

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

**SURVEY OF LOCAL AUTHORITIES  
2008**

**TECHNICAL APPRENDIX**

**West Midlands Regional Assembly  
June 2008**

**Table 1: Total potential affordable housing<sup>1</sup> delivery (based on the RSS Preferred Option)**

	Total completions 2001 - 2006	Total completions 2006 - 2007	Total commitments (April 2007)	Total future estimates (excluding commitments) 2007 - 2026 (based on Preferred Option)	Total affordable housing 2006 - 2026 (based on Preferred Option)	Affordable housing 2006 - 2026 per annum rate
Birmingham City Council	3,962	900	1,329	6,175	8,404	420
Dudley MBC	480	101	545	4,750	5,396	270
Sandwell MBC <sup>2</sup>	467	220	751	2,185	3,156	158
Walsall MBC <sup>3</sup>	269	74	300	1,083	1,457	73
Wolverhampton CC	457	52	1,140	4,465	5,657	283
Coventry CC	610	240	1,060	4,560	5,860	293
Solihull MBC	404	84	261	1,292	1,637	82
<b>Metropolitan Area Total</b>	<b>6,649</b>	<b>1,671</b>	<b>5,386</b>	<b>24,510</b>	<b>31,567</b>	<b>1,578</b>
North Warwickshire	155	46	232	1,140	1,418	71
Nuneaton and Bedworth	404	14	494	2,565	3,073	154
Rugby	376	220	367	1,558	2,145	107
Stratford <sup>4</sup>	627	54	No information available	2,166	2,220	111
Warwick	400	54	367	2,850	3,271	164
<b>Warwickshire</b>	<b>1,962</b>	<b>388</b>	<b>1,460</b>	<b>10,279</b>	<b>12,127</b>	<b>606</b>
Bromsgrove	152	69	83	912	1,064	53
Malvern Hills	162	38	No information available	1,710	1,748	87
Redditch	262	79	185	1,083	1,347	67
City of Worcester	286	64	421	1,216	1,701	85
Wychavon	340	34	367	3,458	3,859	193
Wyre Forest	219	8	244	1,140	1,392	70
<b>Worcestershire</b>	<b>1,421</b>	<b>292</b>	<b>1,300</b>	<b>9,519</b>	<b>11,111</b>	<b>556</b>
<b>Herefordshire</b>	<b>586</b>	<b>182</b>	<b>872</b>	<b>5,130</b>	<b>6,184</b>	<b>309</b>
Bridgnorth	12	6	50	950	1,006	50
North Shropshire	136	14	625	475	1,114	56
Oswestry <sup>5</sup>	143	30	155	798	983	49
Shrewsbury and Atcham	192	33	586	1,520	2,139	107
South Shropshire	203	44	401	741	1,186	59
<b>Shropshire</b>	<b>686</b>	<b>127</b>	<b>1,817</b>	<b>4,484</b>	<b>6,428</b>	<b>321</b>
<b>Telford and Wrekin</b>	<b>478</b>	<b>29</b>	<b>1,025</b>	<b>6,574</b>	<b>7,628</b>	<b>381</b>
Cannock Chase	202	60	48	950	1,058	53
East Staffordshire <sup>6</sup>	241	57	280	5,567	5,904	295
Lichfield	670	45	365	1,520	1,930	97
Newcastle under Lyme	164	28	265	1,140	1,433	72
South Staffordshire	222	13	288	1,007	1,308	65
Stafford	778	54	362	1,900	2,316	116
Staffordshire Moorlands	153	22	186	1,615	1,823	91
Tamworth	201	68	142	627	837	42
<b>Staffordshire</b>	<b>2,631</b>	<b>347</b>	<b>1,936</b>	<b>14,326</b>	<b>16,609</b>	<b>830</b>
<b>Stoke on Trent</b>	<b>311</b>	<b>41</b>	<b>405</b>	<b>2,850</b>	<b>3,296</b>	<b>165</b>
<b>Shire and Unitary Authorities Total</b>	<b>8,075</b>	<b>1,406</b>	<b>8,815</b>	<b>53,162</b>	<b>63,383</b>	<b>3,169</b>
<b>WEST MIDLANDS REGION</b>	<b>14,724</b>	<b>3,077</b>	<b>14,201</b>	<b>77,672</b>	<b>94,950</b>	<b>4,748</b>
<b>WEST MIDLANDS REGION (per annum rate)</b>	<b>2,945</b>	<b>3,077</b>	<b>-</b>	<b>4,088</b>	<b>4,748</b>	<b>-</b>

Notes:

<sup>1</sup> Affordable housing includes social rented and intermediate housing consistent with the definition in PPS3.

