



Affordable Housing Background Paper

May 2022

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1.0 Introduction

- 1.1 The planning system plays a critical part in addressing the specialist housing needs of the community, particularly those in affordable need. National planning policy requires local planning authorities to take account of the housing needed for different groups in the community, including the size, type and tenure of that housing. The framework states that such need should be assessed and reflected in planning policies, and includes but is not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes (para 61 of the Framework).
- 1.2 A series of background papers have been produced to accompany the Fareham Local Plan 2037. The background papers provide an understanding of the latest evidence, wider context and justifications for the proposed policy approach. The assessment of need for [specialist housing needs](#), [gypsies and travellers](#) and [self and custom build](#) can be found in separate background papers in the Local Plan evidence base.
- 1.3 This Background Paper provides analysis of the need and supply of affordable housing in the Borough and provides justification for the affordable housing requirement set out in the Fareham Borough Council Local Plan 2037. It was prepared in response to the Local Plan Hearings to provide further clarification in relation to the Council's affordable housing requirement. This Background Paper provides the latest position in relation to the Council's affordable housing need and supply and supersedes the affordable housing need position identified in the Council's Affordable Housing Strategy (HOP001) and in the answer to question 9 in the Council's response to the Inspector's Initial Questions (FBC001).

2.0 National Policy Requirements

2.1 What is affordable housing?

Paragraph 18 of the PPG (Reference ID:2a-018-20190220) states that 'all households whose needs are not met by the market can be considered in affordable housing need'. The term 'affordable housing' for planning purposes is defined in Annex 2 of the 2021 Framework and includes:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter Homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

2.2 Paragraph 62 of the NPPF clarifies that, where a need for affordable housing is identified, policies should specify the type of affordable housing required. The Submitted Plan includes Policy HP5: Provision of Affordable Housing which sets out the requirements for affordable housing in applications that come forward for over 10 homes in the borough and the proportion of tenure required.

2.3 Assessing affordable housing need

In terms of assessing affordable housing need for plan-making purposes, published in July 2019, the updated National Planning Policy Guidance includes a chapter focused on Housing Needs of Different Groups. This guidance provides information on how the affordable housing need and supply should be assessed by Local Planning Authorities, paragraph 19 of the PPG (Reference ID:2a-019-20190220) sets out that "strategic policy

making authorities will need to estimate the current number of households and projected number of households who lack their own housing or cannot afford to meet their housing needs in the market”. There is therefore a recognition of the inexact nature of some of the figures and the need to estimate, rather than be precise.

- 2.4 The PPG sets out that all households whose needs are not met by the market and which are eligible for one or more types of the affordable housing set out in the NPPF are considered to be in affordable need. The PPG provides guidance on how affordable need should be calculated, taking into account current and project needs, and future supply of affordable homes.
- 2.5 Paragraph 20 of the PPG sets out the requirements that should be considered when calculating the current unmet need for affordable housing including:
- i. The number of homeless households;
 - ii. The number of those in priority need who are currently housed in temporary accommodation;
 - iii. The number of households in over-crowded housing;
 - iv. The number of concealed households;
 - v. The number of existing affordable housing tenants in need (i.e householders currently housed in unsuitable dwellings);
 - vi. The number of households from other tenures in need and those that cannot afford their own homes, either to rent, or own, where that is their aspiration.

This background paper will go through these in turn.

3.0 Affordable Housing Need

Sources of data

- 3.1 The National Planning Practice Guidance (PPG) provides guidance on how to establish the current and future affordable need using suggested data sources. Paragraph 20 of the PPG (Reference ID:2a-020-20190220) references data sources such as the Council's own Housing register, the English Housing Survey and the 2011 Census. The same paragraph also highlights that care should be taken by authorities to avoid double counting from data sources.
- 3.2 The Register and 2011 Census are the most accurate as they provide data at the local level, albeit the 2011 Census is shortly to be updated when the 2021 Census returns are published. The English Housing Survey (EHS) provides data at a national level and requires estimations to be made to apply the EHS data to a local level and therefore would not be as accurate.
- 3.3 The Council obtain information in relation to the need for intermediate housing products in the Borough from the Help to Buy (HtB) South database. The database is updated twice annually.
- 3.4 Much of the data in this section used to calculate the need is taken from the Council's Housing Register which provides relevant information and represents a realistic set of data in relation to the borough's affordable housing need. The reasons for use of the Council's own data is twofold; firstly, it should be noted that secondary data sources are typically incomplete and contain gaps and user errors which affect their reliability, secondly, some data sources such as the Census 2011 are out of date and therefore the Council's Housing Register provides a more up-to-date and reliable picture given the recent review by the Council's Housing Team.
- 3.5 Table 1 below¹ highlights that the Council's Housing Register has remained consistent over a period of eight years although has been reduced recently due to a comprehensive review.

