



Salford City Council
Planning Guidance
Housing
Adopted 20th December 2006

Preface

This document can be provided in large print, audio, electronic and Braille formats. Please contact Spatial Planning on 0161 793 3782.

إذا احتجت للمساعدة في فهم هذه النشرة , برجاء الاتصال بفريق المساواة في مجلس سالفورد,
هاتف رقم 0161 793 3536

এই পুস্তিকাটি বোঝার জন্য যদি আপনার সাহায্যের প্রয়োজন হয় তাহলে সেলফোর্টে কাউন্সিলের ইকুয়ালিটি টিমের সঙ্গে যোগাযোগ করুন টেলিফোন নম্বর 0161 793 3536

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اگر آپ کو اس لیف ایٹ کے سمجھنے میں مدد کی ضرورت ہو تو براہ کرم اکویٹیٹی ٹیم کو سالفورد کونسل سے اس ٹیلی فون نمبر 0161 793 3536 پر رابطہ
قائم کر سکتے ہیں۔

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1 Introduction

- 1.1** The purpose of the Housing Planning Guidance is to ensure that the residential development coming forward in Salford contributes to establishing and maintaining sustainable communities, tackles the specific housing and related issues that face Salford, and helps to deliver the vision and strategy of the UDP, the Housing Strategy and the Community Plan.
- 1.2** The Planning Guidance provides detailed advice on:
- The type, size and affordability of new housing; and
 - The provision of student housing.
- 1.3** The Guidance does not form part of Salford's Local Development Framework, but as adopted council policy will be a material consideration in the determination of planning applications. It specifically supplements the following policies of the UDP (adopted in June 2006):
- Policy H1 Provision of New Housing
 - Policy H4 Affordable Housing
 - Policy H7 Provision of Student Accommodation
- 1.4** The draft version of this guidance was originally produced in the form of a Supplementary Planning Document (SPD). Formal consultation on the draft Housing SPD took place between 19th May 2006 and 29th June 2006. A Consultation Statement is available on the city council's website, which sets out who was consulted in the preparation of the draft SPD, how they were consulted, a summary of the main issues raised, and how those issues have been addressed in this Planning Guidance. A schedule of representations and the council's response to these is also available on the council's website.
- 1.5** The consultation on the draft SPD provided a significant amount of information and suggestions, that have fed into the production of this Housing Planning Guidance.
- 1.6** This Guidance has been subject to a Sustainability Appraisal (SA) at all stages. The SA considers the implications of the Guidance from social, economic and environmental perspectives by assessing options and the Guidance against available baseline data and sustainability objectives. A copy of the SA is available on the council's website.

2 Housing in Salford

Sustainable Communities

- 2.1** The concept of sustainable communities is at the heart of the Government's approach to planning and regeneration. Part of the Government's definition of a sustainable community is that there should be "sufficient range, diversity, affordability and accessibility within a balanced housing market"⁽ⁱ⁾
- 2.2** A diverse range of residential accommodation, in terms of the type, tenure and cost of housing, can provide the opportunity for all kinds of households to live in a neighbourhood and enable people to remain within their communities even as their housing needs change. This not only supports objectives relating to social inclusion and integration, helping to maintain diverse communities, but also tends to minimise the impacts of fluctuations in the housing market, which can be highly problematic for areas if they are dominated by a particular house type for which there is a significant downturn in demand.
- 2.3** The importance of these issues is highlighted in national and regional policy. Government guidance on housing in PPS3 states that the Planning System should deliver: "a mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas..", and "housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure" (paragraph 10). It advises that the key characteristics of a mixed community are "a variety of housing, particularly in terms of tenure and price, and a mix of different households such as families with children, single person households and older people" (paragraph 20).
- 2.4** Similarly, Policy DP3 of the Regional Spatial Strategy for the North West (RSS) requires local authorities to encourage the provision of an appropriate range of sizes and types of housing to meet the needs of all members of society. Paragraph 2.6 of the RSS states that it will be necessary to ensure that there is a stock of attractive and better-quality housing available, including attractive affordable housing, to encourage the development of diverse and socially inclusive communities. By creating a choice of housing types the land use planning system can help to increase the supply of both social and low cost market housing, aid social inclusion and create more balanced communities (paragraph 5.40).
- 2.5** The vision of the North West Regional Housing Strategy 2005, is to secure "A region working together to deliver a housing offer that will promote and sustain maximum economic growth within the region, ensuring all residents can access a choice of good quality housing in successful, secure and sustainable communities".

i ODPM (March 2005) What is a Sustainable Community? <http://www.odpm.gov.uk/index.asp?id=1139866>).

- 2.6** At the local level, one of the aims of the UDP is "to meet the city's housing needs" (Aim 1), and it emphasises the need to "secure improvements in the quality and range of housing, as well as the volume, with a particular emphasis on providing the type of accommodation and appropriate neighbourhood settings and facilities that will help to attract families to live in Salford" (paragraph 2.4). UDP Policy H1 states that all new residential development will be required to: "Contribute towards the provision of a balanced mix of dwellings within the local area in terms of size, type, tenure and affordability". This will help to achieve the overarching aim of Salford's Housing Strategy 2004-06, which is to provide choice and access to quality homes for all, as well as assist in the implementation of the Supporting People, Affordable Warmth and Homelessness Strategies.
- 2.7** The majority of Central Salford is within the Manchester Salford Housing Market Renewal Pathfinder. The Pathfinder has developed comprehensive proposals for programmes of neighbourhood renewal in order to create sustainable housing markets and thus sustainable neighbourhoods. The programme incorporates: substantial investment in both existing and replacement housing; improvements to the physical environment; and increased investment in neighbourhood management.
- 2.8** The Central Salford Urban Regeneration Company (URC) brings together public and private sector partners (including Salford City Council, Northwest Regional Development Agency and English Partnerships). The URC has produced a Vision and Regeneration Framework which has been approved by the city council, and sets the context for regeneration in Central Salford. The Vision and Regeneration Framework provides the context for the URC and its partners to work together towards making Central Salford desirable physically, socially and economically. Specifically, it will "create the conditions to bring about more diverse neighbourhoods and provide greater housing choice" (page 13).
- 2.9** Diversifying the choice of housing so that everyone has the opportunity to access a decent and affordable home is also highlighted as a priority in Salford's Community Plan 2006-2016. More specifically, it seeks to provide choice in type and tenure for people with a learning or physical disability, large family housing for rent and homeownership, housing that meets the needs of black and minority ethnic and minority faith communities, and a range of high quality homes for older people.

Socio-Economic Context

- 2.10** The 2004 Index of Multiple Deprivation identifies Salford as being the 12th most deprived local authority area in the country. 31.3% of the city's population lives within neighbourhoods that are amongst the 7% most deprived nationally, and 68.8% within the 30% most deprived nationally.
- 2.11** Average household incomes in the city rose by 49% between 2002 and 2005, but are still around £1,000 below the Greater Manchester average (£28,020 compared to £29,000). This may be partly explained by the higher than average proportions of people claiming Income Support benefit (6.2% compared to the UK average of 3.6% (Department of Work and Pensions, November 2005)), the higher unemployment rate (4.4% compared to the UK average of 3.5% (July 2006)), and the greater proportion of people aged 16-74 that are permanently sick/disabled (9.5% compared to the national average of 5.3% (Census 2001)).

Housing in Salford

- 2.12** Salford has seen a major reduction in its population over recent decades. Over the period 1951-2001, the city's population declined by 29% from 305,853 to 216,103 (1951 and 2001 Census). Population levels now appear to have stabilised, being virtually unchanged over the last couple of years, but the legacy of past reductions remains in terms of low population densities in parts of Central Salford in particular, which can make it difficult to sustain services and facilities. Consequently, the UDP specifically seeks to work towards a population increase in the future (paragraph 2.3).
- 2.13** The city's population is characterised by a higher than average proportion of single person households (36.74% compared to an average of 30.02% for England and Wales), and a relatively low proportion of couples both with and without children (37.73% compared to an average of 44.83% for England and Wales) (2001 Census). An analysis of households migrating in and out of Salford indicates that the city is generally losing families and attracting single person households. In the year previous to the 2001 Census there was a net increase of 410 single person households, and a net fall of 95 households composed of a couple with 1 or more children. It is an explicit objective of the city council to attract and retain more families within the city, with the UDP placing "a particular emphasis on providing the type of accommodation and appropriate neighbourhood settings and facilities that will help to attract families to live in Salford" (paragraph 2.4).

Housing Characteristics of Salford

- 2.14** Overall, Salford's housing is currently characterised by:
- Low levels of owner-occupation (56.4% compared to 68.7% nationally);
 - A high proportion of social-rented accommodation (31.4% compared to 19.3% nationally);
 - A very low proportion of detached dwellings (8.6% compared to an average of 22.5% nationally); and
 - A relatively high proportion of smaller type dwellings (54.2% are apartments or terraces (the latter mainly two bedroom), compared to an average of 45.5% nationally) (*Source: 2001 Census*)
- 2.15** The proportion of smaller dwellings would appear likely to increase significantly over the next decade. As of 31st March 2006, there was extant planning permission for 11,242 dwellings. Approximately 85% of these were for apartments, whilst only around 12% of the total supply was for dwellings with 3 bedrooms or more. A significant number of houses have been delivered in recent years, but completions were much lower in 2005/6 than 2004/5 (dropping from 505 houses to 249 houses).
- 2.16** The location of the city at the heart of the Greater Manchester conurbation, and the appropriateness of securing higher densities of development in the most accessible locations, means that it is unlikely that Salford's housing characteristics will ever exactly mirror the national average. However, the comparisons between Salford and the national average do raise a number of important questions in terms of the ability of the city's housing stock to cater for a wide range of needs and to attract a broad mix of households, particularly families, and how this relates to the concept of "sustainable communities".

- 2.17** The existing housing mix in Salford may partly explain some of the issues relating to the loss and characteristics of the city's population, for example in terms of the prevalence of smaller dwellings limiting the range of households that the city can attract. However, it is important to recognise that although housing has an important role to play in securing an increase in the city's overall population, and the number of families, it cannot achieve this on its own. Co-ordinated improvements in neighbourhood quality, employment opportunities, schools, community safety, pedestrian accessibility to local facilities etc, will also be essential.
- 2.18** Equally, it must be acknowledged that housing issues also have a broader impact on the city's long-term prospects. Weaknesses in the North's housing markets and the quality of its residential accommodation are identified in the Northern Way Growth Strategy (NWGS) as having significant implications for its economic prosperity. The NWGS states that "in parts of the North West, there is a strongly held view that much of the existing housing stock is of too poor a quality to attract more aspirational and mobile occupiers who are essential to sustainable communities and local economies. It is considered that there is a shortage of high quality, 'executive' housing with too few such homes being built" (paragraph C9.9). This can lead to a mismatch in the location of jobs and where people want to live, leading to longer journeys to work" (paragraph C9.8), and the existing housing characteristics of Salford would appear to confirm this analysis.