<sup>2</sup> The 'Future estimates per annum rate' and 'Future and total estimates 2007 to 2026' was derived using an average of the affordable housing completions 2001-2007.

<sup>3</sup> 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 per annum rate' and 'Future and total estimates 2007 to 2026' was derived using an average of the affordable housing completions 2001-2007.

<sup>4</sup> 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' and the 'Total future estimates 2007 to 2026' was derived using an average of the affordable housing completions 2001-2007.

<sup>5</sup> For the years: 2001-2002 and 2001-2003, affordable housing completion figures were imputed using Section N of the Housing Strategy Statistical Appendix (HSSA).

<sup>6</sup> For the years: 2001-2002 and 2004-2005, affordable housing completion figures were imputed using Section N of the Housing Strategy Statistical Appendix (HSSA).

**Table 2: Potential affordable housing delivery split by social and intermediate housing**

	Total completions 2001 - 2006				Completions 2006 - 2007				Total commitments (April 2007)				Total future estimates (excluding commitments) 2007 - 2026 based on Preferred Option				Total Affordable housing 2006 - 2026 (based on Preferred Option)			
	Social	Intermediate	Not stated <sup>1</sup>	Total	Social	Intermediate	Not stated <sup>1</sup>	Total	Social	Intermediate	Not stated <sup>1</sup>	Total	Social	Intermediate	Not stated <sup>1</sup>	Total	Social	Intermediate	Not stated <sup>1</sup>	Total
Birmingham City Council	1,948	1,083	931	3,962	391	269	240	900	286	1,043	0	1,329	1,425	4,275	475	6,175	2,102	5,587	715	8,404
Dudley MBC	385	95	0	480	53	48	0	101	78	68	399	545	2,375	2,375	0	4,750	2,506	2,491	399	5,396
Sandwell MBC <sup>2</sup>	417	50	0	467	121	99	0	220	27	89	635	751	No split available	No split available	2,185	2,185	148	188	2,820	3,156
Walsall MBC <sup>3</sup>	81	0	188	269	51	23	0	74	0	300	0	300	No split available	No split available	1,083	1,083	51	323	1,083	1,457
Wolverhampton CC	431	26	0	457	36	16	0	52	279	85	776	1,140	3,135	1,330	0	4,465	3,450	1,431	776	5,657
Coventry CC	569	41	0	610	96	144	0	240	425	635	0	1,060	2,280	2,280	0	4,560	2,801	3,059	0	5,860
Solihull MBC	212	192	0	404	14	70	0	84	177	84	0	261	1,140	152	0	1,292	1,331	306	0	1,637
<b>Metropolitan Areas Total</b>	<b>4,043</b>	<b>1,487</b>	<b>1,119</b>	<b>6,649</b>	<b>762</b>	<b>669</b>	<b>240</b>	<b>1,671</b>	<b>1,272</b>	<b>2,304</b>	<b>1,810</b>	<b>5,386</b>	<b>10,355</b>	<b>10,412</b>	<b>3,743</b>	<b>24,510</b>	<b>12,389</b>	<b>13,385</b>	<b>5,793</b>	<b>31,567</b>
North Warwickshire	140	15	0	155	28	18	0	46	223	9	0	232	1,140	0	0	1,140	1,391	27	0	1,418
