



**POTENTIAL AFFORDABLE HOUSING
DELIVERY FOR THE WEST MIDLANDS**

SURVEY OF LOCAL AUTHORITIES

2008

**West Midlands Regional Assembly
June 2008**

PART 1 - INTRODUCTION

1.1 Background

A decision was taken by the West Midlands Regional Assembly in November 2006 to undertake a study looking at the potential deliverability of affordable housing for the West Midlands Region. This study asked local planning authorities to estimate the possible amount of affordable housing delivery based upon the 3 housing options set out in Table 1 of the RSS Phase 2 Revision Spatial Options Consultation (January 2007)¹. This information was required to feed into the development of the RSS Phase 2 Preferred Option affordable housing policy. The affordable housing policy (including targets at a regional and Housing Market Area level) is being revised as part of the Phase 2 RSS Revision.

Subsequent to the Spatial Options Consultation, a Preferred Option has now been agreed by the Regional Planning Partnership. Currently, the Preferred Option is out for formal consultation until 8 December 2008. Accordingly, the decision has been taken to assess the likely level of affordable housing delivery across the region in relation to the Preferred Option housing numbers.

This new study therefore considers the likely level of affordable housing delivery within the region for the 2006-2026 period based on the Preferred Option housing numbers. It provides estimates based upon the opinions of local authority planning and housing officers. The study does not attempt to quantify the 'need' for affordable housing. Affordable housing 'need' was investigated by a separate study undertaken by Cambridge University in 2007.

1.2 Methodology

This survey involved a questionnaire being sent to each local authority in the West Midlands Region in order to determine what the potential supply of affordable housing might be up to 2026.

The first part of the survey asked local authorities about their current affordable housing development plan policies including details on local affordable housing targets, thresholds that would trigger a requirement for affordable housing provision and what proportion would be expected to be delivered over a particular threshold.

The second section of the survey asked for information about past levels of gross completions of affordable housing; this was collected for the period 2001 to 2006 (01/04/2001 to 31/03/06) and for the period 2006 to 2007 (01/04/06 to 31/03/07). The categories used for the collection of the past completions 2001 – 2007 were taken from Section N (subsection N1 to N9) of the CLG Housing Strategy Statistical Appendix 2007. This splits affordable completions by social rented and intermediate housing in accordance with PPS3.

¹ West Midlands Regional Spatial Strategy – Phase Two Revision. Spatial Options 8th January – 5th March 2007.

Question 2.2 required information on the level of affordable housing funded by developer contributions. This sub section asked for the number of gross additional units completed through planning negotiations such as Section 106 Agreements. This was required for the 2006 – 2007 monitoring year only. The question asks for affordable housing completions funded purely by private developers, but also those that are partly funded by private developers and other sources (e.g. by the Local Authority or the Housing Corporation).

The next part of the survey requested authorities to provide details about the estimated levels of delivery of affordable housing between 2007 and 2026. Authorities were asked about commitments as at 1 April 2007 and any future estimates 2007 – 2026, based upon the Preferred Option housing figures being considered as part of the Phase 2 RSS Revision². Authorities were asked to provide estimates for social rented (e.g. provided by a local authority or RSL at a rent at or below the general market) and intermediate (e.g. shared equity) housing where the data was available. The guidance notes used the definition for social and intermediate housing as set out in PPS3.

The penultimate section of the survey requested local authorities to supply information in respect of affordable housing that has been negotiated through the use of commuted sums for development on other sites. This question was split into two periods; 2001–2007 and 2007–2026. For 2001-2007, authorities were asked whether they could submit details of how many social rented and intermediate houses have been provided through the use of commuted sums. Looking towards the future, the survey then required authorities to provide details of how many additional affordable houses using commuted sums could be delivered for the 2007 – 2026 period.

A policy question was also asked about whether authorities were considering reviewing their existing affordable housing policies; and if so, what the future negotiating criteria would be. In addition, a supplementary question asked whether there would be sites allocated solely for affordable housing in any forthcoming Local Development Documents. This would include sites that are over and above rural exception sites and could be larger sites within villages, market towns and larger urban areas.

PART 2 - RESULTS AND ANALYSIS

2.1 Quality of the information

The survey was circulated to 34 local authorities, of which 33 returned the questionnaire – a response rate of 97%. However, of the 33 returned questionnaires, some of the information provided was incomplete. Where this occurred, an explanation is given below.

