be at a consideration that will allow their provision at a cost that will meet the Affordability Test as set out in clause 6.8 of the Section 106 Agreement.
- 9.4 The Affordable Housing Land shall be transferred to the RSL in accordance with the covenants and conditions in the Section 106 Agreement (Section 106 Agreement clause 6.29).

10.0 Monitoring Provision

- 10.1 Every six months until the completion of all the Affordable Housing units a completed monitoring report shall be sent to the Housing Department at both Winchester City Council and the Borough of Havant (Section 106 Agreement clause 6.39).
- 10.2 The monitoring report shall include:
1. The number and location of residential units occupied within the reporting period.
 2. The cumulative total of all dwellings occupied.
 3. The number of Affordable Housing Units occupied split into the different forms of tenure and those provided with and without grant.
- 10.3 When a land sale, lease contract or development agreement has been entered into with an RSL for any phase the housing departments of both Winchester City Council and the Borough of Havant shall be notified.
- 10.4 The notification shall include:
1. The parties to the contract.
 2. The date of the contract.
 3. The number of affordable units.
 4. The tenure of the affordable units.
 5. The anticipated completion date of the units.

11.0 Review Process

- 11.1 If the number, type or mix of units in any Planning Phase Strategy varies from this Affordable Housing Masterplan Strategy then this Masterplan Strategy shall be revised in accordance with clause 6.23 of the Section 106 Agreement.
- 11.2 If requested by Winchester City Council the developer shall attend regular consultation meetings with the housing departments of both Winchester City Council and the Borough of Havant together with any

RSL involved, to work together to maximise the number of Affordable Housing Units on the development being provided with funding (Section 106 Agreement clause 6.21.7).

Annex 1

Indicative Layout Phasing Plan

Annex 2

Masterplan Schedule of Accommodation