Nuneaton and Bedworth	103	301	0	404	0	14	0	14	No split available	No split available	494	494	No split available	No split available	2,565	2,565	0	14	3,059	3,073
Rugby	No split available	No split available	376	376	No split available	No split available	220	220	275	92	0	367	1,558	No split available	0	1,558	1,833	92	220	2,145
Stratford <sup>4</sup>	No split available	No split available	627	627	No split available	No split available	54	54	No split available	No split available	No information available	No information available	No split available	No split available	2,166	2,166	No split available	No split available	2,220	2,220
Warwick	No split available	No split available	400	400	27	27	0	54	166	201	0	367	1,900	950	0	2,850	2,093	1,178	0	3,271
<b>Warwickshire</b>	<b>243</b>	<b>316</b>	<b>1,403</b>	<b>1,962</b>	<b>55</b>	<b>59</b>	<b>274</b>	<b>388</b>	<b>664</b>	<b>302</b>	<b>494</b>	<b>1,460</b>	<b>4,598</b>	<b>950</b>	<b>4,731</b>	<b>10,279</b>	<b>5,317</b>	<b>1,311</b>	<b>5,499</b>	<b>12,127</b>
Bromsgrove	107	45	0	152	32	37	0	69	58	25	0	83	608	304	0	912	698	366	0	1,064
Malvern Hills	119	43	0	162	18	20	0	38	No split available	No split available	No information available	No information available	No split available	No split available	1,710	1,710	18	20	1,710	1,748
Redditch	240	22	0	262	57	22	0	79	157	28	0	185	760	323	0	1,083	974	373	0	1,347
City of Worcester	229	57	0	286	64	0	0	64	311	110	0	421	969	247	0	1,216	1,344	357	0	1,701
Wychavon	314	26	0	340	30	4	0	34	302	65	0	367	2,413	1,045	0	3,458	2,745	1,114	0	3,859
Wyre Forest	182	37	0	219	0	8	0	8	128	116	0	244	798	342	0	1,140	926	466	0	1,392
<b>Worcestershire</b>	<b>1,191</b>	<b>230</b>	<b>0</b>	<b>1,421</b>	<b>201</b>	<b>91</b>	<b>0</b>	<b>292</b>	<b>956</b>	<b>344</b>	<b>0</b>	<b>1,300</b>	<b>5,548</b>	<b>2,261</b>	<b>1,710</b>	<b>9,519</b>	<b>6,705</b>	<b>2,696</b>	<b>1,710</b>	<b>11,111</b>
<b>Herefordshire</b>	<b>264</b>	<b>322</b>	<b>0</b>	<b>586</b>	<b>64</b>	<b>118</b>	<b>0</b>	<b>182</b>	<b>259</b>	<b>135</b>	<b>478</b>	<b>872</b>	<b>No split available</b>	<b>No split available</b>	<b>5,130</b>	<b>5,130</b>	<b>323</b>	<b>253</b>	<b>5,608</b>	<b>6,184</b>
Bridgnorth	12	0	0	12	6	0	0	6	38	12	0	50	475	475	0	950	519	487	0	1,006
North Shropshire	No split available	No split available	136	136	No split available	No split available	14	14	76	549	0	625	No split available	No split available	475	475	76	549	489	1,114
Oswestry <sup>5</sup>	90	5	48	143	20	10	0	30	94	61	0	155	399	399	0	798	513	470	0	983
Shrewsbury and Atcham	165	27	0	192	6	27	0	33	239	347	0	586	760	760	0	1,520	1,005	1,134	0	2,139
South Shropshire	178	25	0	203	12	32	0	44	179	222	0	401	304	437	0	741	495	691	0	1,186