The overall quality of the returns was good. Taking into account resource constraints and the tight deadline for responses, only Stratford-on-Avon didn't return

² As set out in "West Midlands Regional Spatial Strategy – Phase Two Revision, Draft Preferred Option, December 2007".

a completed survey in the specified timeframe (however, some figures were received from Stratford after the circulation of the appendix tables, these have been referred to later in the report). In respect of the general data quality, Stoke-on-Trent City Council's return was not 100% complete. Both Sandwell Metropolitan Borough Council, Walsall Metropolitan Borough Council and Stratford-on-Avon were unable to submit any future estimates beyond 2007. For the authorities where data was not provided, figures have been imputed based on the CLG Housing Strategy Statistical Appendix data or a roll forward of past completions. The authorities that have had imputed data included are clearly indicated in the Appendix tables. For ease of reference, the imputed figures are as follows:

- Sandwell: Future estimates 2007 to 2026 were derived using an average of the affordable housing completions 2001-2007;
- Walsall: For the years: 2001-2002, 2002-2003 and 2005-2006, affordable housing completion figures were imputed using Section N of the Housing Strategy Statistical Appendix (HSSA). The future estimates 2007 to 2026 were derived using an average of the affordable housing completions 2001-2007;
- Stratford-on-Avon: For the years 2001 - 2007, affordable housing completion figures were imputed using Section N of the Housing Strategy Statistical Appendix (HSSA). No information is available for the commitments (as at 1 April 2007). The 'Future Estimates per annum rate' was derived using an average of the affordable housing completions 2001-2007;
- Oswestry: For the years: 2001-2002 and 2001-2003, affordable housing completion figures were imputed using Section N of the Housing Strategy Statistical Appendix (HSSA);
- East Staffordshire: For the years: 2001-2002 and 2004-2005, affordable housing completion figures were imputed using Section N of the Housing Strategy Statistical Appendix (HSSA).
- For Stoke on Trent, local planning officers have provided the figures.

In addition, some authorities were only able to provide total estimates rather than splits between social rented and intermediate affordable housing. This has been indicated in the appendix tables where applicable. This means that the totals for social and intermediate housing are an undercount and do not add up to the overall affordable housing total.

2.2 Potential affordable housing delivery (based on the Preferred Option)

Local authorities were asked to report upon the levels of affordable housing that were likely to be delivered within their area between 2006 and 2026. This includes not only the level of affordable housing that is delivered using the Section 106 mechanism but also what the likely levels of affordable housing that could potentially be delivered using Housing Corporation and other funding. As stated previously in this report, this required consideration of completions, commitments and likely future estimates up to 2026 bearing in mind the Preferred Option of housing delivery in the RSS Preferred Option Consultation document.

The results of the survey can be seen below and are set out in detail in for each local authority in the technical appendix.

Table 1: Total potential affordable housing delivery 2006 – 2026 based on the RSS Preferred Option housing numbers¹

Sub Regional Housing Market Areas (from RHS 2005)	Total potential affordable housing 2006 - 2026 (based on Preferred Option)	Affordable housing per annum rate
<i>North HMA</i>	<i>14,772</i>	<i>739</i>
<i>Central HMA</i>	<i>50,964</i>	<i>2,548</i>
<i>South HMA</i>	<i>16,602</i>	<i>830</i>
<i>West HMA</i>	<i>12,612</i>	<i>631</i>
<i>Regional total</i>	<i>94,950</i>	<i>4,748</i>
Metropolitan Area and Shire and Unitary Totals	Total potential affordable housing 2006 - 2026 (based on Preferred Option)	Affordable housing per annum rate
<i>Metropolitan Area Total²</i>	<i>31,567</i>	<i>1,578</i>
<i>Shire and Unitary Authorities Total</i>	<i>63,383</i>	<i>3,169</i>
<i>Regional total</i>	<i>94,950</i>	<i>4,748</i>

¹ The amount of affordable housing that can be delivered beyond commitments is based on the Preferred Option set out in the WMRA RSS Phase Two revision – Draft Preferred Option document (December 2007)

² Includes: Birmingham City Council, Dudley MBC, Sandwell MBC, Walsall MBC, Wolverhampton MBC, Coventry City Council, Solihull MBC.

The results show that for the Region as a whole the likely level of delivery for the 2006 to 2026 period, based on the Preferred Option, could be just over 4,700 affordable dwellings per annum.

In the Central HMA 2,548 affordable houses per annum are expected to be delivered; this is 54% of the total for the Region.

In the shire areas, 3,169 affordable houses per annum are expected to come forward; this is 67% of the total for the region. This indicates that there is a greater level of affordable housing to be delivered in these areas for the period 2006 to 2026 compared to the Metropolitan areas.

It is interesting to observe that recent affordable housing completions have been at around 3,000 per annum, whereas the levels indicated for the post-2007 period are at around 4,800 per annum (taking into account commitments); a significant increase. See Appendix Table 1 for details.

The draft policy CF7 of the Preferred Option '*Delivering affordable housing*', provides indicative minima targets (per annum) of affordable housing delivery. The Preferred

Option proposed regional target of 6,000 per annum will be stretching compared to the findings of this survey.

2.3 Potential affordable housing delivery 2006 – 2026 split by social and intermediate housing (based on the Preferred Option)

Table 2: Potential affordable housing delivery 2006 – 2026 split by social and intermediate housing (based on the Preferred Option)

Sub Regional Housing Market Areas (from RHS 2005)	Total potential affordable housing 2006 - 2026 (based on Preferred Option)			
	Social per annum rate	Intermediate per annum rate	Not stated ² per annum rate	Total affordable housing per annum rate
<i>North HMA</i>	538	177	23	739
<i>Central HMA</i>	1,143	944	461	2,548
<i>South HMA</i>	440	194	197	830
<i>West HMA</i>	147	179	305	631
<i>Regional total</i>	2,268	1,495	985	4,748
Metropolitan Area and Shire and Unitary Totals	Social per annum rate	Intermediate per annum rate	Not stated ² per annum rate	Total affordable housing per annum rate
<i>Metropolitan Area Total¹</i>	619	669	290	1,578
<i>Shire and Unitary Authorities Total</i>	1,649	825	695	3,169
<i>Regional total</i>	2,268	1,495	985	4,748

¹ Includes: Birmingham City Council, Dudley MBC, Sandwell MBC, Walsall MBC, Wolverhampton MBC, Coventry City Council, Solihull MBC.