Affordability

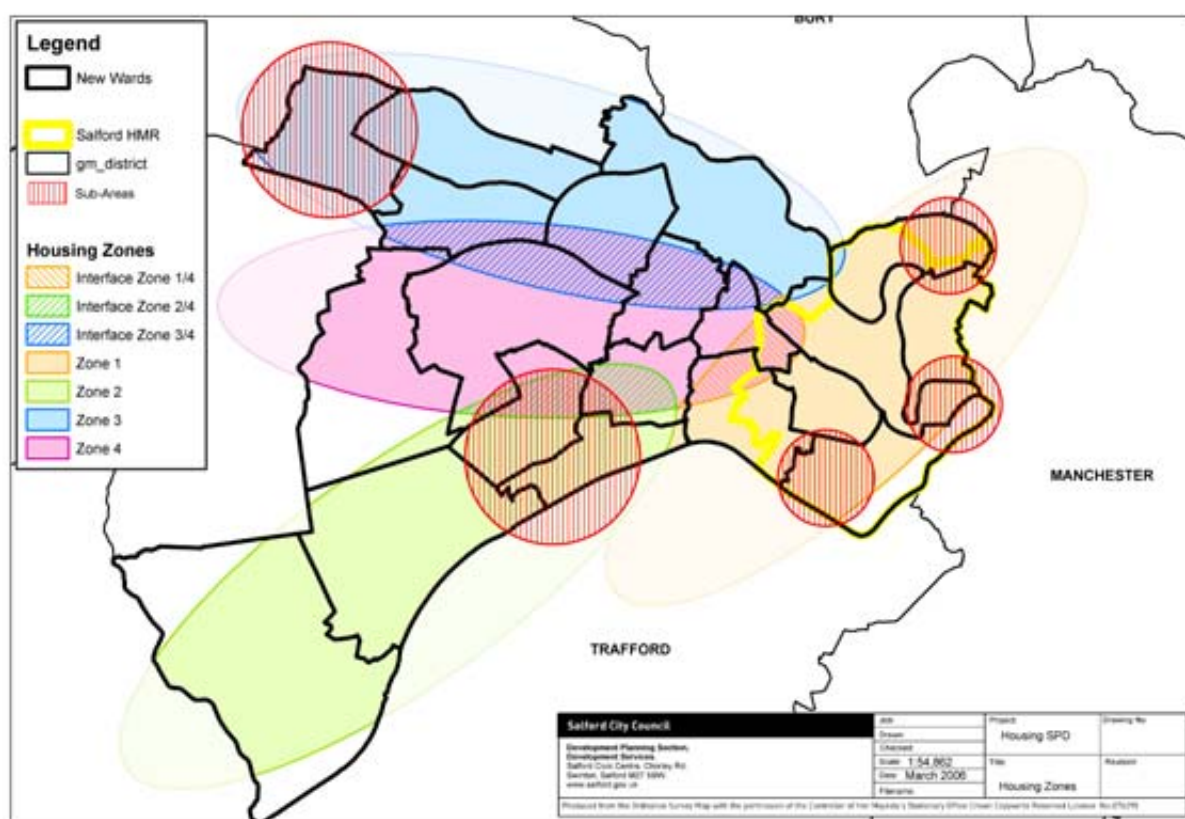
- 2.19** Despite its relatively high proportion of social rented housing and lower value market housing (as of March 2006, 57.6% of all dwellings fell within Council Tax Band A), Salford is increasingly being faced with affordability problems in its housing markets. This is manifesting in a number of ways, such as:
- An increase in homelessness acceptances from 483 households in 2000/2001 to 1,376 in 2005/2006;
 - An increase in the waiting list for social rented housing (the Housing Register) from 3,204 households in 2000 to 12,791 in 2006;
 - An 109% increase in average house sale price between 2001 and 2005;
 - An increase in the ratio of average house price to average household income from 3.8 in 2002 to 4.4 in 2005;
 - A reduction in the number of wards where key workers can afford to buy; and
 - A decrease in the proportion of local authority dwellings that are vacant from 7.8% in April 2001 to 3.7% in April 2006.
- 2.20** At the same time, the supply of affordable homes has gradually been decreasing, with 9,940 properties sold through the Right to Buy Scheme between August 1981 and April 2006, and the annual number of local authority lettings has fallen from 4,109 in 1999/2000 to 2,821 in 2005/06.
- 2.21** These worsening problems of affordability are potentially highly damaging for the city. Households are increasingly likely to have to live in unsuitable accommodation, overextend themselves financially, or to move out of the city in order to meet their needs. This raises a wide range of issues including negative impacts on health, the separation of communities as people are forced into cheaper areas, problems of recruitment as lower paid workers are unable to find accommodation close to job opportunities, and a reduction in the diversity of some neighbourhoods as the range of people able to afford to live in them becomes more limited.

Differences Within the City

2.22 A detailed analysis of a comprehensive range of housing and other socio-economic data was undertaken by officers from the council's Housing and Planning Directorate at the beginning of 2006. The following datasets were examined at the smallest area level: migration flows; self containment rates; household composition; house types; dwelling size; overcrowding; population change; population age; house prices; household income; house price to income ratio; tenure; council tax bandings; ethnicity; Index of Deprivation 2004; worklessness; benefit claim rates; dwelling vacancy rates; academic qualifications; and potential new dwelling distribution.

2.23 This analysis indicates that the city can be seen to consist of four broad zones. Within each zone there is a strong correlation between the range of socio-economic variables. However, although sharing common characteristics, each zone is not homogenous and there are five smaller areas in particular that have distinct traits/issues. The four zones and five smaller areas are shown in the Figure 2.1 below:

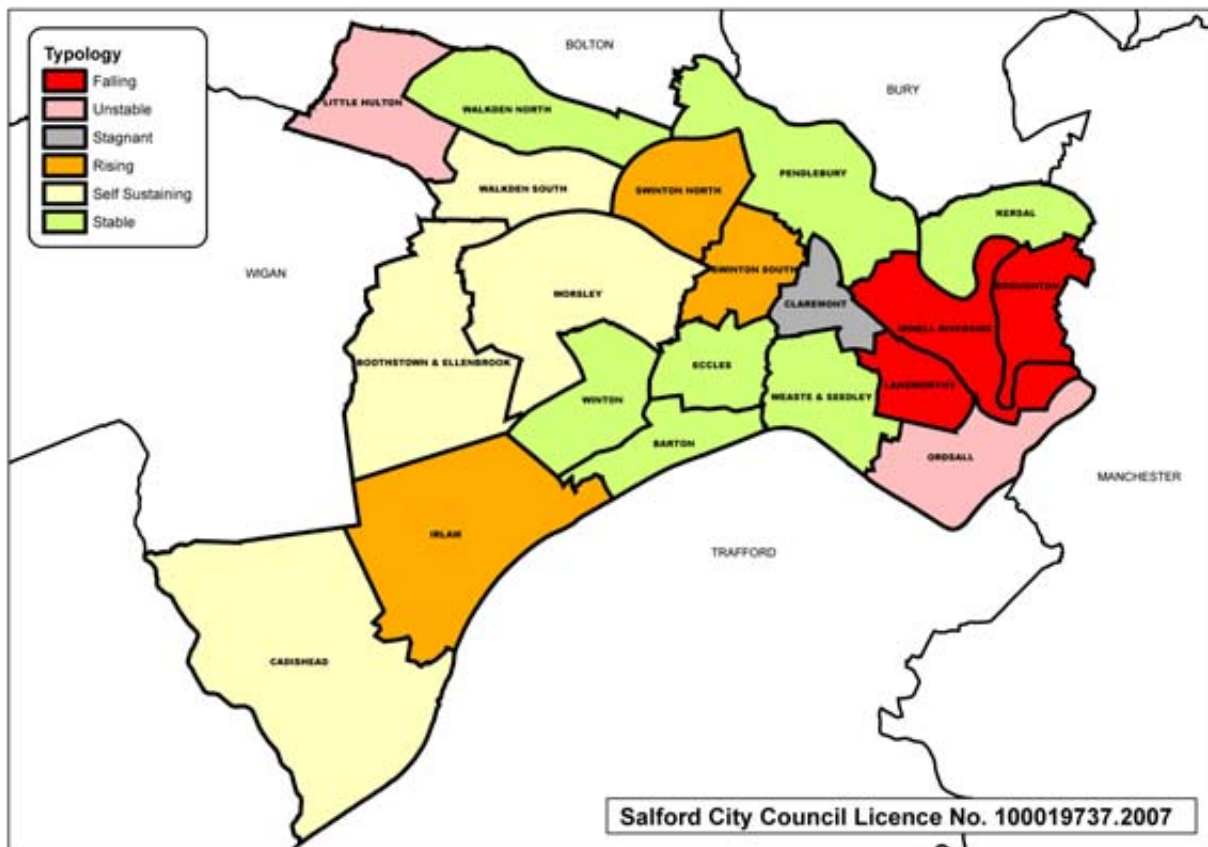
Figure 2.1 Housing Zones



2.24 Zone 1, covering most of Central Salford, is generally characterised by very high levels of deprivation, a lack of variety in its residential accommodation (with very high proportions of social rented properties and small dwellings), relatively high levels of single person and single parent households, and very few couples (either with or without children).

- 2.25** Zones 2 and 3, covering the northern and southern parts of West Salford respectively, generally have a reasonably good mix of dwellings and households, although to some extent are skewed in similar ways to the city as a whole.
- 2.26** Zone 4, covering the central parts of West Salford and stretching into Claremont in the western end of Central Salford, is in some ways the opposite of Zone 1. It has a relatively limited variety of residential accommodation, as with Zone 1, but is instead characterised by relatively low levels of deprivation, a high proportion of semi-detached and detached dwellings, a low proportion of apartments, and low levels of social-rented housing.
- 2.27** Within Zone 1, the Chapel Street and Salford Quays areas are very distinctive, being dominated by high value, high density apartments. In contrast, the characteristics of Broughton Park are more akin to Zone 4, although it also has evidence of overcrowding and large average household sizes. Broughton Park also has a distinct role within the conurbation, with high levels of cross-border migration with the neighbouring areas of Cheetham Hill in Manchester and Prestwich in Bury. Little Hulton (in Zone 3) and Barton/Winton (in Zone 2) have some similarities with Central Salford, although on a much smaller geographical scale.

Figure 2.2 Housing Market Typologies



Housing in Salford

2.28 In addition to the above analysis, a smaller number of indicators (annual housing turnover, housing vacancy, burglary rate, theft of vehicle rate, worklessness, GCSE attainment, and house prices) have been used as proxies to assess the health of the housing market in each of Salford's wards. The resulting "housing market typologies" are shown in the diagram above, and can be seen to have strong similarities with the zones described above. However, even within wards the typology of housing markets differs. For example, the Seedley Village neighbourhood in Weaste and Seedley would be classified as 'falling' whilst the larger ward area is shown below as 'stable'.

Overcrowding

2.29 The 2001 Census uses an overcrowding indicator which provides a measure of under-occupancy and overcrowding. A value of -1 implies that there is one room too few and that there is overcrowding in the household. The occupancy rating assumes that every household, including one person households, require a minimum of two common rooms (excluding bathrooms). Salford is ranked 112th out of 376 authorities in England and Wales for overcrowding, although there is particular evidence of overcrowding in Kersal, and especially the Broughton Park area of that ward.

Vulnerable Groups

2.30 Salford's Supporting people Strategy 2005-2010 sets out the vision, priorities, plans and actions for the provision of housing related support in the city between 2005 and 2010. The vision seeks to, amongst other things, "deliver good quality, cost effective, housing related support services for vulnerable people who need them", and "promote people's independence and social inclusion" (p.10).

2.31 The Supporting People Budget supports 5,269 bed spaces which are funded at a cost of nearly £14m. The various client groups of the funding include; those with learning difficulties; people with mental health needs; homeless families/singles with support needs; those with alcohol and drug problems; those with HIV/Aids; Refugees; offenders or people at risk of offending; those with physical or sensory difficulties; women at risk of domestic violence; and young people at risk/leaving care.

