

Item 4

AFFORDABLE HOUSING UPDATE – Stephanie Baxter

The total number of affordable homes delivered 2012/2013 amounted to 122.

1) Affordable housing program 2013/2014

The table below shows the current sites that are on site which are expected to be completed by 31st March, 2014

Scheme Name	Area	PP ref.	No affordable homes	% of total units	Completion date
Holloway Crescent	Leaden Roding	UTT/1357/11/FUL	8	100	22/07/2013
Total			8		

Schemes where planning permission has been granted and are expected to complete by 31st March, 2014

Scheme Name	Area	PP ref.	No affordable homes	% of total units	Completion date
The Street/ Clavering Road	Manuden	UTT/0692/12/FUL	4	28.6	October 2013
Rochford Nurseries P5	Stansted Mountfitchet	UTT/1607/09/FUL	4	30*	December 2013
Hampit Road	Arkesden	UTT/2427/11/FUL	4	100	
The Orchard	Elsenham	UTT/2166/11/DFO	21	39.6	March 2014
Braintree Rd. WatchHouse Green	Felsted	UTT/13/0989/OP	10	40	March 2014
Chickney Road	Henham	UTT/13/0909/OP	6	42.9	March 2014
Goddards Yard	Saffron Walden	UTT/13/0669/FUL	3	21.4**	March 2014
Total			52		

* Rochford Nurseries P5 – phased development

**Goddards Yard @ 20%

2) Commuted Sum Policy update

The Council recently adopted the Developer Contribution (June 2013) which sets out the policy on a commuted sum for small schemes of 1-4 dwellings. The policy is as follows page 4, para 2.7

The Council will calculate the financial contribution on sites of 1-4 dwellings in 2.3 above as follows:

- 4 unit development – would provide 0.8 of an affordable unit – contribution equates to 80% of 1 full plot value for that locality
- 3 unit development – would provide 0.6 of an affordable unit – contribution equates to 60% of 1 full plot value for that locality
- 2 unit development – would provide 0.4 of an affordable unit – contribution equates to 40% of 1 full plot value for that locality
- 1 unit development – would provide 0.2 of an affordable unit – contribution equates to 20% of 1 full plot value for that locality

The land value must be provided by an independent RICS valuer on a site specific basis. The valuer will be appointed by the Council, but the fee payable by the developer. The payment will be index linked.

The commuted sums will be ringfenced to assist future affordable housing schemes.

Table of small schemes granted planning permission expected to complete by 31st March, 2014

Scheme Name	Area	PP ref.	No dwellings PP granted	% of total units	Completion date
Plot 1. Land rear of Highview. 6 Cole End Lane.	Sewards End	UTT/13/1670/OP	1	20%	March 2014
Plot 2 Land adj Guyvers 2 Walden Rd	Sewards End	UTT/13/1653OP	1	20%	March 2014
Plot 2 land rear of Highview, 6 Cole Lane	Sewards End	UTT/13/1652	1	20%	March 2014
Plot 3. Land adjacent Guyversm. 2 Walden Rd.	Sewards End	UTT-13-1654-OP	1	20%	March 2014
Total			4	80%	