² Totals for social and intermediate housing are an undercount and do not equal the overall affordable housing figure because some authorities were not able to provide a detailed split of the figures. This column is the number of affordable houses that were not split into the social or intermediate categories.

Generally, across the region, the figure for social rented housing delivery is greater than for intermediate housing. However, there are some variations in this trend (see Appendix Table 2). This is particularly noticeable for some of the Metropolitan authorities; for e.g. Birmingham, Sandwell, Walsall and Coventry, who all expect to deliver more intermediate than social housing. Within the shire authorities, the trend is towards a greater level of social housing being delivered compared to intermediate housing. This is particularly pronounced in parts of Staffordshire (notably Lichfield and Stafford) and parts of Worcestershire (for example 71% of all potential affordable housing in Wychavon is expected to be social rented housing).

As discussed in the methodology section some authorities were only able to provide total estimates rather than splits between social rented and intermediate affordable housing. Therefore, the estimates of social and intermediate housing in Table 2 above and in Appendix Table 2 should be considered an undercount.

3.3 Provision of potential affordable housing funded by developer contributions through planning obligations 2006 - 2007

The table below shows that the level of delivery of gross affordable housing funded by developer contributions through the use of planning obligations (i.e. Section 106 Agreements). Not all authorities returned data on this but for those that did there are some interesting findings.

Table 3: Provision of potential affordable housing funded by developer contributions through planning obligations (April 2006 to March 2007)

Sub Regional Housing Market Areas (from RHS 2005)	Total no. of units completed	Percentage of affordable housing delivered (2006 - 2007) through Section 106 mechanism
<i>North HMA</i>	<i>101</i>	<i>50</i>
<i>Central HMA</i>	<i>1,004</i>	<i>46</i>
<i>South HMA</i>	<i>233</i>	<i>58</i>
<i>West HMA</i>	<i>243</i>	<i>79</i>
<i>Regional total</i>	<i>1,581</i>	<i>51</i>
Metropolitan Area and Shire and Unitary Totals	Total no. of units completed	Percentage of affordable housing delivered (2006 - 2007) through Section 106 mechanism
<i>Metropolitan Area Total ¹</i>	<i>767</i>	<i>46</i>
<i>Shire and Unitary Authorities Total</i>	<i>814</i>	<i>58</i>
<i>Regional total</i>	<i>1,581</i>	<i>51</i>

¹ Includes: Birmingham City Council, Dudley MBC, Sandwell MBC, Walsall MBC, Wolverhampton MBC, Coventry City Council, Solihull MBC.

The use of the Section 106 mechanism is widespread throughout the Metropolitan and the shire areas. A significant amount of affordable housing is delivered through the Section 106 mechanism; overall in the region, for one year (2006 – 2007), 1,581 out of a total of 3,077 dwellings (51%) were completed using Section 106 monies.

Of those that were negotiated through Section 106 agreements, 55% were funded by developer contributions only, 15% were jointly funded by developer contributions and grants from the Housing Corporation and 11% were completed using mixed funding. However, only a small number 2% were jointly funded through developer contributions, monies secured through the National Affordable Housing Programme and Local Authority support. In addition, only 2% of completions were jointly funded by a local authority and developer contributions. The remaining 15% of affordable houses completed in the year, were those where the funding split was unknown.

In the Metropolitan area and shire areas some authorities are delivering 100% of their affordable housing through Section 106 Agreements (for example, Solihull and North Shropshire).

3.4 Potential delivery of affordable houses through the use of commuted sums

All local authorities were asked whether they use the commuted sums mechanism for affordable housing delivery. This was split into two periods; 2001-2007 and 2007-2026. For the earlier period, the majority of authorities had used the commuted sums mechanism; 22 out of the 34 local authorities (65%) negotiated commuted sums for the provision of affordable housing. Those authorities who could provide details of the level of affordable houses that were built using commuted sums, indicated that this totalled 186 affordable dwellings between 2001-2007. Of this total, just 3 had not been included as part of the overall affordable housing delivery indicated in Tables 1 to 3 above or Table 1 of the attached Technical Appendix.

For the latter period (2007-2026), again, most of the authorities (22) that responded indicated that they would be in favour of using commuted sums to deliver affordable housing in the future. They suggested that 1,117 affordable dwellings could be delivered over this period using this mechanism. Of this total, 666 could be provided over and above the affordable housing delivery mentioned in Tables 1 to 3 above and Table 1 of the Technical Appendix.

