

Flintshire Deposit Local Development Plan 2015 - 2030

Affordable Housing Background Paper Summary of changes

October 2020

Affordable Housing Background Paper Summary of Changes

Flintshire County Council consulted with the public and key stakeholders on the Deposit Local Development Plan (LDP) between the 30th September and the 11th November 2019. As a result of this consultation some minor amendments have been made to the affordable housing background paper to ensure the evidence base is clear and consistent. This paper summarises the changes made and the reason for these changes.

Definition of affordable housing types & tenure split

The definition of the different tenure types has been updated to ensure they are clear. In addition the tenure split from the Local Housing Market Assessment (LHMA) has also been clarified. One of the main issues causing confusion around the findings of the LHMA was the tenure split between social rent, intermediate rent and low cost home ownership. The calculation in the original version of the LHMA did not go far enough to detail how the need for affordable housing should be split between the three tenure types, in particular the split between socially rented and intermediate rented housing was not clear. This issue became apparent when feeding this data into the viability assessment which requires the percentage tenure split between affordable housing types in order to calculate the level of viability across individual market areas.

Arc 4 have now clarified the tenure split in section 6.40 of the final LHMA report (page 71). This section explains how information from the household survey and data around affordability have been used to work out what percentage of households need which type of affordable housing. The results of this show that 34.2% require socially rented housing, 25.8% need intermediate rented and 40% are eligible for low cost home ownership housing. The original LHMA report had grouped social and intermediate rented together showing a 60% need for rented affordable housing. This caused some confusion as the rented need was described as “social/affordable rented”, giving the impression that the whole of the 60% need was for social rented. This terminology has now been corrected in the final report to read “social/intermediate” to clearly demonstrate that the rental element includes two different tenure types.

To ensure the tenure split can clearly be interpreted within the viability assessment Arc4 have recommended that the rented element of the tenure split is rounded to 30% social and 30% intermediate rented need.

Affordable Housing Target

Following the Deposit consultation the Welsh Government recommended the refinement of the affordable housing target to include units delivered on windfall sites “to ensure it is realistic in its aspiration and for monitoring purposes.” The potential affordable housing from windfall sites has now been calculated and added to the target. As the exact location of windfalls cannot be identified it is not possible to apply the relevant housing market area affordable housing percentage as per policy HN3 of the

LDP. The figures for windfall sites are only available at settlement tier level which can include multiple housing market areas with different affordable housing percentages applicable. It was therefore necessary to apply an average percentage based upon all the market areas, except for settlement tiers 4 and 5 (Defined and undefined villages) where policy STR2 only permits market housing in exceptional circumstances in order to deliver affordable dwellings. It is therefore presumed that these tiers will provide 100% affordable housing on windfall sites.

For consistency the past completions data used within the target has also been replaced with data from the list of committed sites used to inform the housing balance sheet. A list of the committed sites and the affordable housing they will provide is included as an appendices to the affordable housing background paper.

The Welsh Government also recommended the inclusion of a table from DPM (Ed.3) to demonstrate the spatial distribution of the affordable housing supply from allocations, windfalls and commitments to ensure effective monitoring of the plan. This can be seen in table 3 of the affordable housing background paper.

Data

The following data has been updated within the background paper to include the most recent figures available:

- Social (SARTH) housing register data for August 2020
- Tai Teg (Intermediate) housing register data for August 2020
- Past completion data to include 2018/19
- Section 106 spending on affordable housing for 2019/20
- Annual average affordable housing delivery rate to include 2019 data
- Affordable housing providers data for 2018/19
- Committed sites affordable housing provision