

## North Essex Authorities Affordable Housing Delivery

1. During the Matter 3 hearing session the Inspector asked the Councils to set out the anticipated delivery of affordable housing relative to the total delivery of housing.
2. It was explained that all three authorities, in line with the Planning Practice Guidance (PPG), had considered whether or not it was necessary to increase housing requirements to address affordable need. In line with the recommendations of Peter Brett Associates set out in Chapter 7 of the Objectively Assessed Housing Needs Study (November 2016 update) (EB/018), all authorities concluded that it was not necessary to increase the housing requirement. This position had been agreed by the Councils through their respective Local Plan Committees.
3. The Inspector has asked for the authorities to provide information on the amount of affordable housing that is anticipated to be delivered in their areas over the remainder of the plan period, making necessary deductions for sites that do not qualify for affordable housing provision (i.e. sites of 10 or fewer dwellings).

		<b>Braintree</b>	<b>Colchester</b>	<b>Tendring</b>	<b>NEA Total</b>
<b>A</b>	Overall housing requirement 2018-2033	11,456 (16 x 716)	14,720 (16 x 920)	8,800 (16 x 550)	34,976
<b>B</b>	Affordable housing requirement 2018-2033	3,392 (16 x 212)	4,272 (16 x 267)	2,560 (16 x 160)	10,224
<b>C</b>	Affordable housing policy target	30/40%	30%	30%	30-40%
<b>D</b>	Dwellings expected to be completed on sites with extant planning permission.	3,087	5,467	5,163	13,717
<b>D1</b>	Minimum number of affordable homes on sites in row D	950	720	440	2,110 <sup>1</sup>
<b>E</b>	Dwellings expected to be completed on sites allocated in the published Local Plan of 10 or more homes.	10,952	10,036	4,203	25,191
<b>E1</b>	Affordable homes expected from allocated sites.	3,441	3,011	1,261	7,713
<b>F</b>	Total affordable homes (D1+E1)	4,391	3,731	1,701	9,823
<b>G</b>	Surplus/Shortfall	+999	-541	-859	-401

4. Other means by which affordable housing will be delivered include:

- Rural exception schemes;
- Review mechanisms within existing s106 agreements which may result in higher levels of affordable housing due to improved market conditions;
- The use of commuted payments to deliver affordable housing off-site;

<sup>1</sup> 1. Figure taken from sites that have already obtained planning permission and which are being or will be delivered in the early to middle parts of the plan period.

- Affordable housing schemes delivered by Registered Providers and Almshouse Trusts;
- Use of receipts obtained through sale of property through the right to buy;
- Use of New Homes Bonus to invest in local authority stock;
- A higher level of affordable housing achieved on sites controlled by the local authorities;
- An uplift in Housing Revenue Account Debt in order to fund the provision of local authority housing; and
- Development undertaken by the local authorities themselves which includes Colchester's own Development Company and Tendring's project for new housing in Jaywick Sands, for which there is a current bid for government funding to deliver 282 new affordable homes.

5. The above information demonstrates that the authorities have the means by which the affordable housing requirement of 10,224 dwellings up to 2033 can be met without the need to increase the overall housing requirement across the North Essex Authorities.