3.5 Policy Questions

Existing affordable housing policies

When considering Table 5 of the Technical Appendix, 22 (65%) of authorities reported that they had an affordable housing target in their development plan; this was expressed as either the number of affordable dwellings to be delivered over a given time, or as a proportion of the plan's overall housing target (e.g. 100 dwellings between 2001 and 2011, or 40% of the overall housing target to be built as affordable housing).

Negotiating criteria in current development plans has generally been based on the thresholds set out in the now superceded Circular 06/98: Planning and Affordable Housing, which specifies that when assessing the suitability of sites for affordable housing, developments of 25 or more dwellings or residential sites of 1 hectare or more should be considered.

There are some exceptions to this, particularly with respect to the more rural parts of the region. For some of the more rural districts and specific market towns, thresholds are lowered to 15 dwellings.

The proportions of total housing to be delivered as affordable on sites above the thresholds vary from 25% to 50%. There is no specific differentiation between rural and urban areas. For example, South Shropshire aims to deliver a proportion of 50% and Solihull aims to deliver a proportion of 40%.

Future affordable housing policies

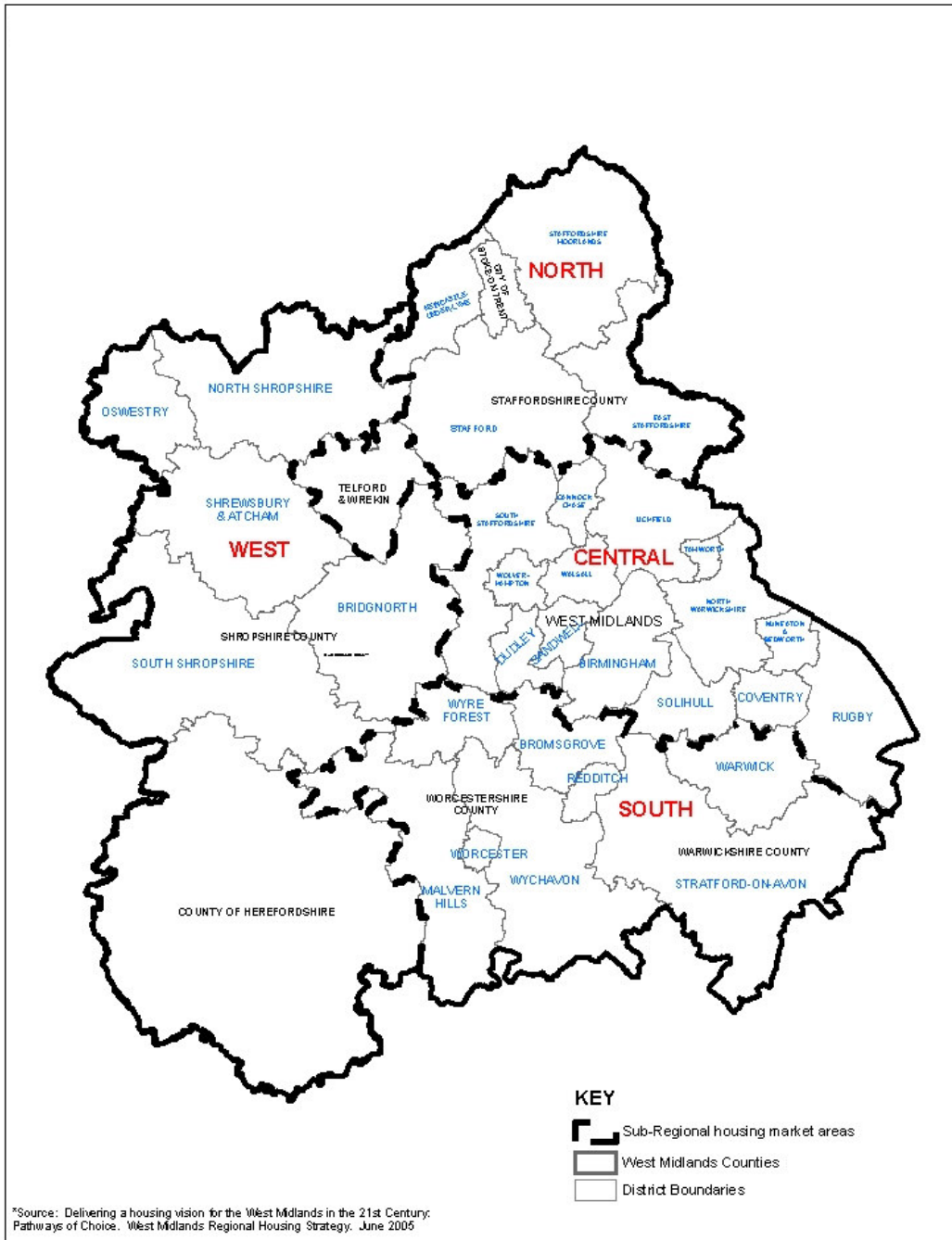
Of the authorities that responded positively to this question, most suggested that they do intend to review the existing affordable housing policies in the development plan. Of those authorities who did answer yes, the general threshold for affordable housing would be a move to the PPS3 threshold of 15 dwellings. There are some interesting exceptions to this, particularly with respect to the more rural parts of the region. The lowest site size reported by local authorities is 2+ dwellings (this applies to villages in South Staffordshire). Some potential policies mention specific thresholds for specific towns, for example in Wyre Forest district Kidderminster and Stourport are specified as having a site threshold of 10 dwellings.