<b>Shropshire</b>	<b>445</b>	<b>57</b>	<b>184</b>	<b>686</b>	<b>44</b>	<b>69</b>	<b>14</b>	<b>127</b>	<b>626</b>	<b>1,191</b>	<b>0</b>	<b>1,817</b>	<b>1,938</b>	<b>2,071</b>	<b>475</b>	<b>4,484</b>	<b>2,608</b>	<b>3,331</b>	<b>489</b>	<b>6,428</b>
<b>Telford and Wrekin</b>	<b>411</b>	<b>67</b>	<b>0</b>	<b>478</b>	<b>12</b>	<b>17</b>	<b>0</b>	<b>29</b>	<b>535</b>	<b>490</b>	<b>0</b>	<b>1,025</b>	<b>3,572</b>	<b>3,002</b>	<b>0</b>	<b>6,574</b>	<b>4,119</b>	<b>3,509</b>	<b>0</b>	<b>7,628</b>
Cannock Chase	170	32	0	202	42	18	0	60	48	0	0	48	722	228	0	950	812	246	0	1,058
East Staffordshire <sup>6</sup>	97	No split available	144	241	57	No split available	0	57	133	147	0	280	5,567	No split available	0	5,567	5,757	147	0	5,904
Lichfield	604	66	0	670	45	0	0	45	274	91	0	365	912	608	0	1,520	1,231	699	0	1,930
Newcastle under Lyme	164	0	0	164	24	4	0	28	142	123	0	265	684	456	0	1,140	850	583	0	1,433
South Staffordshire	222	0	0	222	13	0	0	13	138	150	0	288	513	494	0	1,007	664	644	0	1,308
Stafford	651	127	0	778	30	24	0	54	293	69	0	362	1,197	703	0	1,900	1,520	796	0	2,316
Staffordshire Moorlands	72	81	0	153	4	7	11	22	70	116	0	186	1,140	475	0	1,615	1,214	598	11	1,823
Tamworth	143	58	0	201	46	22	0	68	No split available	No split available	142	142	380	247	0	627	426	269	142	837
<b>Staffordshire</b>	<b>2,123</b>	<b>364</b>	<b>144</b>	<b>2,631</b>	<b>261</b>	<b>75</b>	<b>11</b>	<b>347</b>	<b>1,098</b>	<b>696</b>	<b>142</b>	<b>1,936</b>	<b>11,115</b>	<b>3,211</b>	<b>0</b>	<b>14,326</b>	<b>12,474</b>	<b>3,982</b>	<b>153</b>	<b>16,609</b>
<b>Stoke on Trent</b>	<b>No split available</b>	<b>No split available</b>	<b>311</b>	<b>311</b>	<b>No split available</b>	<b>No split available</b>	<b>41</b>	<b>41</b>	<b>No split available</b>	<b>No split available</b>	<b>405</b>	<b>405</b>	<b>1,425</b>	<b>1,425</b>	<b>0</b>	<b>2,850</b>	<b>1,425</b>	<b>1,425</b>	<b>446</b>	<b>3,296</b>
<b>Shire and Unitary Authorities Total</b>	<b>4,677</b>	<b>1,356</b>	<b>2,042</b>	<b>8,075</b>	<b>637</b>	<b>429</b>	<b>340</b>	<b>1,406</b>	<b>4,138</b>	<b>3,158</b>	<b>1,519</b>	<b>8,815</b>	<b>28,196</b>	<b>12,920</b>	<b>12,046</b>	<b>53,162</b>	<b>32,971</b>	<b>16,507</b>	<b>13,905</b>	<b>63,383</b>
<b>WEST MIDLANDS REGION</b>	<b>8,720</b>	<b>2,843</b>	<b>3,161</b>	<b>14,724</b>	<b>1,399</b>	<b>1,098</b>	<b>580</b>	<b>3,077</b>	<b>5,410</b>	<b>5,462</b>	<b>3,329</b>	<b>14,201</b>	<b>38,551</b>	<b>23,332</b>	<b>15,789</b>	<b>77,672</b>	<b>45,360</b>	<b>29,892</b>	<b>19,698</b>	<b>94,950</b>
<b>WEST MIDLANDS REGION (per annum rate)</b>	<b>1,744</b>	<b>569</b>	<b>632</b>	<b>2,945</b>	<b>1,399</b>	<b>1,098</b>	<b>580</b>	<b>3,077</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,029</b>	<b>1,228</b>	<b>831</b>	<b>4,088</b>	<b>2,268</b>	<b>1,495</b>	<b>985</b>	<b>4,748</b>

