

## Statement of Principles regarding Affordable Housing Provision

Birmingham City Council and Bromsgrove District Council are committed to working in partnership throughout the regeneration of the former Rover Works at Longbridge. The following is a jointly agreed statement of principles to guide the approach of the local authorities throughout the regeneration of Longbridge in respect of the provision of affordable housing.

1. Affordable Housing to be provided across all housing sites. It is the expectation of the local authorities that 35% of the total housing provision at Longbridge will be affordable. Whilst there is a requirement for affordable housing to be provided on all housing sites it is recognised that the proportion of affordable housing may vary from site to site – this is acceptable so long as the agreed level and mix of affordable housing is delivered for the development as a whole.
2. Affordable housing should be “pepper-potted” within all housing sites. This means that the affordable housing provision should not be concentrated together on particular parts of sites, but spread across each site. In terms of design, it should be difficult to distinguish between affordable and market housing.
3. The preference is for Birmingham City Council’s requirements for affordable housing to be provided on the North and West Works sites (as per the AAP).
4. The preference is for Bromsgrove District Council’s requirements for affordable housing to be provided on the East Works (as per the AAP).
5. In respect of paragraphs 3 & 4 it is recognised that the actual provision of affordable housing tenures, types and sizes may result in the two local authorities affordable housing requirements being built within the administrative boundaries of the other local authority. In this instance, the priority is to deliver the required total mix of affordable housing in preference to delivering specific tenures, types and sizes on particular sites.
6. Bromsgrove District Council and Birmingham City Council to each have 50% nomination rights to the total affordable housing provision
7. The respective local authorities are to have first call upon the type and tenure of affordable units that they have individually identified as meeting their requirements. This is subject to suitable provision being realised on the site and to the overriding principle stated in paragraph 6. Failure to nominate a suitable household will result in the nomination right defaulting to the other local authority.

8. A protocol for subsequent re-lets will be determined once the details of the actual affordable housing provision is known. However the local authorities will have nomination rights to 100% of re-lets in perpetuity.

9. The same principles as above (point 8.0) will apply for initial lettings.

10. The AAP states that all residential development will meet the following standards as set out in the Code for Sustainable Homes:

- Level 4 on adoption of the Area Action Plan
- A target of Level 5 by 2012
- A target of Level 6 by 2016 (zero carbon)

While the standard for Affordable Housing should comply with level 4 of the Code it is recognised that the target of Code 5 will be dependant upon several factors such as advances in construction technology and commercial viability. Additional funding will be sought from the Homes and Communities Agency to meet the additional costs of compliance at the higher levels.

11. Lifetime homes standard for Market homes will be agreed as a percentage of house types. 100% of the Affordable Housing should be built to the standard. Note: the AAP states that "ALL new homes should be encouraged to meet the Lifetime Homes Standard."

12. For the purpose of clarity, any provision for retirement living (i.e. extra-care) will be treated as market housing, while any provision for Affordable housing within the retirement living development will be treated as Affordable housing.

13. The affordable housing requirement across the whole development (excluding extra-care) is attached as Appendix 1. The requirement proportions will remain under ongoing review and may be adjusted to meet changing needs and pressures. The local authorities will seek to work with the Developer to achieve this mix over the site as a whole rather than on individual phases of development. Such an approach will require a commitment from all parties to work together to develop a long term plan for housing provision at Longbridge.

14. The Statement of Principles will remain subject to ongoing review. In the event of either authority considering the statement to be no longer suitable or inappropriate there will be no long term binding commitment other than to reciprocate by offering in return, nominations to match any nominations already provided by the other authority.

## APPENDIX 1: AFFORDABLE HOUSING REQUIREMENTS (LONGBRIDGE)

Table 1: Affordable Housing Needs by Local Authority

BIRMINGHAM REQUIREMENTS	TENURE	1 BEDROOM FLATS	2 BEDROOM FLATS	2 BEDROOM HOUSES	2 BEDROOM BUNGES	3 BEDROOM HOUSES	4 BEDROOM HOUSES	TOTAL
	SOCIAL RENT	0.0%	2.9%	8.6%	0.0%	8.6%	9.9%	30.0%
	INT RENT/SHARED OWN'P	0.0%	5.7%	9.5%	0.0%	4.8%	0.0%	20.0%
	SubTotal	0.0%	8.6%	18.1%	0.0%	13.4%	9.9%	50.0%
BROMSGROVE REQUIREMENTS	SOCIAL RENT	2.3%	7.6%	7.1%	3.8%	9.5%	2.7%	33.0%
	INT RENT/SHARED OWN'P	1.1%	4.8%	8.2%	0.0%	2.9%	0.0%	17.0%
	SubTotal	3.4%	12.4%	15.3%	3.8%	12.4%	2.7%	50.0%
<b><u>TOTAL</u></b>		<b>3.4%</b>	<b>21.0%</b>	<b>33.4%</b>	<b>3.8%</b>	<b>25.8%</b>	<b>12.6%</b>	<b>100.0%</b>

**Table 2: Combined Affordable Housing Needs**

<b>TENURE</b>	<b>1 BEDROOM FLATS</b>	<b>2 BEDROOM FLATS</b>	<b>2 BEDROOM HOUSES</b>	<b>2 BEDROOM BUNGS</b>	<b>3 BEDROOM HOUSES</b>	<b>4 BEDROOM HOUSES</b>	<b>TOTAL</b>
<b>SOCIAL RENT</b>	2.3%	10.5%	15.6%	3.8%	18.1%	12.6%	<b>63.0%</b>
<b>INT RENT/SHARED OWN'P</b>	1.1%	10.5%	17.7%	0.0%	7.6%	0.0%	<b>37.0%</b>
<b><u>TOTAL</u></b>	<b>3.4%</b>	<b>21.0%</b>	<b>33.4%</b>	<b>3.8%</b>	<b>25.8%</b>	<b>12.6%</b>	<b>100.0%</b>