



Reference: FOI3978

Request:

Please could you provide information on the following:

1) What is the affordable housing tenure policy included within your local plan i.e. the suggested percentage breakdown of affordable housing tenures, for example, 60% social rent, 40% shared ownership.

****Policy DM4.7 outlines North Tyneside's affordable housing requirement:****

****To meet the Borough-wide target the Council will seek 25% of new homes to be affordable, on new housing developments of 11 or more dwellings and gross internal area of more than 1000m², taking into consideration specific site circumstances and economic viability. Developments will be required to provide a mix of affordable housing for rent and intermediate housing, based on the most up-to-date evidence of local need. Where necessary, to assist the viability of proposals, a flexible approach to the tenure mix of affordable housing provision will be considered by the Council. In all but the most exceptional cases the Council will require affordable housing provision to be made on-site. Where alternative off-site affordable housing provision or a commuted sum is proposed it must be demonstrated that:****

****a. All options for securing on-site provision of affordable housing have been explored and exhausted; and,****

****b. Where off-site affordable housing is to be provided the amount of affordable housing would be broadly equivalent in value to the amount that would be viable if the provision was made on-site; or,****

****c. Where a Commuted Sum is to be provided it will be broadly equivalent to the amount that would be viable if the provision was made on-site.****

****Proposals for the delivery of affordable housing schemes (such as those submitted by the Council and Registered Providers) that make a contribution towards North Tyneside's overall assessed needs for affordable housing will be supported.****

****Paragraph 7.86 of the Local Plan outlines North Tyneside's preferred tenure mix:****

****The affordable housing requirement is informed by the need identified in the North Tyneside SHMA and an assessment of long term viability. The SHMA 2014 found that there is a significant shortfall of affordable homes in the Borough: currently 490 per annum. This supports the requirement to ensure new developments provide affordable homes that meet need. Based on the housing needs assessment and preferences of newly forming households, the SHMA suggests a split of 75% affordable housing for rent and 25% intermediate tenure (such as shared ownership or shared equity). Information on the type and size of affordable housing needed is also provided. The greatest need is for one and two-bedroom homes, although there is still some need for larger homes.****

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North Tyneside Council

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2) Does your local plan include reference to:

a) Shared ownership (yes/no)

****Yes****

b) Rent to buy (yes/no)

****No****

3) If yes to 2a or 2b, please provide details if this is other than a percentage covered in 1.

****Shared ownership is defined as intermediate affordable housing in the Local Plan and the provision is within the 25% intermediate affordable housing requirement. The type of intermediate affordable housing required has to meet the NPPF definition of affordable housing, but the type of intermediate affordable housing required is not defined in the Local Plan.****

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Date: 30/06/21

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