Notes:

<sup>1</sup> 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.

<sup>2</sup> The 'Future estimates per annum rate' and 'Future and total estimates 2007 to 2026' was derived using an average of the affordable housing completions 2001-2007.

<sup>3</sup> 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 per annum rate' and 'Future and total estimates 2007 to 2026' was derived using an average of the affordable housing completions 2001-2007.

<sup>4</sup> 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' and the 'Total future estimates 2007 to 2026' was derived using an average of the affordable housing completions 2001-2007.

<sup>5</sup> For the years: 2001-2002 and 2001-2003, affordable housing completion figures were imputed using Section N of the Housing Strategy Statistical Appendix (HSSA).

<sup>6</sup> For the years: 2001-2002 and 2004-2005, affordable housing completion figures were imputed using Section N of the Housing Strategy Statistical Appendix (HSSA).

**Table 3: Provision of affordable housing funded by developer contributions through planning obligations 2006 - 2007 <sup>1</sup>**

	Total no. of units completed (sum of columns a to e)	(a) Developer contribution & National Affordable Housing Programme (NAHP) (only)	(b) Developer contribution & LA Support (only)	(c) Developer contribution NAHP & LA Support	(d) Developer contribution only	(e) Mixed funding	Percentage of affordable housing delivered (2006 - 2007) through Section 106 mechanism <sup>3</sup>
Birmingham City Council	221	0	0	0	221	0	25
Dudley MBC	101	29	4	0	20	48	100
Sandwell MBC	56	0	0	0	56	0	25
Walsall MBC	74	74	0	0	0	0	100
Wolverhampton CC	32	0	0	0	16	16	62
Coventry CC	199	0	7	0	192	0	83
Solihull MBC	84	0	0	0	84	0	100
<b>Metropolitan Area Total</b>	<b>767</b>	<b>103</b>	<b>11</b>	<b>0</b>	<b>589</b>	<b>64</b>	<b>46</b>
North Warwickshire	7	0	0	0	0	7	15
Nuneaton and Bedworth <sup>2</sup>	14	No split available	No split available	No split available	No split available	No split available	100
Rugby <sup>2</sup>	76	No split available	No split available	No split available	No split available	No split available	35
Stratford	54	No split available	No split available	No split available	No split available	No split available	100
Warwick	0	0	0	0	0	0	0
<b>Warwickshire</b>	<b>151</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>39</b>
Bromsgrove <sup>2</sup>	21	0	9	12	0	0	30
Malvern Hills	32	16	12	0	4	0	84
Redditch	49	0	0	0	49	0	62
City of Worcester	35	35	0	0	0	0	55
Wychavon	34	29	0	0	5	0	100
Wyre Forest	8	0	0	0	8	0	100
<b>Worcestershire</b>	<b>179</b>	<b>80</b>	<b>21</b>	<b>12</b>	<b>66</b>	<b>0</b>	<b>61</b>
<b>Herefordshire</b>	<b>126</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>126</b>	<b>0</b>	<b>69</b>
Bridgnorth	0	0	0	0	0	0	0
North Shropshire	14	14	0	0	0	0	100
Oswestry	30	30	0	0	0	0	21
Shrewsbury and Atcham	29	0	0	0	29	0	88
South Shropshire	44	0	0	0	7	37	100
<b>Shropshire</b>	<b>117</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>36</b>	<b>37</b>	<b>92</b>
<b>Telford and Wrekin <sup>2</sup></b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>59</b>
Cannock Chase	40	No split available	No split available	No split available	No split available	No split available	67
East Staffordshire	19	No split available	No split available	No split available	No split available	No split available	33
Lichfield	12	12	0	0	0	0	27
Newcastle under Lyme	0	0	0	0	0	0	0
South Staffordshire	6	0	0	0	6	0	46
Stafford	54	0	0	0	54	0	100
Staffordshire Moorlands	0	0	0	0	0	0	0
Tamworth	65	0	0	0	0	65	96
<b>Staffordshire</b>	<b>196</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>65</b>	<b>56</b>
<b>Stoke on Trent <sup>2</sup></b>	<b>28</b>	<b>Not split available</b>	<b>Not split available</b>	<b>Not split available</b>	<b>Not split available</b>	<b>Not split available</b>	<b>68</b>
<b>Shire and Unitary Authorities Total</b>	<b>814</b>	<b>136</b>	<b>21</b>	<b>29</b>	<b>288</b>	<b>109</b>	<b>58</b>
<b>WEST MIDLANDS REGION</b>	<b>1,581</b>	<b>239</b>	<b>32</b>	<b>29</b>	<b>877</b>	<b>173</b>	<b>51</b>

Notes:

<sup>1</sup> 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 through the National Affordable Housing Programme (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).

<sup>2</sup> Where the total number of units completed was left blank, figures were imputed from Section N of the CLG Housing Strategy Statistical Appendix (HSSA): Provision of additional affordable housing, funded by developer contributions through planning obligations 2007.

<sup>3</sup> Column 1 of Table 3 divided by total affordable housing completions in the year.

