

Affordable Housing Policy

HOLLESLEY PARISH COUNCIL

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CLERK, HOLLESLEY PARISH COUNCIL

1. INTRODUCTION – WHAT IS AFFORDABLE HOUSING?

Affordable housing is defined in the National Planning Policy Framework (September 2023) as being...

“Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent: meets all of the following conditions:
 - i. the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);
 - ii. the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and
 - iii. it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.”

2. POLICY

Hollesley Parish Council welcomes the building of affordable housing with in the village, if it meets the following criteria:

- a) The dwellings should ideally be within the Settlement Boundary of the village. If this is not possible, they should be positioned where access to pavements or public rights of way to village amenities is possible.
- b) All dwellings must have ample parking, ideally for 2 vehicles, and electric car charging facilities
- c) All dwellings must have sufficient garden to allow for healthy family living, except for retirement homes designed for a single persons or couples, where communal gardens are provided.
- d) All dwellings must be of high quality design, and efficient to heat, with A rated insulation
- e) All dwellings should have, whenever possible, Photo Voltaic (PV) panels on the roof, coupled with battery storage, to supply the dwelling with a renewable source of electricity, including heating
- f) Where PV panels are not possible, heating for the dwelling should be via a Ground or Air Source Heat Pump
- g) Access to all properties should meet current accessibility standards

Adopted by the Parish Council at a meeting on: *18th January 2024*

Signed:

J Hallett

Mrs Judi Hallett
Clerk

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Mr Brian Devine
Chair