In relation to the proportions of total housing to be delivered as affordable on sites above the thresholds, vary from 25% to 50%. Once again there is no specific differentiation between rural and urban areas. For example, Oswestry aims to deliver a proportion of 25% - 50% and Sandwell aims to deliver a proportion of up to 40%.

Sites solely for affordable housing

Of the authorities that responded to this question, 15 authorities argued that the allocation of sites solely for affordable housing would be appropriate as it is an approach recognised in PPS3. This suggests that these authorities are considering this approach as a likely option to delivering affordable housing. Other comments included, "(t)his would be sites over and above rural exceptions sites and could be larger sites within villages, market towns and larger urban areas"; and "may be possible in villages but may be more difficult in urban areas where there is often more opportunity to negotiate for an element of affordable housing on larger sites".

APPENDIX 1: West Midlands Sub-Regional Housing Market Areas as defined in the West Midlands Regional Housing Strategy (2005)



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Produced by the Research Unit, Development Services Department, Staffordshire County Council, 2004.

APPENDIX 2: QUESTIONNAIRE AND GUIDANCE NOTES

WMRA REGIONAL LAND FOR AFFORDABLE HOUSING SURVEY 2008

Contact Details:

Name:

Telephone No:

E-mail Address:

Local Authority:

Web-site Address for Local Plan/Unitary Development Plan/LDF:

.....

Please liaise with your Housing Officers on an agreed submission on behalf of your authority.

Please return the completed questionnaire by 5th March to:

David Adams
Research Unit
Development Services Directorate
Staffordshire County Council
Riverway
Stafford
ST16 3TJ

Or via e-mail: david.adams@staffordshire.gov.uk

If you have any queries, please don't hesitate to contact me on:
(01785) 276537

Thank you

1. Development Plan

Please ensure that policies and figures relate to the most up to date development plan. This could be an adopted or emerging plan, as long as the emerging plan has reached the core strategy submission stage.

1.1 Which development plan has been used for the answers in Section 1:

Name of plan.....

Time period it covers.....

Status (e.g. adopted, at submission stage).....

1.2 What is your Authority's housing target as stated in your Local Plan, Unitary Development Plan or emerging LDF. This should be your total provision figure including affordable and market housing.

Target.....

Time period it covers.....

1.3 Does your Authority have an affordable housing target in your local development plan?

Yes

No

1.4 If yes, please state the number of affordable dwellings and/or the proportion of affordable housing required in the plan plus any negotiating criteria.

Affordable housing target:

Numbers of dwellings or proportion:

.....

Dates this relates to:

Negotiating criteria:

What are your negotiating criteria for the deliverability of affordable housing?

Size of site (threshold for negotiating).....

Proportion of Affordable Housing on site (%).....

If the negotiating criteria vary across the authority area (e.g. it may be different for urban and rural areas), please state below any differences:

.....

.....

.....

1.5 What definition of affordable housing are you using in your plan? (please tick appropriate boxes).

Social Rented

Intermediate Housing

Low Cost Market

Please describe the type of Low Cost Market

.....

If your definition deviates from the categories above then please provide an explanation.

.....

.....

2. Completions of Affordable Housing

2.1 Numbers of gross affordable dwellings completed over last 6 years (01/04/2001 to 31/03/2007):
(NB: These are the categories used in subsection N1 to N9 of Section N of the Housing Strategy Statistical Appendix 2007)

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	Total 2001-2007
Number of additional funded local authority dwellings - social rented (A1)							
Number of additional funded local authority dwellings - shared ownership (B1)							
Number of additional RSL - social rented (A2)							
Number of additional RSL - intermediate rent (B2)							
Number of additional RSL - shared ownership/shared equity (B3)							
Number of additional non-LA/RSL - social rented (A3)							
Number of additional non-LA/RSL - intermediate rent (B4)							
Number of additional non-LA/RSL - shared ownership/shared equity (B5)							
(i) Total Social Rented (A1+A2+A3)							
(ii) Total Intermediate (B1+B2+B3+B4+B5)							
Total affordable dwellings (sum of (i) to (ii))							

Provision of affordable housing funded by developer contributions through planning obligations

2.2 This subsection asks for the number of gross units completed through planning obligations (Section 106 Agreements) during **2006/07** (see columns a to e).

Note that all affordable units completed entered in this subsection should also be recorded in question 2.1.

Total no. of units <u>completed</u> (sum of columns a to e)	Number of units <u>completed</u> and funded by:				
	(a) Developer contribution & NAHP (only)	(b) Developer contribution & LA Support (only)	(c) Developer contribution NAHP & LA Support	(d) Developer contribution only	(e) Mixed funding

Total Social Rented					
Total Intermediate					
Total Affordable Housing funded by developer contributions					

3. Commitments of Affordable Housing

3.1 Numbers of gross affordable dwellings identified as existing commitments as at April 2007, where permission has been granted:

Social Rented
.....