2.32 Older people comprise the single largest client group who are affected by the Supporting People programme. In common with national trends the population of the city is ageing as people are now living longer, and the proportion of people aged over 65 amounts to 16.25% of Salford's population, with 3,963 people being over the age of 85 (2001 Census). Methods of delivering care and support services are increasingly based around enabling people to remain in their own homes.

2.33 Nationally 42% of all social housing households have a member with a disability or limiting long term illness (MORI/Housing Corporation 2001). Reduced physical ability increases with age and by 2031 it is estimated that 25% of the population will be over 65 (National Statistics Social Trends 2003). Vulnerable groups tend to be more reliant on affordable housing than the population as a whole.

Students

2.34 The University of Salford has a student population of around 18,500, including more than 15,000 undergraduates. A significant proportion of these will already have suitable housing (e.g. existing accommodation within the region from which they commute), but it is estimated that approximately 10,000 require accommodating at any one time. Although some of these people will choose to live in the main student areas within Manchester rather than in Salford, there is still a significant challenge in terms of providing appropriate housing to meet their needs whilst also minimising any potential negative impacts on local communities and neighbourhoods.

Travelling People

2.35 There is currently one site in Salford that is designated for use by Gypsies, at Duchy Road in Pendleton. It has 16 permanent pitches and 15 transit pitches, although the transit pitches are effectively being used as permanent pitches at present. Including the Duchy Road site, as of 19th July 2005, there were only six designated sites for Gypsies in the whole of Greater Manchester (with a total of 133 pitches).

2.36 On 19th July 2005, the ODPM recorded that there was a total of 69 unauthorised encampments across Greater Manchester, 18 of which were in Salford. Salford has seen a very significant rise in unauthorised encampments over the last few years, rising from an average of 3 per annum over the period 2000-2004 to a single year figure of 37 in 2005.

2.37 In addition to the site for Gypsies, Salford also has three sites for travelling showpeople, located at Duchy Road in Pendleton, Ravenscraig Road in Little Hulton, and Clarence Street in the Cambridge Industrial Estate.

Objectives and Scope of the Guidance

3 Objectives and Scope of the Guidance

3.1 In light of the issues highlighted above, three key objectives have been identified for the Housing Planning Guidance:

1. To ensure that the mix of new housing helps to build sustainable communities;
2. To ensure that the needs of all households are met; and
3. To secure more sustainable patterns of development.

3.2 In order to help deliver these objectives, the Guidance focuses on the following:

- Securing a broad mix in the type and size of dwellings in new developments, so as to provide diverse neighbourhoods and help attract more families to the city;
- Helping to secure additional large dwellings in those parts of the city where there is evidence of significant levels of overcrowding, to help meet the needs of black and minority ethnic and minority faith communities;
- Ensuring that higher density new housing is directed towards the most accessible locations;
- Delivering significant levels of affordable housing, to help ensure that all households are able to access decent and appropriate housing within their financial means; and
- Providing guidance on the evidence required with applications for student housing, to ensure the need for additional student accommodation is fully justified.

3.3 Guidance in Circular 01/2006 'Planning for Gypsies and Traveller Caravan Sites' states that local authorities should undertake a gypsy and traveller accommodation assessment (GTAA) and that the Regional Planning Body should use this information to identify the number of pitches required for each local planning authority in the region. The issue of providing sufficient and appropriate accommodation for travelling people therefore is one that can only be properly addressed through co-ordinated action at the sub-regional level, and which requires the allocation of sites.

4 Securing a Mix of Dwellings

Policy HOU 1

TYPE OF NEW DWELLINGS

Within West Salford, Broughton Park, Claremont, and the northern part of Weaste and Seedley, the large majority of dwellings within new developments should be in the form of houses rather than apartments, in order to protect the existing character of the areas and reflect the generally lower levels of accessibility compared to other parts of the city.

Within the Regional Centre, the very high level of accessibility, the scale of the existing buildings, and the need to support that area's development as a vibrant "city centre" location means that apartments will normally be the most appropriate form of housing provision. The Ordsall Lane Riverside Corridor (as defined by UDP Policy MX1/4) does however offer the opportunity to provide a broader mix of housing types than in other parts of the Regional Centre, including houses as well as apartments, to complement and supply the development of a sustainable mix of housing in the wider Ordsall neighbourhood.

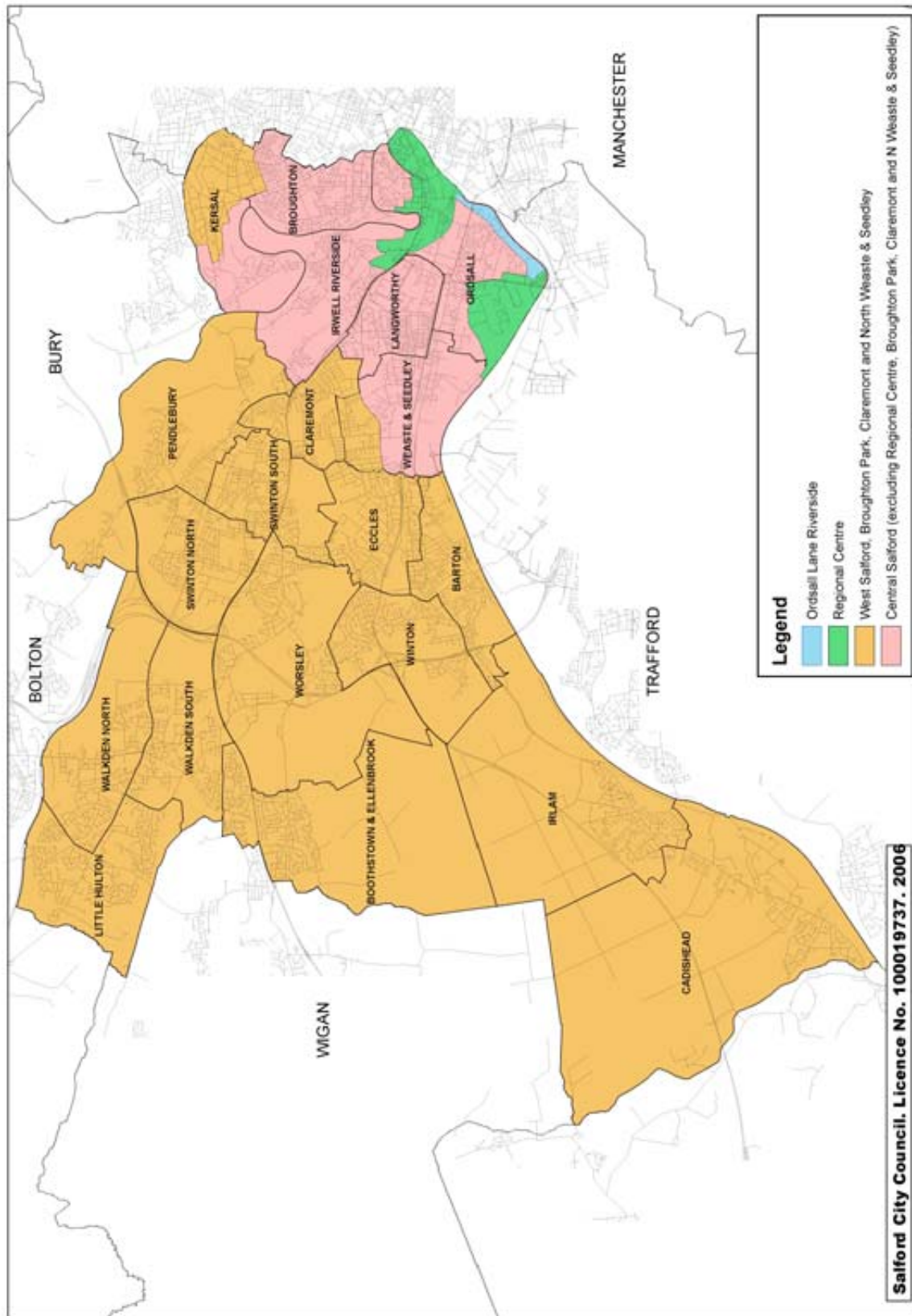
Within the rest of Central Salford (i.e. excluding the Regional Centre, Broughton Park, Claremont, and the northern part of Weaste and Seedley), new developments should provide a broad mix of dwelling types. Apartments should only be the predominant form of provision on sites in the most accessible locations within Central Salford.

Apartments are likely to be the most appropriate form of development in the city's Town and Neighbourhood Centres (as defined by UDP policy S1), helping to maximise the number of people who have excellent access to local facilities.

Alternative approaches on individual sites may be permitted where it can be clearly demonstrated by the applicant that there are specific circumstances that justify this, particularly having regard to criteria A-H of UDP Policy H1.

The areas to which this policy applies are shown in Figure 4.1 below.

Figure 4.1 Policy Areas



Reasoned Justification

- 4.1** Policy H1 of the UDP requires that all new housing developments contribute towards the provision of a balanced mix of dwellings within the local area in terms of size, type, tenure and affordability (criterion 1). It sets out eight factors that will help to inform whether the proposed mix and density of dwellings is considered to be appropriate and acceptable. These are:
- A. The size of the development;
 - B. The physical characteristics of the site
 - C. The mix of dwellings in the surrounding area;
 - D. Any special character of the surrounding area that is worthy of retention;
 - E. The accessibility of the site, and its location in relation to jobs and facilities;
 - F. Any specific need for, or oversupply of, residential accommodation that has been identified;
 - G. The strategy and proposals of the Housing Market Renewal Initiative; and
 - H. Any other relevant housing, planning or regeneration strategies approved by the city council.
- 4.2** The reasoned justification to Policy H1 (paragraph 7.4) states that it is “vital that housing development supports the creation and protection of sustainable and balanced communities ... [and it] should contribute to the mix of housing types”. This policy expands on criteria A-H of Policy H1, and identifies how they are considered to apply to broad areas of the city.
- 4.3** In order to achieve a balance of new property types across the city, it will be important to focus higher-density development, which is invariably in the form of apartments, within the most accessible locations. This approach is consistent with Government guidance in PPS3 and PPG13, as well as with UDP Policies ST12 and H1 (criteria 2 and E), which highlight that the mix and density of dwellings will be controlled having regard to the location and accessibility of the site, and its proximity to jobs and facilities.
- 4.4** As of 31st March 2006, 85% of the supply of new build residential planning permissions was for apartments. In the previous 12 months only 249 houses were constructed, which was the lowest number since records began in 2001. It is recognised that compared to other Local Authority areas Salford will inevitably have a high proportion of apartments as opposed to houses with planning permission / under construction or completed, due to its location at the core of the conurbation. However, permitting further apartment development within the relatively less central and less accessible locations within Salford would not only be inconsistent with policies that seek to locate higher density development in the most accessible locations but would also exacerbate the imbalance between the supply of houses and apartments within the city.

