

PLANNING PERMISSION P/2021/1037

ERECTION OF AFFORDABLE HOUSING UNITS COMPRISING 18 APARTMENTS AND ASSOCIATED COMMUNAL SPACE AT KINGSLEY CIRCLE, EATON DRIVE, CAIA PARK, WREXHAM LL13 9HG.

STATEMENT BY WALES AND WEST HOUSING TO DISCHARGE CONDITION 9 OF THE PLANNING PERMISSION RELATING TO AFFORDABLE HOUSING.

1. Introduction

Planning permission P/2021/1037 for the associated works at the former Kingsley Circle Community centre was granted consent on the 6th of November 2023. Condition 9 relates to the affordable housing provision on this site. This statement provides the information required to satisfy the condition.

2. Planning Condition

No part of the development shall commence until a scheme for the provision of affordable housing as part of the proposed development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN2 or any future guidance that replaces it. The scheme shall include:

- i. The numbers, type, tenure and location on the site of affordable housing provision to be made which shall consist of not less than 30% of the dwellings built;
- ii. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. The arrangements for the transfer of the affordable housing to an affordable housing provider/ the long-term management of affordable housing;
- iv. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

The reason is to secure affordable housing in accordance with LDP policy H2.

3. Definition of Affordable Housing TAN2

Annex B of TAN2 states the definition of affordable housing is:

Affordable Housing – Housing provided to those whose needs are not met by the open market. Affordable housing should:

- Meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and
- Include provision for the home to remain affordable for future eligible households, or if a home ceases to be affordable or staircasing to full ownership takes place, any subsidy should generally be recycled to provide replacement affordable housing.

This breaks down into the following subcategories:

- **Social rented housing** – provided by local authorities and registered social landlords where rent levels have regard to the Assembly Governments guideline rents and benchmark rents; and
- **Intermediate housing** – where prices or rents are above those of social rented housing but below market housing prices or rents. This can include equity sharing schemes (for example Homebuy). Intermediate housing differs from low-cost market housing, which the Assembly Government does not consider to be affordable housing for the purpose of the land use planning system.

4. Condition 9 Requirements

i. The numbers, type, tenure and location on the site of affordable housing provision to be made which shall consist of not less than 30% of the dwellings built;

The development is being constructed for Wales and West Housing Association (WWHA) who are a registered social landlord. The site will provide a mix of general-needs housing for social rent and supported living housing for Wrexham County Borough Council.

ii. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

100% of the site is for affordable housing.

iii. The arrangements for the transfer of the affordable housing to an affordable housing provider/ the long-term management of affordable housing;

The development is being built for WWHA as affordable housing to be added to their existing stock. WWHA manages more than 11,500 high quality affordable homes in 15 local authority areas across Wales.

WWHA has a vision to achieve strong, sustainable growth to make a difference to people's lives, homes and communities. WWHA work continuously to improve the quality of services to their residents and have an in-house maintenance company (Cambria) to deliver repair services to residents. WWHA invests in a range of works to ensure a high standard of stock is achieved, with an annual expenditure of over 12 million pounds per year.

WWHA focus is on the delivery of a high-quality responsive repairs service to its residents which includes day to day repairs, void repairs, compliance testing and emergency out of hours call outs. In addition, WWHA delivers many planned projects each year such as kitchens, bathrooms and roof renewals.

iv. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

The housing will be managed as social housing stock as part of the existing portfolio of 11,500 high quality, affordable homes. The housing will be retained as social housing stock in perpetuity. The scheme client for the ground floor accommodation is Wrexham County Borough Council and is a scheme of supported living to meet an identified need for specialist housing for a particular client group. If that arrangement ends and the service is no longer required the flats would revert to general needs social rent.

v. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

WWHA will let the lower ground floor to Wrexham County Borough Council who will be responsible for nominating residents who require specialist living accommodation. WWHA will be responsible for letting the upper floor accommodation in association with Wrexham County Borough Council from the relevant housing register.

5. Conclusion

This development provides 100% affordable housing at social rent managed by WWHA a registered social landlord. The above statement sets out the information required to fulfil the requirements of condition 9.