Intermediate
.....

Total
.....

3.2 Numbers of gross affordable dwellings identified as existing commitments as at April 2007, where permission has **not** yet been granted:

Social Rented
.....

Intermediate
.....

Total
.....

4. Future Estimates: 2007-2026
There should be no duplication between this section and the previous commitments section.

4.1 In relation to the Preferred Option (see Appendix 1) how many affordable dwellings (gross) can be delivered through the planning system in your local authority (01/04/2007 to 31/03/2026), assuming a constant rate of overall housing development:

(NB Please provide a per annum rate)

per annum rate (gross)

Social Rented
.....

Intermediate
.....

Total
.....

4.2 Are there any barriers that would need to be overcome to achieve the above levels of delivery between 2007 and 2026?

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5. Commuted Sums

Some Local Authorities have negotiated affordable housing through the use of commuted sums for development on other sites. Could you please tell us of your use of this mechanism by answering the following questions:

Commuted sums 2001-2007

5.1 Does your Authority negotiate commuted sums for the provision of affordable housing?

Yes

No

5.2a If yes, please state the amount (£s) of commuted sums received (01/04/2001 to 31/03/2007):

.....

5.2b How many affordable dwellings have been provided by commuted sums (2001-2007):

Social Rented
.....

Intermediate
.....

Total
.....

5.2c Have they been included in Question 2 of the form?

Yes

No

Commuted sums 2007-2026

5.3 Are you expecting to deliver any additional affordable houses through the use of commuted sums in the future (2007-2026)?

Yes

No

5.4 If yes, how many additional affordable dwellings do you expect to deliver through commuted sums (2007- 2026):

Social Rented
.....

Intermediate
.....

Total
.....

5.5 Have they been included in Question 3 or 4 of the form?

Yes

No

6. Policy Questions

6.1 Is your Authority intending to review your existing affordable housing policies in your development plan?

Yes

No

6.2 If yes, can you describe what your future negotiating criteria are likely to be for the deliverability of affordable housing?

Size of site (threshold for negotiating).....

Proportion of Affordable Housing on site (%).....

If the negotiating criteria are likely to vary across the authority area (e.g. it may be different for urban and rural areas), please state below any differences:

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.....
.....

6.3 Do you think that you would be able to allocate sites solely for affordable housing in your LDDs? This would be sites over and above rural exceptions sites and could be larger sites within villages, market towns and larger urban areas.

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Appendix 1: Table 1 – Housing Proposals 2006-2026

Source: Extracted from WMRSS Phase Two Revision Draft Submission Phase 2 – December 2007.

Table 1 - Housing Proposals 2006 - 2026

Planning Area	Proposed Total (Net) 2006-2026	Indicative Annual Average 2006 - 2026
Birmingham(a)	50,600	2,530
Coventry (b)	33,500	1,675
Black Country	61,200	3,060
Solihull	7,600	380
Metropolitan Area Total	152,900	7,645
Shropshire	25,700	1,285
Bridgnorth	2,500	125
North Shropshire	6,100	305
Oswestry	4,000	200
Shrewsbury and Atcham	8,200	410
of which Shrewsbury	6,200	310
South Shropshire	4,900	245
Telford & Wrekin	26,500	1,325
of which Telford	25,000	1,250
Staffordshire	54,900	2,745
Cannock Chase	5,800	290
East Staffordshire	12,900	645
of which Burton upon Trent	11,000	550
Lichfield (c)	8,000	400
Newcastle-under-Lyme	5,700	285
of which Newcastle urban area	4,800	240
South Staffordshire	3,500	175
Stafford	10,100	505
of which Stafford town (d)	7,000	350
Staffordshire Moorlands	6,000	300
Tamworth	2,900	145
Stoke-on-Trent	11,400	570
Warwickshire	41,000	2,050
North Warwickshire	3,000	150
Nuneaton and Bedworth	10,800	540
Rugby	10,800	540
of which Rugby town	9,800	490
Stratford-on-Avon (e)	5,600	280
Warwick	10,800	540
Worcestershire	36,600	1,830
Bromsgrove (e)	2,100	105
Redditch (e)	6,600	330
Malvern Hills (f)	4,900	245
Worcester City (f)	10,500	525
Wychavon (f)	9,100	455
Wyre Forest	3,400	170
Herefordshire	16,600	830
of which Hereford City	8,300	415
Shire and Unitary Authorities Total	212,700	10,635
Major Urban Areas (g)	169,100	8,455
Other Areas	196,500	9,825
West Midlands Region	365,600	18,280

Footnotes to accompany Table 1:

- a) *Of the total provision for Birmingham, around 700 dwellings will be provided at Longbridge, in Bromsgrove District.*
- b) *Dependant upon the capacity in Coventry and the outcome of further studies, some of the allocations could be made adjacent to Coventry within Nuneaton & Bedworth and Warwick Districts.*
- c) *Of the figure of 8,000 for Lichfield, dependant upon the outcome of further local studies, some of the allocations could be made relating to Tamworth and Rugeley.*
- d) *Dependant upon the outcome of further local studies, some of the Stafford town allocation could be made, adjacent to the settlement, in South Staffordshire District.*
- e) *Redditch Figure of 6,600 includes 3,300 in Redditch and 3,300 adjacent to Redditch town in Bromsgrove and/or Stratford-upon-Avon Districts.*
- f) *Of the figure of 10,500 for Worcester; 3,200 will be within Worcester City and 7,300 will be adjacent to the City within the surrounding districts of Malvern Hills and Wychavon.*
- g) *Includes the Newcastle urban area.*

THANK YOU FOR YOUR ASSISTANCE

APPENDIX 3: GUIDANCE NOTES

WMRA Regional Land for Affordable Housing Survey 2008: Guidance Notes

The purpose of this questionnaire is to update the 2006 survey of local authorities in terms of how much affordable housing can be delivered through the planning system. There are also some additional questions in relation to issues that need to be addressed by the RSS review.

The questionnaire is essentially a technical exercise. All questions are intended to be relatively straightforward. Question 2 may require some liaison with your housing officers. For more detailed guidance on individual questions please see below:

No.	Question	Guidance
Contact Details		
	Web-Site Address for Development Plan	If your Local Plan or Unitary Development Plan (UDP) is available on your web-site could you please include the web-site address e.g. http://www.stratford.gov.uk/planning/planning-693.cfm
1	Development Plan	
1.1	Development plan details	Please state the full name of the development plan, the time period it covers and the status of the plan (e.g. adopted, at submission stage etc) that the figures in section 1 refer to. The plan should be either an adopted local plan/UDP or emerging LDF as long as it has reached the submission stage of the core strategy.
1.2	Housing target	Please state your housing target as defined in the most up to date Development Plan and the dates that the target relates to.
1.3	Affordable housing target	Please refer to the most up to date Development Plan as defined in 1.1.
1.4	Affordable housing target and negotiating criteria for affordable dwellings required in the development plan.	<p><u>Affordable housing target</u> Please supply both numbers of dwellings or the proportion to be delivered as set out in the affordable housing target and the date that they relate to.</p> <p><u>Negotiating criteria</u> Please provide details of the negotiating criteria for the deliverability of affordable housing.</p> <p>This includes:</p> <p>The size of site or threshold used for negotiating the level of affordable housing.</p> <p>Proportion of affordable housing sought in Local Plan/UDP/emerging LDF policies.</p> <p>If the negotiating criteria vary across the authority area (e.g. it may be different between urban and rural areas), please state where the</p>

		variation occurs.
1.5	Definition	<p>Please tick the appropriate boxes and provide explanations as required.</p> <p>Definitions of each type of affordable housing are as follows (consistent with PPS3):</p> <p>Social Rented Housing: Rented housing owned by local authorities and registered social landlords for which guideline rents are determined through the national rent regime, set out in the 'Guide to Social Rent Reforms' published in March 2001.</p> <p>Also, rented housing owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or funded with grant from the housing corporation, as provided for in the Housing Act 2004.</p> <p>Intermediate Housing: Housing at prices or rents above those of social-rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rents (i.e. rent above social rented level but below market rents). Intermediate housing differs from low cost market housing (which Government does not consider to be affordable housing).</p> <p>For the purposes of this survey low cost market housing delivered by developers through Section 106 agreements (without the aid of a public grant) at a discounted price which stays discounted in perpetuity should be counted as intermediate housing.</p> <p>Low cost market housing: Examples: Low cost market housing delivered at a discount by developers through a S106 agreement, which does not remain discounted in perpetuity. Low cost market housing which is regarded as cheap housing (e.g. small terraces) but is actually sold at market price.</p>
2	Completions of Affordable Housing	
2.1	Numbers of affordable dwellings completed (01/04/2001 to 31/03/2007)	<p>Please include all affordable housing completions over the last 6 years. Do not include acquisitions. The figures should be gross.</p> <p>These categories are arranged by the type of provider (Local Authority, Registered Social Landlord and other) and by the type of affordable housing (social rent, intermediate rent, and shared equity/ownership). Please note that the type of provider refers to the body that owns the homes – this may also be the body that initially provides them or the body that manages them, or it may not. For example, if a non-RSL provides new homes (with or without grant) but those homes are sold to a RSL on completion, classify them here as RSL homes. If a non-RSL retains the home and manages itself or engages a manager, classify them as non-LA/RSL.</p> <p>Do not include affordable dwellings that have been renovated (from existing affordable dwellings of the same tenure), as they are not classed as being additional.</p> <p>(A1): Include dwellings owned and offered for social rent by the local authority or their Arms Length Management Organization.</p>