Securing a Mix of Dwellings

West Salford

- 4.5** The UDP recognises that West Salford has some of Greater Manchester’s most popular and successful residential neighbourhoods (paragraph 3.6), and Broughton Park, Claremont, and parts of Weaste and Seedley could be described similarly. The popularity and success of these residential areas is partly based on their mainly suburban character, with predominantly low-rise development. This special character is considered to be worthy of protection, in accordance with criterion D of UDP Policy H1, and it is important that new development does not alter this character in such a way as to reduce the attractiveness of these residential neighbourhoods. However, the character of many of those areas is coming under pressure from the introduction of high-density apartment developments, not just on vacant sites, but also within the curtilage of existing properties and through the redevelopment of larger houses.
- 4.6** As a result of the need to protect this character, to direct higher density development towards the most accessible locations, and to secure a balanced mix of new dwellings across Salford, it is considered that houses should be the predominant residential building form within the West Salford, Broughton Park, Claremont, and the northern parts of Weaste and Seedley. Typically, this will normally mean at least 80-90% of dwellings on individual sites being in the form of houses rather than apartments.

Regional Centre

- 4.7** In contrast, the Regional Centre (excluding the Ordsall Lane Riverside Corridor) has very high levels of accessibility, and its special character is partly founded on a high density of development. The provision of apartments within this part of the city is therefore considered appropriate, although there are wider issues regarding ensuring a broad mix of uses that are addressed in UDP Policy MX1. However, this does not reduce the need to ensure that developments within the Regional Centre provide a broad mix of dwelling types to support more mixed and sustainable communities, in accordance with criterion 1 of UDP Policy H1. This will include the provision of larger dwellings that are more adaptable to a variety of needs, and units that have their own outdoor space such as roof terraces or gardens (for ground floor units).
- 4.8** The Ordsall Lane Riverside Corridor has different characteristics to the rest of the Regional Centre (for example in terms of its relationship with the more suburban built form of the neighbouring Ordsall Area), and generally lower public transport accessibility than the Chapel Street and Salford Quays areas. Within this area there is a specific need for a Masterplan to guide further development, because of the implications of the housing mix for the urban design approach to the riverside, and the need to develop the corridor as a natural extension to the neighbouring Ordsall estate. Paragraph 5.7 of the UDP states that “the area offers the opportunity to provide a broader mix of housing types than may be possible in Chapel Street East” and, given the context and attributes of the area referred to above, it will be appropriate to include a significant number of houses.

Central Salford

- 4.9** The Central Salford sub-area is identified in the UDP Spatial Framework (paragraph 3.2) as being the focus for major regeneration and investment activity within the city, and a large element of the area is within the Manchester Salford Housing Market Renewal Pathfinder boundary. The UDP seeks to develop Central Salford as one of the most popular and attractive places to live within the inner areas of Greater Manchester, with an emphasis on high quality housing (paragraph 3.5).
- 4.10** If it is to consist of genuinely sustainable communities, then it will need to provide a broad mix of dwellings. Its easy access to the facilities and opportunities of the Regional Centre means that it has enormous potential to attract many of the Regional Centre's residents when they seek to move to more "suburban" accommodation as their housing needs change, whilst still enabling them to maintain a "city centre" lifestyle. The Scheme Update for the Manchester Salford Housing Market Renewal (HMR) Pathfinder, published in October 2005, identifies the provision of family housing as being a key element of improving the choice and quality of housing within the HMR area (Table 5.1).
- 4.11** However, it also needs to be recognised that the location of Central Salford at the heart of the conurbation, with its relatively high level of accessibility, means that it will be important to use land efficiently. Central Salford has lost 59% of its population over the last 50 years, and paragraph 2.3 of the UDP specifically states that an integral part of its vision, and one of the city council's key priorities, is to halt the decline of the city's population and work towards an increase in the future.
- 4.12** The current supply position suggests that the balance has slipped too far in favour of the provision of apartments, risking the sustainability of the area, with over 90% of the supply of new build planning permissions in Central Salford (as at 31st March 2006) being for apartments. Over the last three years, almost 95% of completions in the HMR area have been apartments.
- 4.13** Therefore, it is important that new developments provide a significant proportion of houses in order to ensure that a balanced mix of dwellings comes forward in accordance with criterion 1 of UDP Policy H1, to avoid an oversupply of one particular type of residential accommodation in accordance with criterion F of that policy, and also to support the strategy and proposals of the Housing Market Renewal Initiative in accordance with criterion G of the policy. Consequently, within those parts of Central Salford outside the Regional Centre, and excluding Broughton Park, Claremont and the northern parts of Weaste and Seedley, it is considered that houses should normally be the predominant building form in new residential developments, typically accounting for around 50-60% of the units or 70-80% of the land area.

Implementation

- 4.14** Inevitably, there will be individual sites where the particular circumstances indicate deviating from the aforementioned approach. Some example of this may include where:
- The urban design context requires a scale of building that could not be achieved in the form of houses;
 - The site is an appropriate location for a tall building, and the proposal involves the provision of a landmark development of the highest quality;
 - The physical characteristics of the site make it impossible to satisfactorily accommodate a significant proportion of houses;

Securing a Mix of Dwellings

- The risk of flooding requires that there is no living accommodation at ground floor level and this could not be appropriately accommodated in the form of houses;
- Very high levels of public transport accessibility (e.g. sites directly adjacent to Metrolink/Rail Stations and Quality Bus Corridor bus stops) justify a high density development that maximises the number of people able to utilise that public transport;
- The scheme consists wholly of affordable housing, supported housing (including Category II Sheltered Accommodation), or student housing, and there is a demonstrable demand for the type of dwellings proposed; and
- The site forms part of a wider comprehensive redevelopment that as a whole will deliver a broad range of dwelling types.

4.15 The examples of possible circumstances listed above are not comprehensive, but nor does the presence of any of those circumstances automatically mean that a lower proportion of houses would be acceptable. It will be the responsibility of the applicant to demonstrate why the proposed mix of dwellings is appropriate, and how this is consistent with the policies of the UDP and this Guidance. Criteria A-H of UDP Policy H1 provide a useful framework for setting out some of this information.

4.16 In achieving an appropriate mix of dwellings, regard must be had to other planning considerations including the need to secure a range of house types, a high standard of amenity, the provision of appropriate levels of indoor and outdoor space (including public open space), and the design context. It should not be achieved by "cramming" small houses onto a site.

4.17 The policy will be applied to sites of all sizes. On many of the smallest sites outside the Regional Centre, particularly within more traditional suburban areas, all dwellings may need to be provided in the form of houses in order to comply with the policy and criteria A-H of UDP Policy H1. Similarly, where an alternative approach can be justified, for example because of the design context, this may make it impractical to provide any houses.

Definitions

4.18 For the purposes of this policy, a house is defined as self-contained accommodation with direct access from the ground floor and no adjoining accommodation either above or below. It includes detached, semi-detached, terraced, townhouse and mews dwellings. It excludes, amongst other things, apartments (including duplexes) and maisonettes.

4.19 The policy does not apply to the conversion of existing buildings, only to new build development. It applies to mixed-use developments incorporating residential development, as well as to wholly residential schemes.

4.20 Central Salford is defined as being the following wards: Broughton; Claremont; Irwell Riverside; Kersal; Langworthy; Ordsall; and Weaste and Seedley. The boundary for Central Salford used in this policy slightly differs to that set out in the UDP Spatial Framework for Central Salford, due to recent changes in the boundaries of some wards. The revised boundary for Central Salford reflects the area covered by the Central Salford Urban Regeneration Company.

4.21 This policy supplements UDP Policy H1.

Policy HOU 2

SIZE OF NEW DWELLINGS

The majority of new houses should have at least three bedrooms.

Where apartments are proposed, they should provide a broad mix of dwelling sizes, both in terms of the number of bedrooms and the net residential floorspace of the apartments. Small dwellings (i.e. studios and one bedroom apartments) should not predominate, and a significant proportion of three bedroom apartments should be provided wherever practicable.

Within Broughton Park (as defined in Figure 4.2), residential developments should include a significant proportion of dwellings with five bedrooms or more wherever practicable.

Alternative approaches on individual sites may be permitted where it can be clearly demonstrated by the applicant that there are specific circumstances that justify this, particularly having regard to criteria A-H of UDP Policy H1.

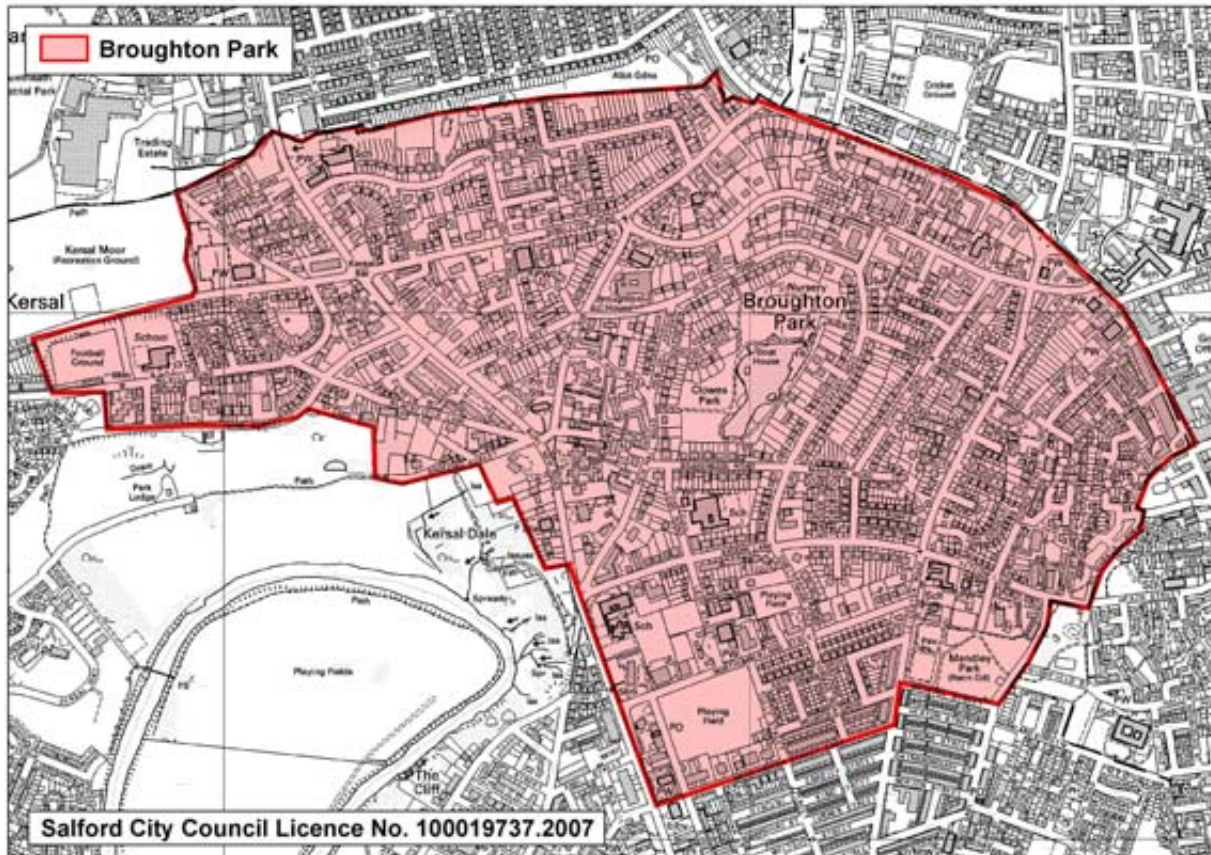
Reasoned Justification

- 4.22** Salford has a high proportion of single person households, and its residential accommodation is skewed towards the smaller end of the market, with an average number of rooms per dwelling of 5.07 compared to 5.33 for England as a whole. This is reflected in smaller average household sizes (2.23 persons per household in Salford, compared to 2.36 for England) (2001 Census).
- 4.23** Average household sizes are declining and the number of single person households is increasing in all regions of the country. However, it is too simplistic to automatically equate this with a need for smaller dwellings, as many smaller households may require larger dwellings, for example to allow them to work from home and thereby reduce the need to travel or because they require additional bedroom space for visiting children who may live permanently elsewhere. Equally, smaller households may choose to cohabit for social or financial reasons, again necessitating larger (if potentially fewer) dwellings.
- 4.24** Recent developments and planning permissions have generally been characterised by small dwellings. In 2005/6, 80% of completions were for dwellings of less than three bedrooms, whilst only 12% of the 11,242 dwellings with extant planning permission as of 31st March 2006 would have three bedrooms or more. In addition, the average net floorspace of proposals for smaller dwellings is gradually decreasing.
- 4.25** Small dwellings undoubtedly have an important role to play in Salford's housing market, particularly in terms of providing a more affordable product within the Regional Centre. However, the dominance of small dwellings, and the continuing reduction of dwellings sizes, risks creating a dangerously skewed residential market within the city, and could work against the provision of sustainable, mixed communities.
- 4.26** Therefore, it is essential that new developments contribute towards the provision of a balanced mix of dwelling sizes within the local area and across Salford as a whole, in accordance with criterion 1 of UDP Policy H1. The provision of new residential accommodation within the city should provide for a full range of needs, and should not be unduly dominated by a certain type of dwelling size.