**Table 4: Potential delivery of affordable housing through the use of commuted sums 2001 - 2026**

	Commuted sums 2001 - 2007		
	Does the Authority negotiate commuted sums?	Total number of affordable dwellings provided through commuted sums 2001 - 2007	Number of dwellings delivered in addition to Table 1 <sup>1</sup>
Birmingham City Council	Yes	No details	Not applicable
Dudley MBC	Yes	8	Not applicable
Sandwell MBC	Yes	No details	Not applicable
Walsall MBC	No	No details	Not applicable
Wolverhampton CC	No	No details	Not applicable
Coventry CC	No	No details	Not applicable
Solihull MBC	Yes	11	Not applicable
<b>Metropolitan Area Total</b>	<b>Not applicable</b>	<b>19</b>	<b>0</b>
North Warwickshire	Yes	4	Not applicable
Nuneaton and Bedworth	Yes	No details	Not applicable
Rugby	Yes	No details	Not applicable
Stratford	-	No details	Not applicable
Warwick	Yes	59	Not applicable
<b>Warwickshire</b>	<b>Not applicable</b>	<b>63</b>	<b>0</b>
Bromsgrove	Yes	93	Not applicable
Malvern Hills	Yes	Money has not been spent	Not applicable
Redditch	No	No details	Not applicable
City of Worcester	No	No details	Not applicable
Wychavon	Yes	0	Not applicable
Wyre Forest	Yes	3	3
<b>Worcestershire</b>	<b>Not applicable</b>	<b>96</b>	<b>3</b>
<b>Herefordshire</b>	<b>Yes</b>	<b>0</b>	<b>0</b>
Bridgnorth	Yes	0	Not applicable
North Shropshire	Yes	No details	Not applicable
Oswestry	Yes	No details	Not applicable
Shrewsbury and Atcham	No	No details	Not applicable
South Shropshire	Yes	0	Not applicable
<b>Shropshire</b>	<b>Not applicable</b>	<b>0</b>	<b>0</b>
<b>Telford and Wrekin</b>	<b>No</b>	<b>No details</b>	<b>Not applicable</b>
Cannock Chase	Yes	No details	Not applicable
East Staffordshire	Yes	No details	Not applicable
Lichfield	Yes	8	Not applicable
Newcastle under Lyme	No	No details	Not applicable
South Staffordshire	No	No details	Not applicable
Stafford	Yes	0	Not applicable
Staffordshire Moorlands	No	No details	Not applicable
Tamworth	No	No details	Not applicable
<b>Staffordshire</b>	<b>Not applicable</b>	<b>8</b>	<b>0</b>
<b>Stoke on Trent</b>	<b>Yes</b>	<b>No details</b>	<b>No details</b>
<b>Shire and Unitary Authorities Total</b>	<b>Not applicable</b>	<b>167</b>	<b>3</b>
<b>WEST MIDLANDS REGION</b>		<b>186</b>	<b>3</b>

	Commuted sums 2007 - 2026	
	Are you expecting to deliver any additional affordable housing using commuted sums in the future?	Total number of affordable dwellings are expected to be delivered through commuted sums 2007 - 2026
Yes	95	Not applicable
Yes	37	37
Yes	15	15
No	Not applicable	Not applicable
No - Will be marginal, if any	Not applicable	Not applicable
Yes	205	205
Yes	270	270
<b>Not applicable</b>	<b>622</b>	<b>527</b>
Yes	100	Not applicable
No	Not applicable	Not applicable
Yes	No details	Not applicable
-	Not applicable	Not applicable
Yes	Too early to say.	Not applicable
<b>Not applicable</b>	<b>100</b>	<b>0</b>
No	Not applicable	Not applicable
No	Not applicable	Not applicable
No	Not applicable	Not applicable
Yes	Nothing coming up	Not applicable
Yes	3	3
Yes	Minimal numbers	Not applicable
<b>Not applicable</b>	<b>3</b>	<b>3</b>
Yes	<b>95</b>	Not applicable
Yes	30	30
-	Not applicable	Not applicable
Yes	96	96
No	Not applicable	Not applicable
Yes	11	Not applicable
<b>Not applicable</b>	<b>137</b>	<b>126</b>
Yes	<b>50</b>	Not applicable
Yes	No details	Not applicable
Yes	Not known at this stage	Not applicable
Yes	6	6
No	Not applicable	Not applicable
Yes	4	4
Yes	100	Not applicable
No	Not applicable	Not applicable
No	Not applicable	Not applicable
<b>Not applicable</b>	<b>110</b>	<b>10</b>
Yes	Commuted sum is the last resort - on site delivery is the first	No details
<b>Not applicable</b>	<b>495</b>	<b>139</b>
	<b>1,117</b>	<b>666</b>

Notes:

<sup>1</sup> Respondents were asked if dwellings delivered through commuted sums had already been included in the earlier question in the questionnaire. This column shows the additional dwellings not already included in the previous tables in this appendix.