		<p>(B1): Include dwellings owned and offered for subsidised sale e.g. local authority shared ownership schemes such as DIYSO.</p> <p>(A2, B2, and B3): RSL dwellings include those owned by RSLs, whether they are built by the RSL with LA financial support, Housing Corporation funding or RSLs' own financial arrangements. It also includes homes built by other bodies and sold to RSLs.</p> <p>(A3, B4, B5): Non-LA/RSL dwellings should include those owned by unregistered social landlords, private sector developers, and community-led groups (i.e. not sold to a RSL, LA or ALMO). These groups may manage or arrange for others to manage the home. This includes grant-funded and grant-free non-RSL homes.</p>
2.2	Provision of affordable housing funded by developer contributions through planning obligations	<p>This subsection asks for the number of gross units <u>completed</u> through planning obligations (Section 106 Agreements) during 2006/07</p> <p>The first column requires the total number of dwellings completed during the year (irrespective of whether permission was granted during the year or in a previous year).</p> <p>Subsequent columns require information on the sources of funding for completed dwellings. Please note that figures should be given for all completed dwellings which use developer contributions, but not those where no contributions are provided.</p> <p>Separate columns are provided for different combinations of funding: all include developer contributions through planning obligations, but some will only be funded from this source, others will also include Housing Corporation funding (NAHP), local authority support (financial or in the form of land). The 'mixed funding' column refers to any combination including developer contributions through planning obligations and a source of funding other than NAHP or local authority support (though it may also include either of those). If using this column, please identify alternative sources of funding and record a rough breakdown of funding.</p> <p>Definitions of the social and intermediate categories of affordable housing (consistent with PPS3) are included in question 1.5.</p>
3	Commitments of Affordable Housing	
3.1	Affordable commitments where permission has been granted (gross).	<p>Please include figures broken down by the social and intermediate categories included in question 3.1, where this data is available, and a total figure. Definitions of the social and intermediate categories of affordable housing (consistent with PPS3) are included in question 1.5.</p> <p>Do not include where a S106 has not been signed, include in 3.2.</p>
3.2	Affordable commitments where permission has	This question relates to all affordable housing where there is no planning permission yet and where the Section 106 agreement has not

	not yet been granted (gross).	been signed yet. This will include estimated numbers of affordable housing to be provided on allocated sites, but please only include allocations in adopted plans. Definitions of the social and intermediate categories of affordable housing (consistent with PPS3) are included in question 1.5.
4	Future Estimates: 2007-2026	
4.1	Estimated number or proportion of affordable housing in relation to the Preferred Option	Figures in the response to this section should be gross. Please consider the annual numbers of affordable houses that your authority can deliver under the RSS Preferred Option between 2007 and 2026 (set out in Appendix 1). Numbers should be expressed in terms of what on average can realistically be delivered per year between 2007 and 2026 Definitions of the social and intermediate categories of affordable housing (consistent with PPS3) are included in question 1.5.
4.2	Barriers to overcome	What barriers might need to be overcome to achieve the response in 4.2, examples might include a different policy framework at the regional level, improved negotiations on S106 agreements.
5	Commuted Sums	
	Commuted sums 2001-2007	
5.1	Negotiated commuted sums	Is this a mechanism your Authority makes use of?
5.2a	Amount of commuted sums received (01/04/2001 to 31/03/2007)	In the event that developers do not directly provide affordable housing within their own development they may provide the finances for affordable housing to be built elsewhere. The amount of commuted sums is specified in the Section 106 agreement.
5.2b	Numbers of dwellings completed through commuted sums (01/04/2001 to 01/04/2007)	This money ought to be spent on building other affordable dwellings elsewhere within your authority. Please only list the number of dwellings completed during this time period. Definitions of the social and intermediate categories of affordable housing (consistent with PPS3) are included in question 1.5.
5.2c	Have they been included in Question 2?	Please indicate if numbers returned for Q. 5.2b have been included in Question 2 of the form.
	Commuted sums 2007-2026	
5.3	Do you expect to use commuted sums in the future (2007-2026)?	Answer yes, if your authority expects to use the commuted sums mechanism.
5.4	If yes to question 5.3, how many do you expect to deliver 2007-2026?	Definitions of the social and intermediate categories of affordable housing (consistent with PPS3) are included in question 1.5.
5.5	Have they been included in Question 3 or 4?	Please indicate if the numbers returned in Q. 5.4 have been included in Q3 or Q4 of the survey.
6	Policy Questions	

6.1	Reviewing existing affordable housing policies	Only answer 'Yes' if your authority intends to review the affordable housing policies between now and 2026. For example, if your authority is about to embark on a review of your Local Plan/UDP in the next few years.
6.2	If, yes what will be the negotiating criteria for the deliverability of affordable housing?	<p>Please provide details of the likely negotiating criteria for the deliverability of affordable housing in the new policy framework.</p> <p>This includes:</p> <p>The size of site or threshold used for negotiating the level of affordable housing and the proportion of affordable housing on site.</p> <p>Proportion of affordable housing sought in Local Plan/UDP/emerging LDF policies if possible.</p> <p>If the negotiating criteria are likely to vary across the authority area (e.g. it may be different between urban and rural areas), please state where the variation may occur.</p>
6.3	Sites solely for affordable housing.	Do you think that you would be able to allocate sites solely for affordable housing in your LDDs? This would be sites over and above rural exception sites and could be larger sites within villages, market towns and larger urban areas.

Contact List

For any further assistance in completing the questionnaire please contact any of the members of the steering group:

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