Table 1 Number of households on Fareham Housing Register

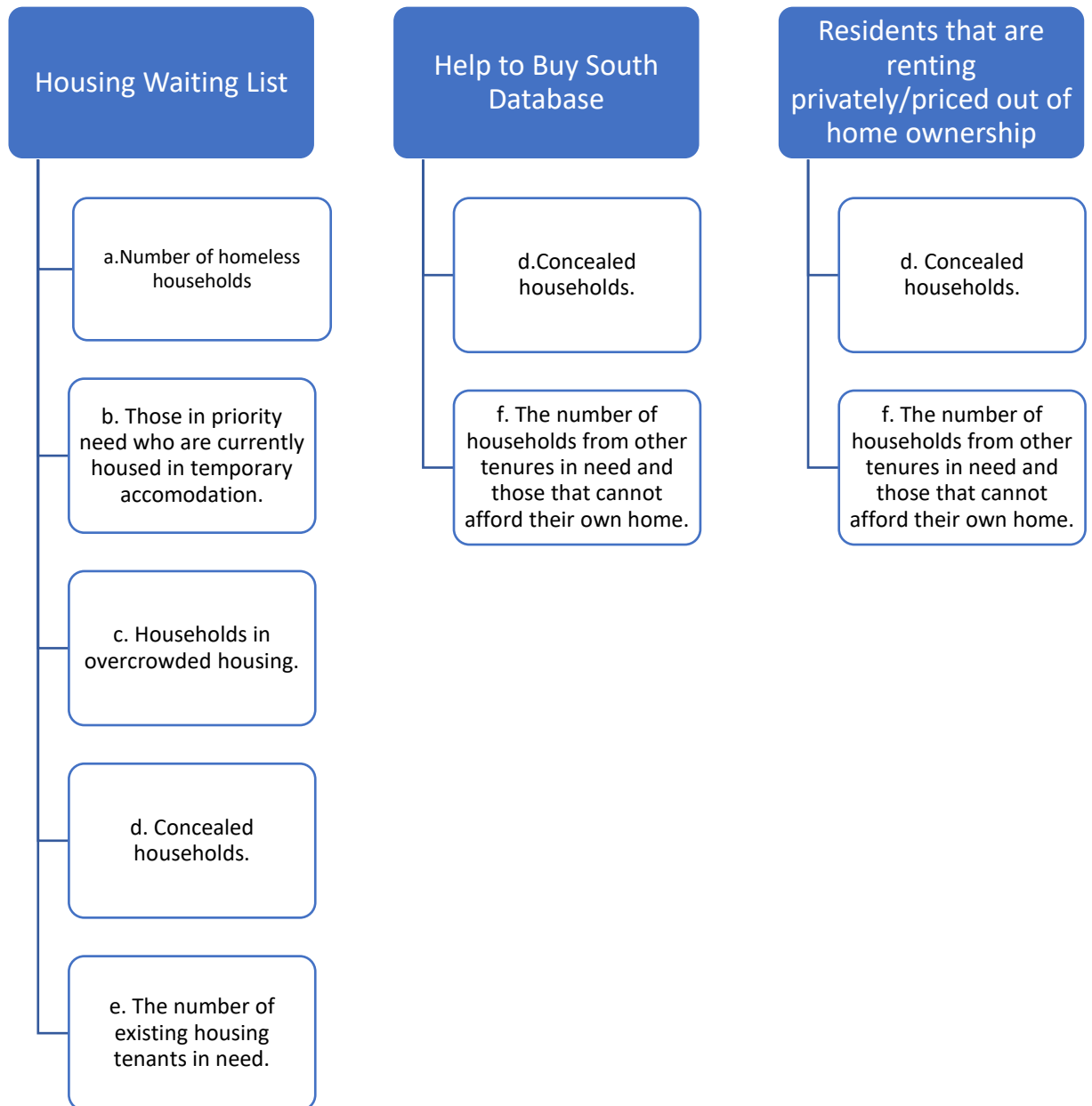
	2013/14	2014/15	2015/16	2016/17	2017/18	2019/20	2020/21	2021/22	2022
No. of Households on the Housing Register	1,225	1,251	1,134	1,040	1,003	1,045	1,082	1,125	552