Securing a Mix of Dwellings

- 4.27** In order to achieve this, it is considered that the majority of new houses within the city should have three or more bedrooms. As noted above, only a small minority of recent completions and proposed dwellings have three bedrooms or more, and so households requiring such dwellings are potentially excluded from the market in new housing. Therefore, in order to deliver a good mix of dwelling sizes across the city, in accordance with criterion 1 of UDP Policy H1, it will be important to maximise the provision of larger dwellings where opportunities arise. Otherwise, it is likely to lead to an oversupply of smaller dwellings, making communities and local housing markets less stable and sustainable, contrary to criterion 2 of UDP Policy H1.
- 4.28** Similarly, the increasing dominance of small and very small dwellings in new apartment developments, and within the Regional Centre in particular, effectively excludes a large proportion of households from living there. This works against the provision of sustainable communities, instead leading to increasingly monotonous areas, a lack of social diversity, and households having to move out of their neighbourhoods as their circumstances change in order to meet their housing needs.
- 4.29** Apartments are making up an increasing proportion of Salford's dwelling stock, and are contributing a large amount of the new housing within the city (particularly developments within the Regional Centre). Therefore, it is important that they cater for all needs rather than just those of the smallest households, in order to retain/develop a balanced population and sustainable communities. As experience from other countries demonstrates, apartments do actually have the potential to make a significant contribution to supporting the UDP aim of attracting more families to the city (paragraph 2.4 of the UDP), provided they are of sufficient size and quality, and there are adequate local facilities. Therefore, a significant proportion of three bedroom apartments should be provided unless it can be demonstrated that this is impracticable, and these should be in a mix of locations within the development rather than simply being in the form of penthouses, to ensure that they are affordable.
- 4.30** Smaller dwellings are inherently less flexible and adaptable to changing needs, contrary to the principles set out in the companion guide to Planning Policy Statement 1 ('By design: urban design in the planning system – towards better practice, 2000'). "Adaptability" is identified in that document as one of the seven key objectives of urban design. It states that: "The most successful places have prospered in changing circumstances. Even though people may live, travel and work in very different ways, the basic structure of the physical fabric of such places proves to be grounded in unchanging patterns of human life, rather than being unalterably fitted to some very specific purpose. Successful places avoid the destructive trauma of large-scale blight and dereliction, and the sort of comprehensive redevelopment which serves a narrowly-defined range of purposes. Places need to be adaptable at every scale" (p.29). More specifically, it states that: "Well-designed housing is adaptable to the changing needs of its occupants" (p.30).
- 4.31** Consequently, it is important that apartment developments comply with criterion 1 of UDP Policy H1, by contributing to a balanced mix within the local area, rather than focusing primarily on the provision of small and very small dwellings. Smaller dwellings undoubtedly have a role to play in meeting the needs of some one and two person households, but they should not be allowed to dominate new apartment developments, in order to avoid homogenous areas that are only attractive to a very narrow sector of the population and are thus at greater risk if there is a downturn in the housing market. Therefore, the majority of apartments in new developments should normally have two or three bedrooms, with a floorspace and layout that makes them adaptable to changing needs (typically 57 square metres or above). Higher proportions of smaller apartments will need to be justified on a case by case basis, having regard to the aforementioned issues.

Figure 4.2 Broughton Park



- 4.32** Household sizes are significantly higher than average in the Kersal ward (2.48 persons per household, compared to the city average of 2.23), and there is an above average proportion of households suffering from overcrowding (8% have more than one room too few, compared to the city, regional and national averages of 5.9%, 5.4% and 7% respectively). The spatial distribution of overcrowding and large households in Kersal is especially concentrated within the Broughton Park area. This is demonstrated by a significantly higher than average household size of 2.76, and the fact that 9.6% of households have more than one room too few (2001 Census).
- 4.33** It will be important, therefore, that new developments within Broughton Park provide accommodation that can help to address the issues of large household sizes and overcrowding, and to provide for the needs of local communities. Consequently, new developments should include dwellings with at least five bedrooms, ideally accounting for more than 20% of the total number of dwellings, although it is recognised that the constrained nature of some sites may not always make this practicable.
- 4.34** It will be the responsibility of the applicant to demonstrate why the proposed mix of dwelling sizes is appropriate, and accords with the policies of the UDP (particularly Policy H1) and this Guidance.
- 4.35** This policy supplements UDP Policy H1.

5 Delivering Affordable Homes

Policy HOU 3

QUANTITY OF AFFORDABLE HOUSING

On all residential sites over 1 hectare, irrespective of the number of dwellings, or in housing developments of 25 or more dwellings, 20% of the dwellings should be in the form of affordable housing, as defined by Policy HOU4.

Where on-site provision of affordable housing is not considered practicable or appropriate, then off-site provision may be made, or a commuted sum may be paid to the city council for the provision of affordable housing within the local area.

The number of dwellings to be provided off-site will be calculated using the following formula:

$$\text{Number of off-site dwellings} = \frac{\text{Number of dwellings on the parent site}}{4}$$

Any commuted sum will be calculated on the basis of the equivalent cost to the developer of providing the number, size and type of affordable units that would otherwise have been required on site.

A lower proportion of affordable housing, or a lower commuted sum, may be permitted where material considerations indicate that this would be appropriate. Such circumstances could include, for example, where:

- There is a very high level of affordable housing in the immediate area;
- There are low house prices in the immediate area compared to average incomes;
- It would not otherwise be possible to provide the affordable dwellings with a sufficient discount to enable units to be purchased by an RSL;
- The development forms part of a wider scheme or development partnership that would ensure an average of 20% or more affordable housing across its entirety;
- There are exceptional costs associated with the development (excluding site purchase costs);
- The financial impact of the provision of affordable housing, combined with other planning obligations as set out in the Planning Obligations SPD would affect scheme viability;
- The inclusion of affordable housing would prejudice the achievement of other important planning objectives; and
- The scheme was substantially developed before the adoption of this Guidance.

The construction of the affordable housing, or payment of commuted sums, should be phased with the rest of the development.

Reasoned Justification

- 5.1** A full Housing Market Demand Study for Salford was produced in 2003, and the details of its findings in relation to the need for affordable housing in the city are summarised in paragraph 7.15 of the UDP. It explains that the study's "analysis suggested a demand for around 1,000 affordable dwellings from households currently in need or those likely to fall into need over the next 5 years (to 2008)" (ibid), which would equate to 200 households per annum. This equates to 38.5% of Salford's housing provision figure of 530 dwellings per annum net of clearance (assuming that 2% of those new dwellings would remain vacant, in accordance with the methodology that underpins the housing figures in the Regional Spatial Strategy).
- 5.2** There is evidence that the affordability situation in Salford may have worsened since the 2003 study, particularly in terms of a large increase in the number of people on the Housing Register (increasing from 8,026 in 2003 to 12,791 in 2006). Utilising an ODPM Housing Needs Assessment Model⁽ⁱⁱ⁾, which is based primarily around the city's Housing Register, indicates that the need for affordable housing citywide could have trebled to as high as 600 dwellings per annum over the next 10 years. The Affordable Housing Needs Model, and an explanation of the assumptions used to calculate the need for affordable housing in the city, are shown in full in Appendix A.
- 5.3** The balance of factors affecting affordability varies across the city, with low household incomes being the primary issue within most of Central Salford whereas relatively high house prices are more significant elsewhere. However, the problems of affordability are felt across the whole of the city.
- 5.4** Other than through the planning system there are a number of ways in which high quality affordable housing will be delivered in Salford, including through:
- The Manchester Salford Housing Market Renewal Pathfinder, both in terms of reusing existing stock and building new affordable homes;
 - Development partnerships within certain parts of Central Salford;
 - The improvement of existing council housing to the Decent Homes Standard and the higher Salford Standard, utilising a Private Finance Initiative in Pendleton, a "Regeneration" Arms Length Management Organisation for the rest of Central Salford and the Beech Farm Estate in Swinton, and a Local Housing Company for the rest of the city;
 - The provision of equity share loans;
 - Schemes by Registered Social Landlords, including those funded from the Housing Corporation's Affordable Housing Programme (140 units for rent and 172 for new build HomeBuy between 2006-2008);
 - Schemes by Registered Social Landlords, including those funded from the Housing Corporation's Affordable Housing Programme (140 units for rent and 172 for new build HomeBuy between 2006-2008);
 - Converting empty homes in private ownership.

ii ODPM (December 2005) Housing Market Assessments – Draft Practice Guidance, page 37, <http://www.communities.gov.uk/index.asp?id=1162418>

Delivering Affordable Homes

- 5.5** Over the period 2006-2016, it is estimated that 1,590 council homes will be demolished for reasons of obsolescence. The impact of the potential sources of affordable housing listed above in reducing affordable housing need will be dependent on the availability of grant funding, and competing priorities in housing initiatives such as the HMR Pathfinder. It is considered that these potential sources will therefore only make a limited impact on meeting the overall need for affordable housing.
- 5.6** Therefore, the planning system has an important role to play in delivering affordable housing within Salford. It will also be important to ensure that new housing schemes contribute to mixed communities, and build in a variety of tenures in order to support this. At the same time, it needs to be recognised that the planning system cannot solve the problem of affordability on its own, and that excessive requirements can affect the viability of new development. Consequently, a balance needs to be found between maximising the provision of affordable housing through the planning system and ensuring that high quality development and the city's regeneration are not discouraged in any way. The provision of 20% affordable housing in new developments is therefore considered to reflect an appropriate balance between these various factors. Given that the problems of affordability affect the whole of Salford it is considered appropriate that this approach is taken throughout the city.
- 5.7** It is unlikely that even with 20% affordable housing on every site above the size thresholds, coupled with the other various methods of securing additional affordable housing listed above, that all of the affordable housing needs within Salford could be met, and this is a challenge both for the city council and the Government. However, it is felt that a higher figure would be unrealistic given development costs and sales prices within the city.
- 5.8** Notwithstanding this, there will be circumstances where a lower proportion of affordable housing may be appropriate, and some examples of this are listed in the policy. It will be the responsibility of developers to demonstrate to the satisfaction of the city council that such circumstances exist, and that the provision of affordable housing is still being maximised albeit at a lower level.
- 5.9** The main situation where a reduced proportion of affordable housing or a lower commuted sum may be appropriate is likely to be where a development would otherwise become unviable, or a higher level of provision could only be made by cutting costs elsewhere that would result in a development of unacceptable quality (e.g. in terms of materials, public realm, etc). In such circumstances, the evidence provided by the developer should include a financial statement that has been professionally certified. This will be treated on a confidential basis, where appropriate. The price paid for the land should reflect the need to provide affordable housing, and therefore high land values will normally only be taken into account when the land was purchased before the adoption of this Guidance.
- 5.10** The preference in the policy is for the affordable housing to be provided on-site, although it is recognised that this may not always be appropriate or practicable. In such circumstances, off-site provision or a commuted sum will be sought. The policy includes a formula for calculating the off-site affordable housing provision so that it effectively equates to 20% of the total number of dwellings across the two sites.
- 5.11** The value of any commuted sum should equate to the costs that the developer would otherwise have borne if the affordable housing had been provided on-site. This is to ensure that the overall value of the planning system's contribution to delivering affordable housing is maintained.

- 5.12** Wherever possible commuted sums will be spent in the local area , although this will depend on the availability of suitable sites. In order to make best use of the funds available, it may be necessary to combine commuted sums from different developments, and therefore they may not be spent immediately. Commuted sums may be spent on providing interest free loans (although a small administration fee may apply) to those who would otherwise be unable to afford market accommodation. Such schemes would involve the council loaning an individual a proportion of the value of a property they are seeking to move to with the remaining proportion being covered by the individual through a deposit and/or mortgage. The council would receive its proportion of the value of the property when the individual comes to sell it. The money received from such sales would be recycled by providing loans to other purchasers unable to afford market accommodation, or other affordable housing schemes in the city.
- 5.13** All commuted sums will be ring-fenced for the provision of affordable housing and will be held in an interest-bearing account. Developers will be informed of how their commuted sum has been spent. If it has not been spent within 5 years of payment, then it will be returned to the developer with any interest that has accrued.
- 5.14** It will be important to ensure that the affordable housing is delivered at the same time as the open market housing, rather than potentially coming on stream several years later. This will be important not only in securing a continued supply of affordable housing proportionate to the amount of open market housing that is being provided, thereby ensuring that affordability issues are properly addressed, but will also help to promote sustainable communities by providing for all types of household to occupy new development from the start. This phasing will normally be achieved through the use of a planning condition.
- 5.15** This policy supplements UDP Policies H1 and H4.

Policy HOU 4

TYPE OF AFFORDABLE HOUSING

For the purposes of Policy HOU3, the definition of affordable housing includes:

- Social-rented housing;
- Shared ownership;
- Shared equity; and/or
- Discounted market housing.

Where a developer proposes an innovative way of providing truly affordable housing of a decent and appropriate standard that meets local needs and circumstances, the city council will consider other forms of provision to those listed above.

- The type, size and mix of affordable housing to be provided should be agreed in negotiation with the city council, having regard to the following factors:
- The Government objectives of securing mixed communities and greater diversity in the housing stock;
- The existing supply of affordable housing within the local area;
- The characteristics of the households in need of affordable housing; and
- Local house prices.

In the case of social-rented and shared ownership housing, the developer should construct the units and sell them to a suitable organisation approved by the city council (normally a Registered Social Landlord) at an agreed discounted rate sufficient to secure their involvement.

Shared equity schemes will only be counted as affordable where the annual fees for the residents do not exceed 3% of the equity they do not own.

Discounted market housing will only be counted as affordable housing where clear restrictions are agreed with the city council to ensure that those purchasing the housing are genuinely in need and would otherwise not be able to afford appropriate housing on the open market.

In addition to the above, developers are encouraged to make open market housing available through the Open Market HomeBuy scheme, or any similar schemes, although this will not normally be counted as affordable housing for the purposes of Policy HOU3.

Reasoned Justification

5.16 This policy builds on the definition of affordable housing contained in the reasoned justification to UDP Policy H4 (paragraph 7.13). The type of affordable housing to be provided will be negotiated on a site-by-site basis, taking account of local needs and circumstances. The overarching context for such discussions will be the need to secure mixed and sustainable communities, with a broad range of different dwelling types.

5.17 The city council would encourage developers to bring forward affordable housing in partnership with the city council's lead Registered Social Landlords (RSLs), details of which are listed in Appendix B. However, schemes may also be developed in conjunction with other RSLs / organisations, although these must be approved by the city council.

- 5.18** Where an RSL is involved, the developer should normally build the dwellings to the specification of the RSL and then sell them to the RSL at agreed discount on the sale price. There may be circumstances where it is appropriate to reduce the number of affordable dwellings to be provided in order to ensure that there is a sufficient discount to enable them to be purchased by an RSL. Where Housing Corporation grants are not available, the maximum purchase price that an RSL could afford will often be based on the value of any loan that they can secure on the basis of future rental income from the affordable dwellings, or the potential uplift in property prices over time.
- 5.19 *Social-rented housing*** will normally be brought forward through an RSL. Rents are controlled by the Housing Corporation to ensure that they remain affordable.
- 5.20** In ***shared ownership schemes***, residents are able to purchase part of their home and then pay rent on the remaining share. The occupier can buy more shares in their home through 'staircasing', with the rent reducing as more shares are purchased. If the property is eventually bought outright then the occupier is no longer required to pay rent. The total combined cost of mortgage repayment and rental will normally be less than the total mortgage cost if the property had been bought outright. Such schemes are normally provided through RSLs.
- 5.21 *Shared equity*** is similar to shared ownership but the resident does not pay rent on the share that they do not own, although there may be an administrative charge on that share. This charge should not exceed 3% of the value of that share per annum, otherwise the property risks becoming unaffordable. Many schemes involve the share that is not owned by the resident being sold or transferred to an RSL, with the resident then being able to purchase some or all of that share as their circumstances change. As an alternative to shared equity dwellings being provided through RSLs, the equity share may be transferred to the city council by the developer. The city council will recycle any receipts received through 'staircasing' into other affordable housing developments, or through the provision of equity loans to those in need.
- 5.22** In limited circumstances the city council may consider that it is appropriate for part of the remaining equity to effectively be permanently held within the property through a land charge / covenant. This does not enable the proportion of the property owned by the resident to be increased and so provides less flexibility and adaptability, but it does ensure that the property remains affordable in perpetuity and such schemes can be simpler for developers.
- 5.23 *Discounted market housing*** will only be appropriate in very limited circumstances, as such housing is only normally affordable when it is initially sold (i.e. the discount is lost upon resale), and therefore it does not increase the amount of affordable housing in the longer term. One example of where it may be appropriate is where existing residents of open market housing need to be re-housed to enable regeneration schemes to take place, and a subsidy is required in order to ensure that they can afford a replacement home. When discounted market houses are initially sold, a covenant will be placed on the property to ensure that if the initial occupier sells the property on the open market within an identified period then they will have to pay back some or all of the subsidy.

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- 5.24** The Open Market HomeBuy scheme enables those who can't afford to buy a property outright, to purchase a home on the open market for 75% of the asking price, with the remaining 25% being paid for by RSLs in the form of a no-interest loan. When the property is sold by the occupier then the RSL receives 25% of the sales value. From October 2006 it is expected that Open Market HomeBuy will operate on the same basis as outlined above except 12.5% of the loan will be provided by the Government / RSLs and 12.5% by an approved mortgage lender. After a period of time there may be a small charge associated with the private lender's loan. Developers are encouraged to take part in such schemes, as a way of increasing the ability of local people to access housing. However, it is not considered to fall within the definition of affordable housing for the purposes of Policy HOU3.
- 5.25** The factors listed in the policy relating to the most appropriate type of affordable housing to be provided (in terms of whether it is social-rented, shared ownership, shared equity or discounted market housing) also relate to the size of the properties and whether they are houses or apartments. A mix of provision will be encouraged on larger sites in accordance with policies elsewhere in this Guidance.
- 5.26** This policy supplements UDP Policies H1 and H4.

Policy HOU 5

DESIGN OF AFFORDABLE HOUSING

Affordable housing provided on-site should be integrated into the rest of the development, and visible differences between different tenures of provision should be minimised, as far as practicable.

Where a Registered Social Landlord is to manage the affordable housing then they should be involved in the design process at the earliest opportunity, to ensure that the dwellings will meet the requirements of their future occupants.

Reasoned Justification

- 5.27** Many of the benefits of providing affordable housing on-site rather than off-site may be lost if there is a clear separation on site between the affordable and open market dwellings. Therefore, efforts should be made to maximise the integration of tenures.
- 5.28** Those occupying affordable housing should be able to expect the same standards of accommodation as those living in open market housing, supporting objectives relating to social inclusion, cohesiveness and equity. In order to assist with the integration of communities, the dwellings should be designed so that the open market housing and affordable housing cannot be distinguished as much as possible. This relates to both the exterior and interior of dwellings.
- 5.29** Affordable dwellings that utilise funding from the Housing Corporation through the Affordable Housing Programme will have to be built to the Housing Corporation's Scheme Development Standards. In addition, dwellings will need to meet the 'very good' EcoHomes score, and achieve high Housing Quality Indicator (HQI) scores. It is therefore important that such considerations are incorporated into the design process at the earliest opportunity if there may be any reliance on Housing Corporation Funding to bring forward the affordable dwellings, involving an RSL where appropriate.

5.30 This policy supplements UDP Policies H1 and H4.

Policy HOU 6

OCCUPANCY OF AFFORDABLE HOUSING

Nominations for the occupancy of affordable housing provided through the planning system should be approved by the city council.

Occupancy controls will be used to ensure that the affordable housing remains available to households in need of such housing, except in the case of discounted market housing or where an RSL is involved.

Where occupants increase their share of ownership of intermediate housing secured through the policies of this Guidance, the receipts should be recycled to provide additional affordable housing within Salford, wherever practicable.

Reasoned Justification

- 5.31** It will be important to ensure that any affordable housing provided through the planning system is occupied by those genuinely in need. The city council's Choice Based Lettings System will normally be considered the most appropriate vehicle for ensuring this in the case of social-rented dwellings, although there may be circumstances where it is appropriate to accept nominations made through other means.
- 5.32** There is currently no formal system for allocating shared equity or shared ownership housing within Salford, although the city council is seeking to develop an allocations policy in the near future. In the interim, priority will be given to Salford residents, then persons employed locally or with local connections. If the housing remains unallocated after a reasonable amount of time the criteria would be widened to ensure that a suitable occupant was found. In order to ensure that affordable housing is occupied by those in need, there will be restrictions that prohibit those persons allocated such housing from then letting the property to other occupants.
- 5.33** It is likely that discounted market housing will normally be allocated to those currently in open market housing who will need to be rehoused to enable regeneration schemes to take place, and who would not be able to afford the new / replacement market housing that is to be provided as part of a redevelopment scheme.
- 5.34** It will be important to ensure that affordable housing remains available to those in need in the future as far as possible (except where discounted market housing schemes are considered most appropriate). Occupancy controls will be used to secure this, and will be particularly important for shared equity schemes that do not involve RSLs, to ensure that residents do not sell on their share to households that are not in need.

Delivering Affordable Homes

- 5.35** The sale of social-rented housing to occupants under the Right to Buy initiative, and “staircasing” within shared equity schemes whereby the occupants purchase an increased proportion of the equity, means that some affordable housing will effectively be taken out of the supply. Those receiving the receipts of such sales are encouraged to recycle those receipts into the provision of new affordable housing within Salford, to ensure that the benefit of affordable housing provided through the planning system is not lost to outside of the city. It is recognised that this cannot always be a requirement of RSLs because of their funding arrangements, but in private schemes (i.e. where the affordable housing is not being delivered through an RSL) any receipts should be recycled back into additional affordable housing within the city.
- 5.36** The Housing Corporation are currently reviewing their policy on recycling of capital grant funding⁽ⁱⁱⁱ⁾, and revisions may seek to control non grant funded staircasing receipts. If this were to be adopted then recycling of receipts would become compulsory.

iii Recycled Capital Grant Funds and Disposal Proceeds Funds Review (Housing Corporation) <http://www.housingcorp.gov.uk/server/show/conWebDoc.3732>

6 Student Housing

Policy HOU 7

DEMONSTRATING A NEED FOR STUDENT HOUSING

Major planning applications for student housing should be accompanied by an assessment of the need for student housing within the local area, and the city of Salford more generally. Such an assessment should specifically identify

- The likely level of demand for student housing over the next ten years (split by type and cost);
- The existing number and location of student housing units (split by type and cost);
- The number and location of additional student housing units that have extant planning permission (split by type and likely cost);
- The sector of the student housing market at which the proposed development is targeted in terms of type and cost, compared with the likely level of demand within that sector and the existing and anticipated levels of provision in that sector elsewhere within the city;
- Any potential "leakage" of demand to student housing outside the city;
- Any potential impact on the local housing market if the number of students living in accommodation not specifically designed for students decreases; and
- The adaptability of the proposed development for uses other than student housing if the anticipated demand does not manifest.

Reasoned Justification

- 6.1** For the purpose of this policy, student housing is defined as housing that people move into when they become students and do not remain in for any significant period after they cease being students. It therefore includes accommodation specifically built for the student market, as well as mainstream housing in which a group of students live on a shared basis during their course. It excludes housing that students were already living in prior to applying for their course, for example where they continue to live with their parents or where they are already working in the area and commence a part-time course.
- 6.2** Purpose-built student housing is often in the form of individual units of accommodation consisting of a relatively small bedroom and en-suite bathroom, with several units sharing a kitchen and sometimes a living room. Such buildings are generally not easily converted to other uses such as mainstream housing. Given this lack of adaptability, it is therefore essential that the expected need for new purpose-built student housing is relatively certain. Otherwise, there is a risk that the development might not be occupied, or there could be pressures for its alternative use as hostel accommodation which would generally be highly inappropriate in such a large concentration (such uses instead being more suited to small buildings that enable greater integration into communities).
- 6.3** Therefore, planning permission will only be granted for new student housing where the demand for the additional accommodation has been clearly demonstrated. In determining the likely level of demand for student accommodation, regard should be had to, inter alia:

Student Housing

- Existing and projected numbers of students in further/higher education in Salford, taking into account any expansion plans of the University of Salford and Salford College;
- The proportion of those students that are likely to require student housing in Salford; and
- The number of students at further/higher education establishments in Manchester that would be likely to access student housing in Salford.

6.4 The market for student accommodation is not homogenous, not just in terms of various options relating to shared housing or self-contained purpose-built accommodation, but also with regards to the costs of accessing such housing. Therefore, regard will be had to issues of type and cost when considering the likely need/demand for additional student housing. It will also be important to identify whether the additional competition from the development with the use of mainstream housing by students could lead to any destabilising of local housing markets through a sudden reduction in demand.

6.5 This policy supplements UDP Policy H7.

7 Implementation and Monitoring

Implementing the Guidance

- 7.1** This Guidance is one element of a wider range of plans and strategies that will help to deliver sustainable communities through the provision of new housing and the improvement of existing dwellings. It will therefore be implemented having regard to those other documents, which include Salford's Community Plan, Housing Strategy, and Affordable Housing Strategy.
- 7.2** The advice in this Guidance is based on a robust evidence base and will be implemented having regard to this information. In implementing the Guidance, regard will also be had to any new evidence relevant to the scope and policies of this document, that emerges.

Development Control Process

- 7.3** The development control process will be the primary way in which this Guidance is implemented. It will inform decisions regarding all new developments that include residential accommodation. The Guidance does not have the status of the development plan (for the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004), but as adopted council policy will be a material consideration in determining planning applications.
- 7.4** When submitting planning applications for residential development, or for schemes which include an element of residential accommodation, applicants should submit an Accommodation Schedule with their supporting information. This schedule should set out the split of individual dwellings, in terms of numbers of bedrooms and the net residential floorspace for each unit.

Pre-Application Discussions

- 7.5** Developers are advised to discuss possible schemes with Urban Vision (which provides Salford's development control service on behalf of the city council) at the earliest opportunity, and wherever possible prior to any planning application being submitted. This will help to ensure that the requirements of this Guidance are successfully integrated from the start of the development process, rather than schemes having to be amended after expensive design work has already been undertaken, which can be both costly and lead to delays for developers. Contact details for Urban Vision are as follows:

- *Urban Vision Partnership Ltd*
Development Control
Emerson House
Albert Street
Eccles
M30 0TE
- Tel: 0161 779 4847
Fax: 0161 779 6002
- Email: planning.contact@salford.gov.uk

Implementation and Monitoring

Negotiating Affordable Housing

- 7.6** The provision of affordable housing will be negotiated on a site-by-site basis. This can sometimes be a complicated process, and therefore developers are encouraged to contact Urban Vision as early as possible to prevent delays in decisions on their planning applications. Early contact with Registered Social Landlords (RSLs) is also encouraged where they will manage the affordable housing in the future. Details of the city council's lead RSL partners are included in Appendix B. Other RSLs may also be used but will need to be individually approved by the city council.

Securing the Affordable Housing

- 7.7** The delivery of affordable housing, or the payment of a commuted sum in lieu of its provision, will normally be secured by means of a legal agreement under Section 106 of the Town and Country Planning Act 1990. It is expected that, as a minimum, the scope / principles (Heads of Terms) of the Section 106 agreement should be subject to negotiation and agreement prior to the application being considered by the Planning and Transportation Regulatory Panel, and ideally should be submitted as part of the application. It is anticipated that the Heads of Terms might include details of the number of dwellings to be provided, their specifications, the timing of delivery etc. Where there is a known RSL the Council recommends that they are party to the agreement at this stage and involved in the negotiations.
- 7.8** Once the Panel has resolved to grant planning permission and agreed the terms of the obligation, it is intended that a standard legal agreement will be used, so as to minimise potential delays in the development process and to reduce administrative costs for the city council and applicants. Alternatively, the applicant may prepare a draft agreement and submit it to the Council.

Development Activity by the City Council and its Partners

- 7.9** The city council's current programme of improving its own housing stock to meet the Decent Homes Standard and the higher Salford Standard will be an important way of ensuring a good supply of high quality affordable housing in Salford in the future. This work will be taken forward through a PFI initiative in Pendleton, by a Regeneration Arms Length Management Organisation in the rest of Central Salford and the Beech Farm Estate in Swinton, and by a Local Housing Company in the rest of West Salford.
- 7.10** The city council has entered into development partnerships with individual developers in certain parts of Central Salford in order to further support the regeneration of that area. These partnerships are with Bovis/InPartnership in Higher Broughton, Countryside Properties in Lower Broughton, Opus (Miller Homes and Inspired Developments) in Charlestown and Lower Kersal, and Legendary Properties in Ordsall. These development partnerships will be an important way of delivering both a broad mix of dwellings within Central Salford and a good supply of affordable housing, and the city council's involvement in such partnerships will help to ensure that their developments are sustainable and further the policies of this Guidance.
- 7.11** The city council's lead RSL partners will also have an important role to play in supporting the objectives and delivering the policies of this Guidance, both in terms of bringing forward their own grant-funded schemes and working in partnership with developers to bring forward additional affordable housing on new development sites under the policies of the UDP and this Guidance.

7.12 By setting out city council policy, this Guidance will also help to influence the investment decisions of other stakeholders working in the city.

Monitoring

7.13 The effectiveness of this Guidance will be assessed each year in Salford's Annual Monitoring Report. This will identify whether there have been any problems in implementing the policies of the Guidance, and assess whether those policies are having their intended effect, including their performance against the Guidance's indicators as set out below.

7.14 The success of the Guidance will ultimately depend on the scale and location of residential development coming forward in the city, which is likely to vary significantly over time depending on economic cycles and the regeneration process. Furthermore, there will be a delay between the implementation of the Guidance commencing and its effects being seen in full in terms of the housing being developed in the city, because of delays between applications being approved and planning permissions being implemented, and the allowance that is made in the affordable housing policies for schemes that were substantially developed before the adoption of this Guidance. Therefore, it will be important to judge the effectiveness of the Guidance over several years rather than for any single twelve-month period.

7.15 The following indicators will be used to assess the effectiveness of the Guidance:

1. Average annual number of new houses, split by number of bedrooms
2. Average annual number of new apartments, split by number of bedrooms and by internal floorspace
3. Average annual number of new affordable dwellings constructed, split by type of affordability
4. Average annual value of affordable housing commuted sums generated, and how they were used to provide affordable housing.

Review

7.16 The assessment of the performance of the Guidance in the Annual Monitoring Report will help to identify if there is a need for it to be reviewed.

Appendix A Affordable Housing Needs Assessment

ODPM Needs Model

The need for affordable housing has been identified using an ODPM Needs Assessment Model ^(iv), which is primarily based around using information from the Housing Register. Salford's Housing Register does not include financial information, and therefore a number of assumptions have had to be made regarding the likely proportion of households on the register who are unable to meet their housing needs in the open market, and who therefore require affordable housing. Inevitably, some of those on the Housing Register will be able to meet their housing needs in the open market.

Assumptions

For the purposes of this model, it has been assumed that all of those who have been on the register for more than three years are able to access open market housing, otherwise they would have been provided with social housing more urgently. This is likely to underestimate the level of need, because some households may have been on the register for more than three years as a result of the ever increasing number of households applying for social housing, meaning that they may still be in need of affordable housing but have not been housed because others are in greater need.

In addition, all of those who are identified on the register as not having local connections have also been discounted from all of the calculations. This is to avoid a situation where Salford effectively attracts additional household needs by satisfying needs generated outside the city. There is an argument that some of this need should be satisfied, for example because households without a local connection may be required to fill employment opportunities, and therefore this may lead to some undercounting of need.

It has also been assumed that those leaving the register before they are provided with social housing within Salford must also be able to meet their housing needs in the open market, or have secured accommodation outside of the city in other Local Authority / Housing Association stock and therefore have also been discounted. Again, this is likely to underestimate demand for affordable housing, because some of those households may have been forced to take unsuitable housing (either in terms of type, location or cost) because of the urgency of their need.

Throughout the calculations, those with "in need" credits have been distinguished from those without such credits. This is because analysis of the Housing Register would indicate that those without such credits are much more likely to be able to access market housing, and therefore making specific calculations for each group is likely to make the model more accurate. Reasons for applicants being awarded "In need" credits are: a management decision; having special needs; the impact of community regeneration; being statutory homeless; having a need for care and support; minor medical reasons; household overcrowding; child at height; and insecurity of tenancy.

The following description explains briefly how the ODPM model has been used to calculate the affordable need for the city.

iv [1] ODPM (December 2005) Housing Market Assessments – Draft Practice Guidance, page 37 <http://www.odpm.gov.uk/index.asp?id=1162418>

STAGE 1: ASSESSING CURRENT NEED

The proportion of households on the Housing Register who do not have a local connection and/or have been on the register for more than three years was not available for the figures from 1st April 2005, but is for 1st April 2006. It has been assumed that the proportion of those with and without in need credits who fit into one or both of those categories was the same on 1st April 2005 as it was 12 months later

On 1st April 2006 (when 12,791 households were on the Housing Register), 2,509 of the 3,246 with credits had a local connection and had been on the register for less than three years = 77.30%. It has been assumed that the same proportion of those with credits on 1st April 2005 had the same characteristics, i.e. 77.30% of the 5,889 with credits = 4,552.

On 1st April 2006, 6,346 of the 9,545 without credits had a local connection and had been on the register for less than three years = 66.49%. It has been assumed that the same proportion of those without credits on 1st April 2005 had the same characteristics, i.e. 66.49% of the 5,327 without credits = 3,542.

Of those on the register on 1st April 2005, excluding those without a local connection or who had been on the register for more than three years, 1,039 of those with credits and 2,745 of those without credits left between 1st April 2005 and 1st April 2006. This equates to 22.83% of all those with credits (who have a local connection and have been on the register for less than three years) not requiring affordable housing because they are able to meet their own needs (i.e. 1,039 divided by 4,552 multiplied by 100). The figure for those without credits is 77.50% (i.e. 2,745 divided by 3,542 multiplied by 100).

It has been assumed that the proportion of those with and without credits (having a local connection and have been on the register for less than three years) who stay on the register for the following 12 months, and therefore are considered to require affordable housing, remains the same each year (i.e. 77.17% for those with credits, and 22.50% for those without).

Applying those proportions to the numbers on the register on 1st April 2006, gives a current need of:

- 1,936 for those with credits (i.e. 77.17% of the 2,509 with credits, who have a local connection and have been on the register for less than three years, are expected to be unable to meet their own needs in the open market over the next 12 months); and
- 1,428 for those without credits (i.e. 22.50% of the 6,346 without credits, who have a local connection and have been on the register for less than three years, are expected to be unable to meet their own needs in the open market over the next 12 months).

There is therefore a total of 3,364 households in current housing need.

STAGE 2: AVAILABLE STOCK TO OFFSET NEED

Of those households on the register who had a local connection and had been on the register for less than three years:

- 459 of those with credits were currently living in local authority or housing association stock. 38 of these were in stock outside the city. In other words, if the needs of all of

Affordable Housing Needs Assessment

those households were met then 421 affordable housing units would be freed up within the city.

- 2,621 of those without credits were currently living in local authority or housing association stock. 177 of these were in stock outside the city. In other words, if the needs of all of those households were met then 2,444 affordable housing units would be freed up within the city.

Assuming that the same proportion of those currently in local authority and housing association stock were in need as the wider housing register, the following number of units would be freed up in the city:

- 77.17% of the 421 with credits within the city, i.e. 325 units
- 22.50% of the 2,444 without credits within the city, i.e. 550 units

Therefore a total of 875 units that would be freed up if all of those identified as being in need, who currently live in local authority or housing association stock within the city, were re-housed (i.e. row 2.1 of the model).

Taking into account the units that could be freed up if those in existing social stock were rehoused, surplus stock in LA/RSL tenure, the committed supply of new affordable units, and the social rented units to be taken out of management, this gives a shortfall of total stock available to meet current need of 204 dwellings (calculated by: $875 + 331 + 1,590 - 3,000$).

The total unmet housing need is therefore the number of households currently in housing need (i.e. 3,364) minus the stock available to meet that need (i.e. -204), which equals 3,568. It has been assumed that this unmet need should be met over the period of the Draft Replacement UDP (i.e. by 2016), which would equate to the provision of 357 dwellings per annum.

STAGE 3: NEWLY ARISING NEED

New household formation has been derived from the Government's 2003-based household projections. These indicate an average household growth over the next ten years of 500 households per annum. 50% of these are considered likely to be unable to meet their needs in the open market, based on household incomes, entry-level rents and property prices, and other research and intelligence work, i.e. 250 households per annum. The overall scale of household growth is likely to be a significant underestimate in practice, given that the Draft RSS is proposing a housing provision figure for Salford of 1,600 dwellings per annum net of clearance.

The model also looks at existing households falling into need per annum - over the period 1st April 2005 to 1st April 2006, 1,415 households with a local connection joined the Housing Register, were awarded in need credits, but were still on the register on 1st April 2006. Assuming the same proportion as discussed above are unable to meet their housing needs in the open market (i.e. 77.17%) means that 1,092 households would require affordable housing.

Over the same period, 4,203 households without credits joined the register, had a local connection, and were still on the register on 1st April 2006. Assuming the same proportion as discussed above are unable to meet their housing needs in the open market (i.e. 22.50%), this means that 946 households would require affordable housing.

In addition to these households falling into need over that period, there would also have been a significant number of households who joined the register after 1st April 2005 but were provided with affordable housing before 1st April 2006, meaning that they would not show up on the register on either date. The only figures which are available for such households cover the period 1st November 2004 to 1st November 2005. These show that 1,216 households registered after 1st November 2004, but were housed before 1st November 2005.

Assuming that this number remains constant, this would mean that an additional 1,216 households fell into need over the period 1st April 2005 to 1st April 2006 in addition to those that entered the housing register during that 12 month period and were still on it on 1st April 2006.

An allowance also needs to be made for the number of households currently living in private sector dwellings who will need to be re-housed because of clearance activity (primarily associated with the Housing Market Renewal programme), and who will not be able to secure open market housing (primarily because of the very low values of some of the properties being cleared). This is estimated at 200 households per annum.

Therefore, the overall number of existing households falling into need each year is estimated at 250 (derived from household growth) plus 1,092 (households with credits falling into need but not being housed in any one year) + 946 (households without credits falling into need but not being housed in any one year) + 1,216 (households falling into need and being housed in any one year) + 200 (households needing affordable housing because of the clearance of private sector dwellings), which totals 3,704.

STAGE 4 : FUTURE SUPPLY OF AFFORDABLE UNITS

The future supply of affordable housing is estimated to be 3,458 dwellings per annum. This is based on an allowance from the average number of Local Authority lettings (let to new secure tenants and let to tenants on an introductory basis) and RSL lettings between 2001-05, and also the number of intermediate dwellings which come up for re-let or re-sale at sub market levels.

NET SHORTFALL OR SURPLUS OF AFFORDABLE UNITS

The overall shortfall in affordable housing therefore equals the annualised requirement for satisfying the backlog of need (357) plus the newly arising need per annum (3,704) minus the annual supply of affordable housing (3,458), which totals **603 affordable units per annum**.

The table below summarises how the affordable housing shortfall has been calculated:

| Detailed needs assessment table | | |
|---|--|----------------------------|
| Stage and step in calculation | Data Sources | Number of dwellings |
| STAGE 1: CURRENT NEED (Gross) | | |
| 1. Total current housing need (gross) | Housing Register | 3364 |
| STAGE 2: AVAILABLE STOCK TO OFFSET NEED | | |
| 2.1 Current occupiers of affordable housing in need | Row 1 minus those occupiers of social stock in other local authority areas | 875 |
| 2.2 <i>plus</i> Surplus Stock | Local Authority and RSL vacant properties above 3% vacancy – RSL data April 2005, LA data April 2006 | 331 |

Affordable Housing Needs Assessment

| Detailed needs assessment table | | |
|---|---|-------------|
| 2.3 <i>plus</i> Committed supply of new affordable units | Approved Affordable Housing Programme 2006-08 of LAs and RSLs, and anticipated future bid Programme 2008 and beyond | 1590 |
| 2.4 <i>minus</i> Units to be taken out of management | Past trends and estimate derived from HMR Capital Programme information (only LA / RSL stock) | 3000 |
| 2.5 <i>equals</i> Total Stock available to meet current need | 2.1 + 2.2 + 2.3 – 2.4 | -204 |
| 2.6 <i>equals</i> Total unmet housing need | 1 – 2.5 | 3568 |
| 2.7 <i>times</i> annual quota for the reduction of current need | Policy judgment – period of UDP | 10 years |
| 2.8 <i>equals</i> annual requirement of units to reduce current need | 2.6 / 2.7 | 357 |
| STAGE 3: NEWLY ARISING NEED | | |
| 3.1 New household formation (net per year) | RFI / Household formation and Economic assumptions | 500 |
| 3.2 <i>times</i> Proportion of new households unable to buy or rent in the market | Household incomes and entry level rents / property prices – RFI work | 50% |
| 3.3 <i>plus</i> Existing households falling into need | Housing Register; and annualised private clearance estimate | 3454 |
| 3.4 <i>equals</i> Totals newly arising housing need (gross per year) | (3.1 x 3.2) + 3.3 | 3704 |
| STAGE 4: FUTURE SUPPLY OF AFFORDABLE UNITS | | |
| 4.1 Annual supply of social re-lets (net) | LA and RSL lettings average 2001-05 | 3453 |
| 4.2 <i>plus</i> Annual supply of intermediate housing available for re-let or resale at sub market levels | Estimate taking into account intermediate stock and turnover | 5 |
| 4.3 <i>equals</i> Annual supply of affordable units | 4.1 + 4.2 | 3458 |
| NET SHORTFALL OR SURPLUS OF AFFORDABLE UNITS | | |
| Overall shortfall or surplus | 2.8 + 3.4 – 4.3 | 603 |

Appendix B Registered Social Landlord Partners in Salford

Developers are advised to contact Salford City Council to discuss possible registered social landlord (RSL) partners for affordable housing schemes.

Our Lead partners are:

Great Places Housing Group

Southern Gate
729 Princess Road
Manchester
M20 2LT

Tel: 0161 447 5000

Contour Housing Group

Quay Plaza 2
1st Floor, Lowry Outlet Mall
Salford
M50 3AH

Tel: 0161 875 8129

The Lead RSL partners listed above have been endorsed by the city council. They have demonstrated that they have:

- A proven track record in the design, development, delivery and management of affordable housing schemes in Salford; and
- A common interest in achieving the objectives in Salford's Housing Strategy.

The process to select the RSL partners was carried out in partnership with Manchester City Council as part of the Manchester Salford Housing Market Renewal Pathfinder initiative. The Pathfinder commissioned the work in recognition of the important role that RSLs have to play in delivering some of the key housing market renewal objectives.

Lead RSLs are expected to make a key contribution, through local area partnership arrangements, to the development of the area's housing, regeneration and neighbourhood renewal strategy and programme, and have responsibility for the delivery of special projects and/or neighbourhood management services as determined at area level, working individually or in partnership. They are committed to realigning/configuring their services and resources in support of the area strategy.

Other RSLs:

Where a developer expresses a desire to work in partnership with an RSL that is not listed below, the city council will give this consideration. However, the RSL partners above already have the city council's endorsement for involvement in affordable housing schemes, and will generally be in a better position to be supported in any future funding bids.

A list of other RSLs active in Salford can be found on the city council's website at:

<http://www.salford.gov.uk/living/housing/findahome/housing-associations>

Salford City Council

Spatial Planning

Housing and Planning Directorate
Salford Civic Centre
Chorley Road
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Telephone : 0161 793 3782

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