

S106 Housing Sites with detail of Affordable Housing secured (for Local Plan Examination)

Version: November 2015

Site Ref	Year of approval	Site Name	App ref	Overall Development		Affordable Units		Affordable Percentage	
				Dwellings	Bedspaces	Dwellings	Bedspaces	Dwellings	Bedspaces
S0112	2006/07	Town Lane, Land Adj Hospital	S/2012/0008	110	514	23	79	20.9%	15.4%
S1140	2009/10	Former Southport GI site	S/2009/0400	60	311	28	129	18.7%	18.3%
S0113	2010/11	Former Leaf UK site, Southport	S/2009/0975	90	395				
S0153	2011/12	Thomas More Site, Ainsdale	S/2011/0298	107	397	30	119	28.0%	30.0%
C139	2011/12	Littlewoods Site	S/2011/1338	83	556	17	85	20.5%	15.3%
M0027	2012/13	Land East of Damfield lane	S/2012/0550	105	318	31	73	29.5%	23.0%
S11	2012/13	Town Lane, Kew	S/2012/0400	668	3667	129	601	19.3%	16.4%
S0155	2012/13	Town Lane, Kew - Extra Care	S/2012/0400	126	389	38	not known	30.0%	
F0140	2013/14	Powerhouse, Formby	S/2013/0584	75	280	12	42	16.0%	15.0%
S0201	2013/14	Iceland Foods, Southport	S/2013/0658	56	127	13	38	23.2%	29.9%
M0030	2013/14	Parkhaven Trust	S/2013/0245	52	not known	28	not known	53.8%	
B0131	pending	Land at Aintree Curve	DC/2014/01655	109	392	37	117	33.9%	29.8%
M0039	pending	Former Ashworth Hospital Site	DC/2014/00980	370	1308	128	392	34.6%	30.0%
						Average		27.4%	22.3%

Notes
) Affordable units calculated across two sites
30% stated in Officer Report. Pending detail.
Outline - 28 special needs dwellings - no detail of house sizes.

From: Alan Young
Sent: 30 November 2015 12:26
To: 'Carmel Edwards'
Cc: Steven Healey; Ingrid Berry
Subject: Affordable housing delivery by bedspace and dwellings
Attachments: LocalPlan_S106_Affordable_Housing_Ratios.pdf

Carmel ,

Further to Action ref 3, Matter 3 on Tuesday 17th November, where highlighted in yellow immediately below, please find my officer response set out immediately beneath it.

Deadline: Friday 4th December.

- Affordable housing delivery by bedspace and dwellings;
- Housing mix on market sites of >15 dwellings;
- Capacity of garden sites
Brownfield completions

Officer Response

Please find, as attached, a schedule [titled - S106 Housing Sites with detail of Affordable Housing secured (for Local Plan Examination)].

The schedule shows the 13 s106 affordable housing schemes (two take together) approved (or minded to approve) since 2006. The last two columns are key to the analysis and show affordable housing consented (or in the case of the last two schemes, consented subject to the signing of a s106 agreement, both of which will be signed very soon) by dwellings and by bedspaces.

In all instances the policy requirement was/is 30% affordable housing by bedspaces. On this basis, 4 schemes (i.e. S0153, S0201, B0131 and M0039) have consents to deliver 30% (or a very close to this figure, albeit slightly rounded down to the nearest whole dwelling unit in two instances) affordable housing by bedspaces and 7 schemes (i.e. S0112, S1140/S0113, C139, M0027, S11 and F0140) have consents to deliver less than 30% affordable housing by bedspaces. Where a figure of less than the 30% policy requirement has been achieved it has been on the basis of a viability assessment (independently appraised in all cases except C139 which was done in-house) indicating that a lower percentage figure can be achieved.

Two schemes involving affordable and special needs housing (i.e. S0155 and M030) were treated slightly differently, because of the special needs provision, and are not directly comparable.

As I indicated at the examination the recent pattern of s106 affordable housing approvals would seem to imply an affordable housing dwellings requirement, based on 30% by bedspaces, of above 30% and closer to 35%, and this seems to be borne out in the final two sites in the schedule, namely B0131 (33.9%) and M0039 (34.6%)

In average terms, looking at schemes in aggregate, 22.3% affordable housing by bedspaces has given rise to 27.4% affordable housing by dwellings. This outcome is consistent with what we stated in MIQ 6.2, namely:

3. It recognised that the use of bedspaces will, for most schemes, yield a higher number of affordable dwellings than the same proportion based on dwelling units."

I hope that this is of assistance to the Inspector.

Kind regards,

Alan

PS We are intending to place this information in the Examination Library as document HO.24. I hope that this is ok.

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The Sefton Local Plan has been submitted for examination. The hearings sessions begin on 16 November 2015. See www.sefton.gov.uk/localplan for more information.

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