Source: MHCLG Local Authority Housing Statistics Data Set

- 3.6 The Council notes that advice set out in Paragraph 006 of the PPG (Reference ID: 67-006-20190722) in relation to Housing Needs of Different Groups falls across one or more of the need categories identified on page 11 of the Affordable Housing Strategy. Therefore, as identified in FBC001 contained a significant amount of double counting. The potential for overlap is demonstrated in figure 1.

¹ MHCLG Local Authority Housing Statistics Data Set on Housing Stock - [Local authority housing data - GOV.UK \(www.gov.uk\)](https://www.gov.uk/local-authority-housing-data)

Figure 1. Affordable Housing Strategy Need



Need at the time of the 2019 Strategy

- 3.7 The Council's Housing Register was used as the primary source of data to determine the affordable housing need in the Submission Local Plan and the Affordable Housing Strategy published in November 2019. The need identified at that time was;
- 1,000 homes identified on the Council's Housing Register for social and affordable rent homes in the borough.
 - 1,000 homes identified on the Help to Buy South Database for intermediate homes in the borough.
 - 1,000 homes identified for residents in the borough that are either renting privately or are priced out of home ownership.
 - An allowance of 500 homes for growth for newly formed households.

Inspectors Initial Questions, MIQ's and Matter 3 Hearing

- 3.8 However, following submission of the Local Plan in September 2021 and the Initial questions provided by the Inspector in December 2021, the Council's Housing Team undertook a full review of the Housing Register. At the time of responding to the Inspector's initial questions the Housing Team had partially reviewed the data and the Council's response (FBC001) highlighted that the Affordable Housing Strategy had included a higher need figure than was the case. At that time, the Council also stated that they would provide more clarity on where double counting is likely to occur during the MIQ's/Hearings. This updated position included an up-to-date need figure for the Help to Buy South database, which had reduced to 796 households.
- 3.9 In February 2022, the Council were in the final stages of completing the review of the current Housing register. The eligibility on the Housing Register has not changed, the review has instead sought to ensure all information is up to date and still valid. At this time the Council confirmed in the Matter 3 Statement and at the Matter 3 Hearing that the Housing Register contained around 650 households, rather than the previous 1,000 figure published in the Affordable Housing Strategy. The Council also confirmed that the total affordable housing need figure had reduced to 2,948 as of 2nd February 2022.

2021/22 Review of need

- 3.10 As referenced above, the Council's Housing Register was used as the primary source of data to determine the affordable housing need in the Submission Local Plan and the Affordable Housing Strategy published in November 2019. This is the first opportunity that the Council have had to update the Register since then, and the update took place over autumn/winter 2021/2022. The Council updated the Register by contacting all of the applicants to determine whether they are still in need of an affordable/social rented housing. The review also ensured that all information on the Register is up-to-date and still valid. The current number of households on the Register as of April 2022 is 552. This figure is lower than reported during the Examination and at the Hearings but more robust and accurate as it represents the current established need.
- 3.11 However, as stated above the Register is not the only source of data to establish the current need for affordable housing in the borough. Paragraph 20 of the PPG (Reference ID:2a-020-20190220) sets out the relevant requirements for establishing the current need, each requirement has been individually assessed below.

i) The number of homeless households

- 3.12 The PPG methodology indicates that 'Local authorities will hold data on the number of homeless households, those in temporary accommodation and extent of overcrowding'. Consistent with this, data on homeless households and households in temporary accommodation has been sourced from data returns made by the LA for the housing register. Homelessness statistics are collected from LPA's by MHCLG (as was), and data is available for 1 April 2020 to 31st March 2021². In Fareham, the number of households accepted as being 'homeless and owed a main duty' were 357 between April 20 and Mar 21 recorded by the MHCLG. In addition, the Council's Housing Register also collects data on the number of homeless households in the borough. The Council's Housing Team undertook a review of the Housing Register in 2021/22 and reported that 148 households on the Register were owed a homeless duty following initial assessment of the applicants. The MHCLG data includes those applicants that are on the Council's Housing Register, therefore, it is considered that the 357 figure is the most appropriate to use in the estimation of the number of homeless households and to ensure that there is no double counting of households.

