

PLANNING PERMISSION P/2020/0627

**RESIDENTIAL DEVELOPMENT OF 34 AFFORDABLE DWELLINGS AT
WRENBURY COURT, WRENBURY WAY, CEFN MAWR, WREXHAM LL14 3NE**

**STATEMENT BY WALES AND WEST HOUSING TO DISCHARGE CONDITION 29
OF THE PLANNING PERMISSION RELATING TO AFFORDABLE HOUSING
PROVISION**

1. INTRODUCTION

Planning permission P/2020/0627 'Residential Development of 34 affordable dwellings' at Wrenbury Court, Cefn Mawr, Wrexham was recommended for approval by Planning Committee on 1st March 2021. Condition 29 relates to the delivery of affordable housing provision on the site. This statement provides information to satisfy this condition.

2. PLANNING CONDITION

Condition 29 states;

"No part of the development shall commence until a scheme for the provision of affordable housing within the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in strict 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 includes;

- i. The numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 100% of the housing units;
- ii. The timings 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 or the management of the affordable housing if no Registered Social Landlord is involved;
- 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 for the condition is to secure the provision of affordable housing in accordance with UDP Policy H7.

3. DEFINITION OF AFFORDABLE HOUSING TAN 2

In Annex B of TAN2 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 two sub-categories:

- **social rented housing** - provided by local authorities and *registered social landlords* where rent levels have regard to the Assembly Government's *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

CONDITION 29 REQUIREMENTS

- i. The numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 100% of the dwellings to be built;**

The whole development site is being constructed for Wales and West Housing (WWHA) who are a registered social landlord. The site will therefore provide 34 units for social rent; 24 two bed dwellings, 6 three bed dwellings, 2 two bed bungalows and 2 one bed bungalows. The houses would be rented out at social rent rates in accordance with the rates agreed with Welsh Government. These are reviewed annually with Welsh Government.

- ii. The timings 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 the affordable housing;**

WWHA are in contract with Anwyl to build the houses on our behalf. Once completed the houses will be handed over to WWHA an affordable housing provider as part of their stock. WWHA manage more than 11,500 high quality, affordable homes in 15 local authority areas across Wales. WWHA have 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 for their residents. WWHA have an in-house maintenance company – Cambria in order to deliver this to their residents. WWHA undertakes a wide range of works and services to ensure a high standard of stock is achieved investing in excess of £12 million each year.

WWHA focus is on the delivery of a high quality responsive repairs service to its residents. The works include day to day repairs, empty property repairs, electrical testing, gas servicing and emergency call-outs outside of office hours. In addition, WWHA delivers a large number of kitchen and bathroom renewals

each year as well as requiring other items of major works to be done from time to time, such as roof renewals, boundary fencing and grounds maintenance.

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

The houses would be managed as social housing stock as part of the existing portfolio of 11,500 high quality, affordable homes in 15 local authority areas across Wales. Wales & West Housing have a vision to achieve strong, sustainable growth to make a difference to people's lives, homes and communities. The housing would be retained as part of our stock in perpetuity.

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 allocate the properties, with Wrexham County Borough Council being offered 75% nomination rights on first allocation in accordance with the Council's lettings policy. This would revert to 50% on any subsequent re-let. The remaining 25% would be allocated from WWHA's own waiting list for Wrexham and are allocated in accordance with our lettings policy.

Where the demand for housing is greater than the available supply, access is restricted to those people in demonstrable need. In such circumstances housing will be limited to those people who meet a range of housing need criteria, and only a small number of such people will be placed on WWHA's waiting list so that they have a reasonable prospect of being housed within two years.

The Association's social housing will only be made available to those people who are eligible. The requirements of both the Homelessness Act 2002 and the Association's charitable objects limit who is eligible for assistance. Therefore the criteria that will be used are:

- Residency - applicants should live in Britain and have done so for at least two years. There are exceptions for certain groups of people;
- Characteristics - apart from being over the age of 16 years, applications are welcomed from any person irrespective of age, gender, race, religion or belief, sexual orientation or disability;
- Previous history of inappropriate behaviour may result in access to the waiting list being refused. In determining applicants' suitability to become a WWH resident, the Association will assess each application in line with the Welsh Assembly Code of Guidance 3 stage test.

Housing will only be offered to those people in demonstrable housing need and who are ready to move. Applicants will be interviewed via the telephone or face to face to

establish their present housing circumstances to determine if they are in housing need and meet the Association's criteria.

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 29.