**Table 5: Review of existing affordable housing policies and future policies**

Current policies:					
	Does the Authority have an affordable housing target in your local development plan?	If yes, numbers of dwellings or proportion?	Dates this relates to	Negotiating criteria:	
				Size of site:	Proportion of affordable housing on site:
Birmingham City Council	Yes	49% on qualifying sites	1991 to 2011	25 dwellings up to 31/03/07 15 dwellings from 1/04/07	35%
Dudley MBC	Yes	1,440	2003-2011	Threshold set out in the most recent Government advice (i.e. 0.5 hectares or 15 dwellings)	30%
Sandwell MBC	Yes	25% on qualifying sites	2004 onwards	1 Ha or 25 dwellings, from Oct 2007 15 dwellings	25%
Walsall MBC	No details	Not applicable	Not applicable	25 dwellings or above or over 1 hectare.	25%
Wolverhampton CC	Yes	1,080	2004-2011	25 dwellings (will be amended to 15 as of end of March 2008)	25% generally, 20% within Wolverhampton City Centre, 30% on Council Housing Renewal Sites
Coventry CC	Yes	4,000	1999-2006	1 or more hectares or 25 dwellings or more under Coventry Development Plan. Now amended to 15 or more dwellings in accordance with PPS3.	25% except for districts already containing more than 1500 social or affordable dwellings where a lower 20% requirement applies (see below for tenure splits)
Solihull MBC	Yes	40% on qualifying sites	2003-2011	>14 dwellings or 0.5Ha	40%
<b>Metropolitan Area Total</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>
North Warwickshire	Yes	127	2004-2011	Main Towns: 15 dwellings or 0.5 Ha and above. Local Services Centres: 5 dwgs on 0.02 Ha and above. Other Settlements: 100% No threshold (all developments to be affordable).	Outside main towns and local service centres: 100%. No threshold (all developments to be affordable).
Nuneaton and Bedworth	Yes	25% on qualifying sites	2006-2009	0.5Ha or more or 15 dwellings or more.	25%
Rugby	No	Not applicable	Not applicable	Not applicable	Not applicable
Stratford	No details	Not applicable	Not applicable	Not applicable	Not applicable
Warwick	Yes	1,000	2001-2011	10 dwellings (urban) 3 dwellings (rural)	40%
<b>Warwickshire</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>
Bromsgrove	No	Not applicable	Not applicable	Not applicable	Not applicable
Malvern Hills	Yes	N/A	Not applicable	5,000 sq m	Up to 50%
Redditch	No	Not applicable	Not applicable	Not applicable	Not applicable
City of Worcester	Yes	453	2005-2011	0.5 Ha's	40%
Wychavon	Yes	296	June 2006 onwards	Not applicable	Up to 30%
Wyre Forest	No	Not applicable	Not applicable	Not applicable	Not applicable
<b>Worcestershire</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>
<b>Herefordshire</b>	<b>Yes</b>	<b>2,300</b>	<b>1996-2011</b>	<b>15 dwellings or 0.5ha urban, 6 dwellings or 0.2 ha rural</b>	<b>35%</b>
Bridgnorth	No	Not applicable	Not applicable	Not applicable	Not applicable
North Shropshire	Yes	835	2000-2011	Qualifying sites 15 or more dwellings 3 or more dwellings elsewhere in the district.	40%
Oswestry	Yes	414	1996-2006	25 dwellings or 1 Ha	25%
Shrewsbury and Atcham	No	Not applicable	July 2005 onwards	Not applicable	Not applicable
South Shropshire	Yes	460	2002-2007	Not applicable	50%
<b>Shropshire</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>
<b>Telford and Wrekin</b>	<b>Yes</b>	<b>1,910</b>	<b>2006 - 2011</b>	<b>Wrekin Local Plan: 0.5ha or 15 dwellings - Telford</b> <b>Core Strategy: Newport and Rural Area 'all such developmnet'</b> <b>Emerging LDF Development Control Policies DPD: Telford - 0.4ha or 10 dwellings; Newport 0.4ha or 10 dwellings; Rural Area 3 dwellings.</b>	<b>Wrekin Local Plan: 38% Telford</b> <b>Core Strategy: 25% Newport and 40% Rural Area</b> <b>Emerging LDF Development Control Policies DPD: same as Core Strategy with 30% for Telford</b>
Cannock Chase	No	Not applicable	Not applicable	Not applicable	Not applicable
East Staffordshire	No	Not applicable	Not applicable	Not applicable	Not applicable
Lichfield	Yes	25% on qualifying sites	1998 onwards	15 dwellings	25%
Newcastle under Lyme	Yes	At least 1,200	2006 onwards	15 or more units in Urban areas and 5 or more in rural areas.	25%
South Staffordshire	No	Not applicable	Not applicable	Not applicable	Not applicable
Stafford	No	Not applicable	Not applicable	Not applicable	Not applicable
Staffordshire Moorlands	No	Not applicable	Not applicable	Not applicable	Not applicable
Tamworth	Yes	30% on qualifying sites	1996-2011	15 and over	30%
<b>Staffordshire</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>
<b>Stoke on Trent</b>	<b>Yes</b>	<b>up to 25% on qualifying sites, 3,000 over RSS period</b>	<b>2001 onwards</b>	<b>15 and over</b>	<b>up to 25%</b>
<b>Shire and Unitary Authorities Total</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>
<b>WEST MIDLANDS REGION</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>