² [Live tables on homelessness - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/live-tables-on-homelessness)

ii) The number of households in temporary accommodation

3.13 Nationally the number of households placed in temporary accommodation has continued to rise. The most up-to-date data in relation to the number of households placed in temporary accommodation is on the Council's Housing Register. 93 households were recorded as being placed in temporary accommodation in September 2021.

iii) The number of households in over-crowded accommodation

3.14 The most recent data in relation to overcrowding emanates from the Council's Housing Register. There are 35 social housing tenants and private tenants that meet the definition of overcrowding on the Register. Therefore, given the data is up-to date and accurate, this is the figure used in the calculations.

iv) The number of concealed households

3.15 The most reliable source of information for the number of concealed households is the Housing Register, which is consistent with the PPG. The 2011 Census does not provide data on 'concealed households'. However, it does reveal data on 'concealed families'. These families are defined as families living in a household with more than one family, where there is no household reference person (hrp). A household reference person is a member of the household who is responsible for the accommodation, i.e., legally responsible for the rent or owns the property. The Census data refers to family reference persons in relation to concealed households. A family reference person (FRP) identifies the person who is the reference person for a family in terms of the collection of statistics. It should be noted that there may be some overlap between concealed and overcrowded households, whereby overcrowding would be remedied if the concealed household moved.

3.16 The 2011 Census showed concealed families totalled 393 families or 1.15% of all families in the borough compared with 1.9% nationally. It should be noted that the infrequency of available data makes it impossible to identify what has changed since the last 2011 Census. Furthermore, the 2021 Census data is not anticipated to be available until spring 2023.

3.17 Concealed families include a proportion of households who cannot afford to access lower quartile private rented accommodation and so are in affordable housing need. This is not clear cut in the LPA statistics as there is some overlap in the type of households as highlighted in paragraph 3.14.. Two options can be considered for the incorporation of concealed households for the borough these are:

- Assume concealed households are already encompassed within the housing register via the reasonable preference categories. However, this is not suitable as the Council does not record data on reasonable preference categories on the Housing Register.
- Use the concealed family data identified within the 2011 census, excluding families where the FRP is aged over 65 years (people aged over 65 years living with other adults will most likely be doing so for mutual care and support). Under this approach the number of concealed households aged 65 or over equates to 78 households. Therefore $393 - 78 = 315$ relevant concealed households.

v) The number of existing housing tenants in need

- 3.18 The most reliable sources of information for existing affordable housing tenants in need and those households from other tenures who are unable to afford their own home are the Housing Register and Help to Buy Register, which are referenced in the PPG. As highlighted in paragraphs 3.3 and 3.4 the Council's Housing Team have recently undertaken a review of the Register. There are now a total of 552 households on the register. The PPG states that LPA's should be careful to avoid double counting. Therefore, given some of the households on the Register already meet the other PPG requirements listed in this chapter these households should be subtracted from the total number of households estimated in relation to the existing housing tenants in need. Given that there are 148 homeless households on the Register, 93 in temporary accommodation and 35 in over-crowded accommodation this leaves 276 households on the Register that meet the requirement of existing housing tenants in need ($552 - 148 - 93 - 35 = 276$).
- 3.19 As highlighted above the Council are currently in the process of collating their own data in relation to intermediate products to provide a more accurate assessment of need.
- 3.20 The current number of existing tenants in need HtB database is 796. However, there is also an element of double counting for the HtB database as some households are currently privately renting or cannot afford their own home and are living with parents. Given that there are 177 households already privately renting and 105 households that cannot afford their own homes and are living with parents or friends this leaves 514 households on the HtB database that meet the requirement of existing housing tenants in need ($796 - 177 - 105 = 514$).
- 3.21 So the total for this category is 276 plus 514 households (790 households)

vi) The number of households from other tenures in need and those that cannot afford their own homes, either to rent, or own, where that is their aspiration

