

Hart's Affordable Housing Informal Development Guidance February 2019

Date: February 2019

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Introduction

This guidance note has been prepared by the Council's Housing Strategy and Development Team for both developers and Registered Providers of Social Housing (RP's).

The aim of this guidance note is to ensure that Developers and RP's are aware of the affordable housing requirements for new developments prior to pre- application, major application and outline application submissions.

This document sets out the Council's objectives for, new build affordable housing and reflects the aims of our [Housing Strategy 2015-2020](#).

Where appropriate we have given links for further advice and guidance.

Planning Policy

Hart's current Planning Policy (Saved Policy ALT GEN 13: Affordable Housing) seeks the provision of 40% affordable housing on sites which are 0.5 hectares or larger or that would provide 15 or more dwellings, with the exception of settlements below 5,000 population where the requirement will apply to sites which are 0.2 hectares or larger that would provide 5 or more dwellings. However, to comply with more recent national planning guidance, at settlements below 5,000 population affordable housing will no longer be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm

- ***A Strategic Housing Market Assessment (SHMA)***

A new SHMA (2014) was published in spring 2015 and updated in 2016. This was commissioned jointly with Rushmoor Borough Council and Surrey Heath Borough Council. The SHMA provides an evidence base that has assessed the requirement for affordable and market housing in Hart.

- ***Data captured by the Housing Register***

Data held on the Council's Housing Register is used to support the development and housing enabling process, including supporting the Housing Service to ensure new affordable housing meets an identified need.

When considering the mix of affordable housing to be provided within specific development schemes, we would encourage developers to contact the Housing Strategy and Development Team to discuss the most recent housing need data from the Housing Register.

Prior Consultation

- We ask that proposals for development are discussed with the Council's Housing Strategy and Development Team as early as possible.
- The Council's Housing Strategy and Development Team are happy to provide advice at all stages throughout your development. There is no charge for this.
- RPs should ensure that their housing management teams are able to comment on any scheme being promoted and that any concerns are designed out or addressed in other ways e.g. lettings plans.

Funding

- Schemes should be designed so that they will be eligible for public subsidy or for inclusion in the Homes and Communities Agency Affordable Homes Programme Framework.
- This means that schemes will need to meet the current Design and Quality Standards and DCLG Technical Housing Standards. These standards will also apply to schemes that are funded by the Council.

Tenure Mix

Harts requirements, where affordable housing is provided on site is for the following tenure mix:

Rented	Intermediate
65%	35%

- Affordable housing schemes should include a mix of unit types in line with our Strategic Housing Market Assessment (SHMA) and Housing Register information indicating need for 1,2,3 and 4 bed housing.
- The affordable housing should be indistinguishable from the market housing.
- Similar tenures should be located together in small groups where possible

Residential Mix

The Council's Strategic Housing Market Assessment (SHMA) suggests that for future affordable housing delivery we should aim to provide a mix of dwelling types as follows;

2016 Affordable Housing Mix			
Rented (SHMA 2016)		Intermediate (Help to Buy South 2017)	
1 bed	Around 30%	1 bed	25%
2 bed	40%	2 bed	53%
3+ Beds	Around 30% (with up to 10% being 4 beds)	3+ beds	22%
Total	100%	Total	100%

Where affordable housing is being provided on site, we are seeking:-

- 2 bed houses, rather than 2 bed flats where possible.
- Properties to offer maximum occupancy levels eg 1 bed, 2 person, 2 bed, 4 person, 3 bed 6 person, 4 bed 7/8 person.
- Developers will need to consult with the Council on the need for supported housing.
- We would request that an accommodation schedule showing the intended mix, size of units in m², plot numbers (if known), tenure and no of persons per unit , is submitted at the time of application or as early as possible to aid discussions.

Design

- Affordable housing should be “pepper-potted” throughout the site, for example (dependent upon the size of the site) in small clusters of 6-10.
- On larger sites, phases for the affordable housing should be dispersed throughout the development.
- Affordable housing should not comprise of detached properties or have garages.
- Affordable housing must be built to current Design and Quality Standards.
- Internal layout and design should include maximising space standards whilst providing private space for families.

Internal Space Standards

Hart encourages following the nationally prescribed internal space standards set out below:

House type	Min Gross Internal Area
Flats or dwellings on one floor	
1 bed 2 persons	50 m ²
2 bed 3 persons	61 m ²
2 bed 4 persons	70 m ²
Houses or dwellings on two floors	
2 bed 4 persons	79m ²
3 bed 5 persons	93 m ²
3 bed 6 persons	102m ²
4 bed 6 persons	106m ²
Houses or dwellings on three floors	
3 bed 5 persons	99m ²
3 bed 6 persons	108m ²
4 bed 6 persons	112 m ²

(Source: Technical Housing Standards- nationally described space standard DCLG March 2015)

Parking

- On plot parking or parking adjacent to the properties is preferable.
- Information on parking provision requirements for new developments can be found on Hart District Councils website:
http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Parking_Provision_Interim_Guidance.pdf

Sustainable Homes

- The provision of energy efficient homes is supported to minimise fuel poverty.

