



WYCOMBE
DISTRICT COUNCIL

Princes Risborough Meeting Affordable Housing 30th September 2015

Affordable Housing



Government Website and National Planning Policy Definitions

Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market

Social rented housing is owned by local authorities and private registered providers for which guideline target rents are determined through the national rent regime.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Definitions



Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels.

These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Affordable Housing



Traditional Social Housing

- Registered Provider/Local Authority owned
- Substantially lower than market rents
- Secure tenancies for life
- Right to Buy/Right to Acquire

Affordable Housing



Contemporary Social Housing

- Introduction of affordable rent- up to 80% of market rent
- Fixed term tenancies – no longer for life
- Welfare Reform- spare room subsidy
- Right to Buy

Intermediate Housing

- Includes shared equity and shared ownership

Housing Register



Bucks Home Choice

- Online housing register system
- Band and Date order system
- Currently applicants need to have a housing need and a local connection to the area (2 years)
- Around 400 properties in Wycombe advertised per year
- Currently, over 1,000 households on register

New Affordable Housing



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- Usually obtained (on sites above threshold level) by Planning gain – Section 106 Agreements
- Policy level affordable housing – at least 40% of bedspaces on greenfield sites and land last used for business; at least 30% on other sites
- Subject to negotiation on viability grounds
- Affordable housing requirement currently split at 2/3rd Rented - 1/3 Shared ownership
- Partnership with Registered Housing Provider

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Housing Register currently with HP27 postcodes

- 50 Households accepted
- 21/50 seeking older persons accommodation
- 37 households seeking one bedroom property
- 9 households seeking 2 bedrooms
- 4 households seeking 3 bedrooms

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Since **2009** we have allocated in HP27

- 9 x 4 bedroom properties
- 197 x 3 bedroom properties
- 106 x 2 bedroom properties
- 48 x 1 bedroom properties

Plus

- 145 properties for the over 60s

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In **2014** we allocated in HP27

- 0 x 4 bedroom properties
- 2 x 3 bedroom properties
- 4 x 2 bedroom properties
- 3 x 1 bedroom properties

Plus 17 properties for the over 60's

We do not have figures available for Shared ownership

Housing Allocations Wycombe District Jan – Dec 2014



Bedroom Size	Numbers Let
4	3
3	43
2	125 (+8 for 55+)
1	46 (+119 for 50'+)
0	10 (+6 for over 60's)

Any Questions?

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