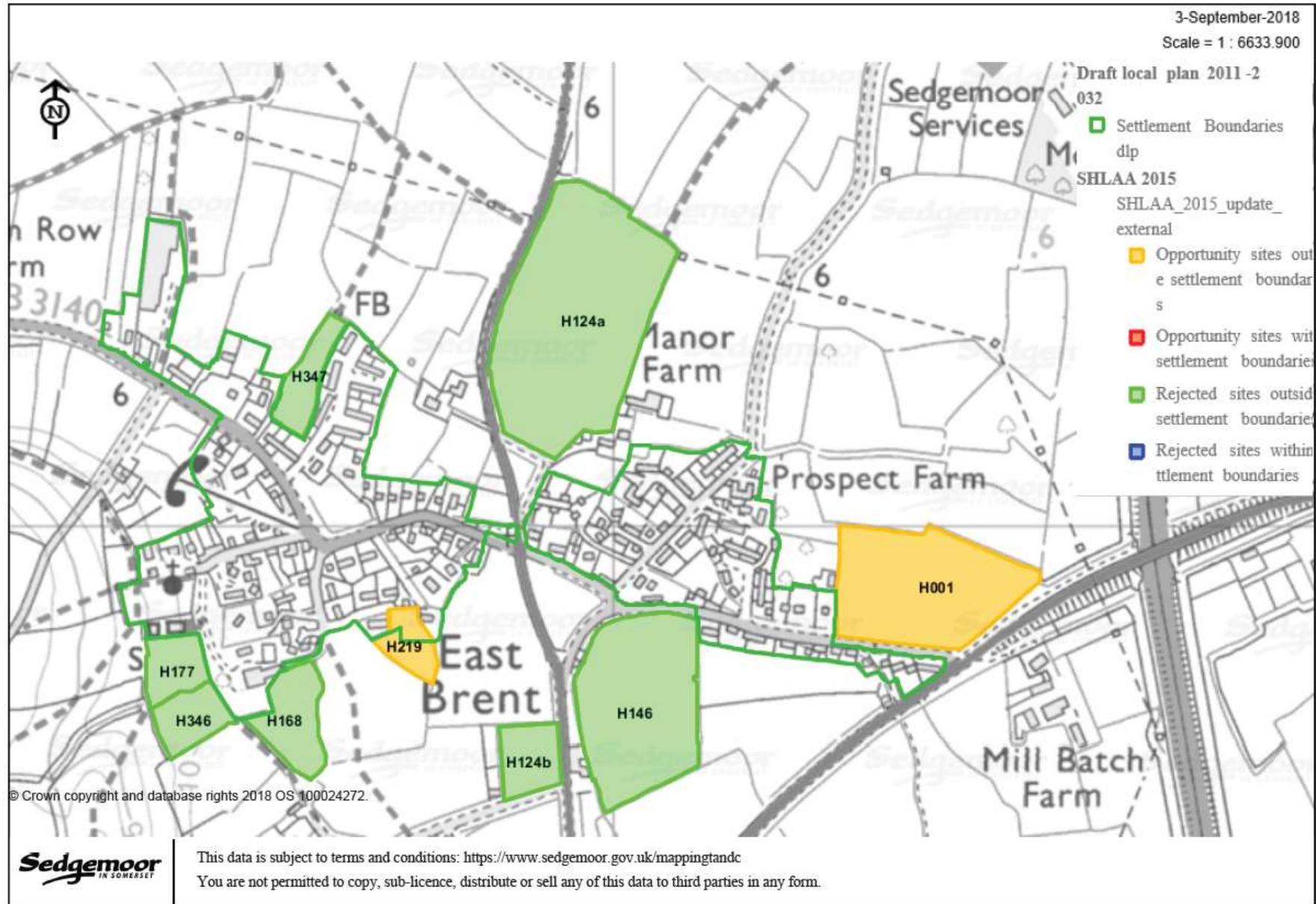


<p>Briefing note</p>	<p>East Brent Affordable Housing Project</p> <p>East Brent Parish Council Briefing: Paper 1 – Presented 3 September 2018</p>
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<p>Housing Enabling Team</p>	<p>Sedgemoor District Council’s Affordable Housing Development Team (AFHDT) is a small-dedicated team with specific responsibility to oversee the delivery of new affordable housing. The team are part of the wider SDC Housing, Health & Wellbeing Service.</p> <p>The team has a successful record of accomplishment of delivering affordable homes in rural communities. The AFHDT provides support and advice to parish councils, landowners, developers and registered providers with the aim of developing new affordable housing.</p> <p>The AFHDT has developed its own housing need assessment processes, which provide publically available independent and robust evidence for future housing growth in rural communities.</p>
<p>The Housing Picture in East Brent</p>	<p>As per the March 2011 Office for National Statistics census the population of East Brent is 1302 and there are 502 homes in East Brent. There are no census figures for Rooksbridge.</p> <p>Owner Occupation (homeownership) is the dominating tenure in East Brent. There are 421 owner occupied homes, which equates to 84% this is significantly above the average for Sedgemoor, which is 71.3%. There are currently two properties for sale in East Brent; they are both four-bed properties costing an average of £337,500.</p> <p>Private Rented Sector there are only 17 rental properties in East Brent, with a high level of local demand when any vacancies are advertised. The rent levels for these properties are higher than the local district average. There is currently only one property to rent in East Brent, a one bedroomed apartment costing £625 per month.</p> <p>Affordable Housing there are 38 affordable rented homes in East Brent, which equates to 7.5%. This is significantly below the average for Sedgemoor, which is 20%. These homes do not have any form of local priority allocation plan attached to them.</p> <p>The impact of the right to buy has seen the numbers of affordable homes drop since the early 1980’s. The existing affordable housing stock is likely to come under pressure because of the government introducing the right to buy for housing association tenants and the sale of high value local authority stock in 2015. It remains to be seen what effect these initiatives will have in high value areas such as East Brent.</p>