Future policies:		
	Negotiating criteria:	
Is your Authority intending to review the existing affordable housing policies?	Size of site:	Proportion of affordable housing on site:
Yes	Not yet determined	Not yet determined
Yes	As per latest Government Guidance (i.e. 15 dwellings or 0.5 hectares)	Up to 35%
Yes	15 dwellings	Up to 40%
Yes	15 dwellings or more in line with PPS3	25%
Yes	No details	Likely to increase – maybe to 40% dependent upon Joint Core Strategy.
Yes	Size of site (threshold for negotiating) Likely to continue as Planning Policy Statement 3 – Housing or any successor national policy that replaces PPS 3 at a future date	To be set out in the Core Strategy
Yes	No details	No details
<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>
Yes	Too early to say	No details
Yes	Not yet determined	Not yet determined
Yes	5 dwgs/or 0.2 Ha.	33.3% for sites fewer than 30. 40% for sites over 30 or above.
-	No details	No details
Yes	Too early to say.	Too early to say.
<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>
Yes	No details	No details
Yes	Unable to supply info, too early in development plan process	Unable to supply info, too early in development plan process
Yes	15 dwgs/ half hectare.	40%
Yes	This will depend on the outcomes of the core strategy.	This will depend on the outcomes of the core strategy.
Yes	On site provision urban sites of 5 dwellings or more or 0.17ha or more and rural sites of 3 dwellings or more or 0.15 ha or more	40%
Yes	10 dwellings in Kidderminster or Stourport. 5 in Bewdley and rural areas.	50%
<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>
Yes	No details	No details
No	No details	No details
No details	No details	No details
Yes	4 units +	25% to 50% (sliding scale)
Yes	No details	No details
Yes	No details	Not known
<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>
<b>Yes</b>	<b>No details</b>	<b>No details</b>
Yes	No details	No details
Yes	To be determined	To be determined
Yes	Consider reduced thresholds in rural areas	Align % to reflect need identified and site viability
No	15 or more units in Urban areas/ 5 or more in rural sites	25%
Yes	10 or more dwellings or 0.3ha in main villages 5 or more dwellings or 0.2ha in local centres 2 or more dwellings or 0.1ha in smaller villages	50% recommended by housing market assessment
Yes	15 dwellings	40%
Yes	15 dwellings (0.5 Ha's)	50%
Yes	15 dwellings	40%
<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>
<b>Yes</b>	<b>15 dwellings and over</b>	<b>up to 25%</b>
<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>
<b>Not applicable</b>	<b>Not applicable</b>	<b>Not applicable</b>

Notes: