

The Council has identified that the section of the Housing Topic Paper about affordable housing requires updating (pages 11-12, paragraphs 3.24 to 3.28).

Since the publication of the Topic Paper, the threshold for affordable housing contributions (Policy DM13) is proposed to be amended to 11+ dwellings to accord with national policy. This change impacts on the future affordable housing supply on windfall sites shown in Table 3.4 of the Topic Paper.

In addition, the affordable housing completions figure in Table 3.4 requires updating. The SHMA (HOU 002) identified a pipeline supply of 415 affordable units with planning permission at April 2013 (Table 48, page 128). Table 3.4 in the Topic Paper includes a completions figure of 491 affordable dwellings for the period 1<sup>st</sup> April 2013 and 31<sup>st</sup> March 2016 however some of these completed units were on sites in the pipeline supply already accounted for in the SHMA. This oversight needs to be addressed.

An updated table and text is produced below to address these points.

### Affordable housing delivery

3.24 The Strategic Housing Market Assessment Update (2015) identifies an affordable housing need for the Borough of 5,800 dwellings from 2013 to 2031 (322 dwellings per annum over 18 years). Between 1 April 2013 and 31 March 2016, *in addition to those identified as pipeline supply in the SHMA, 491-187* affordable homes were completed (Appendix A, Table 8.7). Table 3.4 below demonstrates the Council's affordable dwelling supply.

3.25 Prior notification applications and small site windfalls (1 to 4 10 units) do not attract affordable housing and are excluded from figures, although the table includes an estimated contribution from local needs housing delivery on exception sites over the plan period (100 dwellings).

Affordable housing land supply 1 April 2013 to 31 March 2031	Dwellings (net)	Dwellings (net)
Objectively assessed affordable housing need		5,800
Completed affordable dwellings 1 April 2013 to 31 March 2016 in addition to identified pipeline supply	<del>491</del> <u>187</u>	
Contribution from extant planning permissions as at 1 April 2016 (including a non-implementation discount)	1,471	
Contribution for Local Plan allocated sites	1,800	
Contribution from Local Plan broad locations for housing development	1,182	
Windfall sites contribution (sites of 11+	<del>306</del> <u>221</u>	

dwelling)		
Contribution from local needs housing	100	
Total affordable housing land supply		5,350
		<u>4,961</u>

Table 3.4 – Delivery of affordable housing 2013 to 2031

3.26 The SHMA (2015 Update) recognises that not all affordable housing will be delivered through planning obligations on market-led development schemes. In particular, it cites the significant role of the private rented sector in Maidstone Borough. Similarly, it is reasonable to expect a proportion of 100% affordable housing where the developer is a registered provider of social housing.

3.27 Finally, the Council is aware that provisions contained within the Housing and Planning Bill which is currently passing through the House of Lords, including starter homes as part of affordable housing supply, may change the assumptions of provision.

3.28 At this stage, the Council is confident that the identified need for affordable housing can be met through the application of policies DM13 and DM14 as well as the actions of the registered providers of social housing and the private sector.