	<p>The prevailing high cost of buying a home means that East Brent properties remain unaffordable and out of reach for a significant number of local people.</p> <p>In summary, there are a growing number of adult children unable to get on the housing ladder who continue to live with parents or relatives. Many are forced to leave the village due to lack of affordable housing. Rural house prices are usually well above average, while local rural incomes are well below average. The affordability gap continues to grow and adds to the increasing loss of younger adults and families who often support and contribute to local rural communities. Local shops, schools and transport services can be affected as young people and families are forced to look for more affordable places to live.</p>
<p>What is Affordable Housing</p>	<p>Affordable housing allows LOCAL PEOPLE to access a suitable home, at a price they can afford where they were born / grew-up / have support, social networks or work in.</p> <p>Affordable housing is best described as housing provided at prices below the prevailing market value to people who are unable to find a suitable home on the open market, primarily due to its price.</p> <p>Affordable housing can be provided on a rental basis.</p> <p>Affordable housing can be provided on a homeownership basis.</p> <p>Affordable housing can be provided by the public sector (Council or Housing Associations).</p> <p>Affordable housing can be provided by the private sector (house builder and private landlords).</p> <p>Affordable housing can be provided by the community through a Community Land Trust.</p> <p>Housing Need</p> <p>A household is considered to be in housing need if one or more of the following criteria apply and where they are incapable of resolving their housing problem in the prevailing local housing market:</p> <ul style="list-style-type: none"> ▪ People with a particular social need, which cannot be resolved except through a move. ▪ Who cannot afford market properties and have a need to move. ▪ Homeless people, who those living in insecure housing (this will include housing that is too expensive compared to the household’s disposal income). ▪ Where there is a mismatch between the housing need the current home (overcrowding or under occupation). ▪ Someone with a physical (or other medical) impairment living in unsuitable housing. ▪ Where the property lacks basic facilities and places, which are subject to major repair. <p>Affordable Homeownership Options</p> <p>Affordable homeownership includes Shared Ownership (part rent/part buy), Rent Plus (Rent to buy), Low Cost Home Ownership (for example 20% less market value), self-build, custom build, Rent plus & Help to Buy.</p>
<p>Delivering Housing in East Brent under the Emerging Local Plan</p>	<p>East Brent’s settlement status under the emerging Local Plan is currently Tier 3. The Planning Policy for Tier 3 settlements is T5. The T5 Policy is designed to tackle an evidenced based shortage of affordable housing at local level. It offers the ability to develop a mix of market and affordable homes outside the settlement boundary with a minimum provision of 40% affordable homes.</p>

	<p><u>Policy T5 approach</u> - Mixed Tenure Housing</p> <p>Policy T5 approves the building of open market and affordable housing, which does not require external public sector subsidy support. The gap funding is secured from the construction and sale of the open market homes.</p> <p>The new emerging Local Plan currently undergoing its final consultation and is due for adoption by Sedgemoor District Council in Autumn 2018.</p>
<p>Affordable Housing Project Plan Stages</p>	<p>Stage 1: Understanding Local Housing Need for Affordable Housing</p> <p>The AFHDT are in the process of conducting a parish wide Housing Need Assessment (HNA) of local people and their future housing requirements.</p> <p>The HNA will give an insight into the scale and nature of local housing need, both affordable and other tenures (such as open market downsizing).</p> <p>The AFHDT have sent questionnaires to every property in East Brent, Rooksbridge, Biddisham, Edingworth & Eastertown, and the questionnaire has also be sent to those registered on Homefinder Somerset who have a local connection to East Brent. Each completed form received will be assessed individually. A draft HNA report will be presented at the October Parish Council meeting.</p> <p>Stage 2: Finding & Securing a Suitable Site for the New Affordable Housing</p> <p>Finding specific parcels of land, which are available for development, follow a sequential site search. Walsingham Planning are currently working up an initial site layout for site H001 (see Appendix 1). A site search usually looks at the Strategic Housing Land Availability Assessment (SHLAA); see Appendix 1 & 2 for the East Brent & Rooksbridge SHLAA maps.</p> <p>Stage 3: Designing and Agreeing a Housing Project</p> <p>The group designing the project will work closely with representatives from the Parish Council, the AFHDT, and a Registered Provider etc.</p> <p>Stage 4: Securing Funding and Planning Permission</p> <p>Detailed plans will provide information on viability, local lettings policy, tenure and mix of units and information for pre planning advice. Planning consent obtained and S106 signed.</p> <p>Stage 5: Construction Phase</p> <p>Contractors start on site with project/site meetings being attended by the AFHDT.</p> <p>Stage 6: Occupation Stage</p> <p>Local people occupy the homes and an opening ceremony is organised with possible attendees being Parish Council, Developer, Registered Provider, Ward Councillor, the AFHDT and any other persons felt appropriate.</p>
<p>Parish Council Role</p>	<p>Our experience tells us that active and committed Parish Councils have successful affordable rural housing developments.</p> <p>Parish Councils are encouraged to keep affordable housing on the local agenda and provide support at local housing consultations.</p> <p>Parish Council's provide local knowledge and leadership on their area and feed into the process from start to finish.</p> <p>Parish Council's will help facilitate local communication with local people, promote community consultation and participation.</p>

Appendix 1 – East Brent 2015 SHLAA sites



Appendix 2 – Rooksbridge SHLAA 2015 sites