Lifetime Homes

- Building homes that remain accessible for all stages of life and can be adapted are necessary to support an ageing population, therefore compliance with the Lifetime Homes Standards is actively encouraged.
- This is particularly important in 2 bed homes that may be used to encourage older people to downsize.
- For further information, please visit <http://www.lifetimehomes.org.uk>

Management/ Nominations

- Affordable housing should be managed by one of the RPs on the Council's Approved Registered Providers (RP) list (See Appendix I).
- There should be a Nominations Agreement between the Council and the RP for the rented affordable housing giving the Council the right to nominate to 100% of the units on first let or sale. Subsequent lets to be allocated as per the Nominations Agreement in place at that time.

Tenancies

- RPs will let their properties according to their tenancy policies. RPs should have regard to the Council's Tenancy Strategy when setting their policies.
- The Council's updated Tenancy Strategy can be found on Hart District Councils [website](#).

Affordability

- Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
- Rent levels for larger rented affordable housing should be affordable for families on low incomes and be within Local Housing Allowance (LHA) rates. 3 bed properties should be a maximum of LHA rate and 4 bed properties should be 72% of LHA rate in the Blackwater Valley LHA area (£225 per week) and 84% of LHA in the Basingstoke area (£224 per week).
- The current 4 bed LHA rates are included below:-

Blackwater Valley Area	£312.00 per week	£1352.00 per month
Basingstoke Area	£266.65 per week	£1155.48 per month

Financial Contributions

- The Council's preference is for affordable housing to be provided on site. If a developer considers that affordable housing cannot be provided on their scheme, the Council will request a viability report to support the calculation of an appropriate financial contribution.
- Any financial contribution received from the developer through this route will be used for the provision of affordable housing in the District to meet local need.

Specialist Housing

- Developers are requested to consult with the Council's Housing Strategy and Development Team concerning any requirements for specialist housing locally.

Further information and contact details

If you would like more information, please contact the Housing Strategy & Development team using the details below:

Housing Strategy & Development Team
Hart District Council
Civic Offices
Harlington Way
Fleet
Hampshire
GU514AE

Nicola Harpham	Strategy & Development Manager	01252 774078
Alison Smithen	Strategy & Development Officer	01252 774110

Email: housing@hart.gov.uk

Website: www.hart.gov.uk

Appendix I

A review of our preferred partners was undertaken in December 2018. The Registered Providers named below were successful:

Registered Provider	Contact Details
<p>Hampshire Village Homes(Consortium)</p> <ul style="list-style-type: none"> • English Rural Housing Association • Hastoe Housing Association • New Forest Villages Housing Association • PHA Homes • Winchester Housing Trust 	<p>Lead Contact: Javid Ditta</p> <p>Email: jditta@Hastoe.com Tel: 01305 216936</p>
<p>Aster</p> <p>Testway House Greenwich Way Andover Hants SP10 4BF</p>	<p>Edward Till</p> <p>Email: edward.till@aster.co.uk Tel: 01264 405513</p>
<p>Clarion Housing Group</p> <p>Upton House 7 Perrymount Road Haywards Heath West Sussex RH16 3TN</p>	<p>David Shepherd</p> <p>E:mail: David.Shepherd@clarionhg.com Tel: 0208 315 3097</p>
<p>Radian Group Limited</p> <p>Collins House Bishopstoke Road Eastleigh Hants SO50 6AD</p>	<p>Fergus Cruikshank</p> <p>Email: fergus.cruikshank@radian.co.uk Tel: 02380 628323</p>
<p>Silva Homes</p> <p>Western Peninsula Western Road Bracknell Berkshire RG12 1RF</p>	<p>Charles Shaw</p> <p>Email: Charles.Shaw@silvahomes.co.uk Tel: 01344 382941</p>
<p>Sovereign Housing Association Ltd</p> <p>Saxon Court Sarum Hill Basingstoke Hants RG21 8SR</p>	<p>Jenny Grote</p> <p>Email: jenny.grote@sovereign.org.uk Tel: 01256 302339</p>
<p>VIVID</p> <p>56 Kingsclere Road, Basingstoke, Hampshire RG21 6XG</p>	<p>Julie Porter</p> <p>Email: julie.porter@vividhomes.co.uk Tel: 01256 312869</p>