- 3.22 The Council collects data on intermediate properties through the Help to Buy South database. The current number of households on the Help to Buy South database as of February 2022 is 796. The Council has recently introduced a new housing system in 2022 in order to collect data on the number of households in the Borough that are in affordable need and meet the definition outlined in Annex 2 of the NPPF. Regular liaison with the Council's Housing team in relation to the new housing system to ensure monitoring of the need for intermediate products and this could be factored into an update of the Local Plan if relevant.
- 3.23 It should be noted that there is an element of caution with the Help to Buy database in terms of the types of applicants that are registered and there are applicants that meet more than one criterion from the PPG requirements as set out above. There are 177 households that are privately renting and an additional 105 households that cannot afford their own homes and are living with parents and friends and therefore 282 households that meet this PPG requirement.
- 3.24 In addition to the HtB database the Census provides data on households that are privately renting. In 2011, there were 4,645 households that were privately renting compared to the 2001 Census which recorded 1,643 households. This is a difference of 3,002 households. It is considered appropriate to include both the Census data and the HtB data given that the HtB data provides an up-to-date picture of households in need that are privately renting.
- 3.25 So the total for this category is 282 plus 3,002, equalling 3,284.

- 3.26 In summary, to provide the estimated current affordable need over the plan period Table 2 provides an overview of the sources of data used and the number of households in the borough that meet the PPG requirements.

Table 2 – Current affordable housing need calculated using the PPG requirements

PPG Requirement	Source of Data	Date of data	Number of households
<i>i) The number of homeless households</i>	Council's Housing Register/MHCLG Live Table	March 2022/April 2020-March 2021	357
<i>i) The number of those in priority need who are currently housed in temporary accommodation</i>	Council's Housing Register	March 2022	93
<i>iii) The number of households in over-crowded housing</i>	Council's Housing Register	March 2022	35
<i>iv) The number of concealed households</i>	Census 2011	2011	315
<i>v) The number of existing of affordable housing tenants in need (i.e., householders currently housed in unsuitable dwellings).</i>	Council's Housing Register, Help to Buy Database	March 2022	790 (276 Housing Register + 514 Help to Buy South Database)
<i>vi) The number of households from other tenures in need and those that cannot afford their own homes, either to rent, or to own, where that is their aspiration.</i>	Help to Buy Database, Census 2011	March 2022, 2011	3,284 (282 from the Help to Buy South Database + 3,002 Census data)
Total current need			4,874

Future affordable housing need

- 3.27 Paragraph 21 of the PPG (Reference ID: 2a-021-20190220) provides a calculation for demonstrating the future need or the need to be determined through newly arising households, as shown below:
- 3.28 *Total newly arising affordable housing need (gross per year) = (the number of newly forming households x the proportion unable to afford market housing) + existing households falling into need'*
- 3.29 It also requires the identification of the minimum household income required to access lower quartile (entry level) market housing. There is no published information on this. However, the PPG suggests other data sources to obtain this information and the Council has endeavoured to use the most appropriate data sets.
- 3.30 Firstly, the number of newly arising households has been estimated using the 2014-based household projections. These projections are used in the government's standard methodology in the Council's calculation of the overall housing requirement and therefore, are an appropriate

and realistic data source. The difference in terms of the number of households forming over 10 years between 2021 – 2031 = 3,855 households, which equates to 385 households per year over the 10-year period. However, the plan covers a 16-year period so in order to calculate the total number of newly formed households the 385 households per annum should be multiplied by 16 years to produce a total figure of 6,160 households over the plan period.

- 3.31 Secondly, the PPG suggests data sources to obtain information on the proportion of households unable to afford market housing and these are household projections, the English Housing Survey, local authority and registered landlord's databases and mortgage lenders. The Demography Team in Hampshire County Council (HCC) have advised that the ONS hold national data for the percentage of the UK population by income brackets in the UK and this could be used to project and model a figure to determine the proportion of households in the borough that are unable to afford market housing. However, they have advised that this data is crude and would need to be heavily caveated as household income varies widely by Local Authority. There is also no clear data set from the English Housing Survey at the local level to provide information on the proportion of households unable to afford market housing.
- 3.32 However, registered landlords' and local authority databases for the borough provide information on the number of affordable housing stock in the borough. The Council believes that this is the most appropriate data set for determining the proportion of households unable to afford market homes by calculating the proportion of affordable stock to market housing stock. There are currently 2,074 properties owned by Registered Providers in the borough and 2,432³ Council properties in the borough, therefore the total affordable stock in the borough is 4,506 properties. The borough's total housing stock as last reported to DLUHC in September 2021 reports 50,602 properties in the borough. Therefore, the proportion of affordable stock to overall housing stock is 8.9%. The Council has used this figure as the proportion that are unable to afford market housing in the calculation of newly arising need in the borough.
- 3.33 Lastly, the existing number of households falling into need is reported from the Housing Register above as highlighted in paragraph 20 of the PPG. The current number of households on the Register as of March 2022 is 552. However, to avoid double counting with categories i-vi above, this figure is not added again. There is no reason to believe that there likely changes in house prices and wages that will impact the future level of households falling into need. This statement is evidenced by the fact that the housing register has not increased over a number of years as set out in Table 1.
- 3.34 Therefore, the total newly arising need in the borough affordable housing need in the borough is calculated as follows:

*Total newly arising affordable housing need (gross per year) = 6,160 X 8.9% = **548** affordable homes*

Summary

- 3.35 The calculation of current and future affordable need demonstrates that there is a current and future need for 5,422 (4,874 + 548) affordable homes. The data provided is the most accurate to forecast the level of current and future affordable housing need through newly formed households.

³ Reported to the last Housing Scrutiny Panel on 3rd February 2022.

4.0 Affordable Housing Supply

National Planning Policy Context

- 4.1 In terms of considering the supply of affordable housing paragraph 22 of the PPG (Reference ID: 2a-022-20190220) states that suitable surplus stock (vacant properties), re-lets and the committed supply of all new affordable homes should be taken into consideration.

Supply identified

- 4.2 Affordable housing accounts for 8.9% of the total stock of properties in the Borough. There are 2,074 properties owned by Registered Providers that operate in the Borough and 2,432⁴ properties owned by the Council. Of the total affordable stock the total number of affordable dwellings in the Council's ownership that are going to be vacated by current occupiers that are fit for use by other households in need is 2,560 over the plan period. This is based on 160 affordable dwellings in the Council's ownership becoming available on average on a yearly basis over the last 10 years. The number of suitable surplus stock, i.e., vacant properties in the Council's ownership are 58 properties currently undergoing void work for re-letting and 22 properties currently empty as part of longer-term redevelopment sites which equates to 80 properties. There is currently one property to be taken out of Council ownership. This is linked to bespoke issues with the property which do not correlate with the Council's housing need. Therefore, the current supply is 2,639 (2,560 + 80 - 1).
- 4.3 Informed by the identified affordable housing need and the results of the viability assessment Policy HP5 of the Submitted Local Plan requires three levels of affordable housing based on site typologies. The percentage of affordable housing required is for 40% on greenfield sites, 35% on brownfield sites and 20% on town centre sites. The levels set recognise the costs associated with developing brownfield and town centre sites. The Submitted Local Plan makes provision for at least 10,594⁵ homes and the majority of these sites can be anticipated to make a substantial contribution to the supply of affordable housing based on the proportions set out in Policy HP5.

Table 3 - Trajectory of Affordable Housing Supply over the Plan Period

	2021/22 – 2025/26	2026/27 – 2030/31	2031/32 – 2036/37
Planning permissions granted/Resolutions to Grant	839	323	180
Greenfield Sites (40% affordable)	87	487	402
Brownfield Sites (35% affordable)	103		
Town Centre (20% affordable)			177
Windfall		76	91
Total	1,029	886	850

⁴ Council owned homes updated at 3rd February 2021 Housing Scrutiny Panel - [Item 9 - Appendix A - Council owned homes by size type and area.pdf \(fareham.gov.uk\)](#)

⁵ Revised Local Plan Supply as of April 2022 is 10,988

Affordable Housing Supply Total	2,765
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- 4.4 Table 3 shows the affordable housing delivery over the plan period as extracted from the overall Local Plan supply. It assumed policy compliant development in line with HP5 on greenfield, brownfield and town centre sites. The table also shows the number of full and outline planning permissions that have been granted that commit to delivering affordable housing over the plan period, including Welborne.
- 4.5 The final source of supply is from windfall sites. The Council also identify in the Windfall Background Paper (HOP007) that there are a number of large sites that will come forward as windfall over the plan period. The contribution from windfall sites has been calculated by including medium to large windfall sites (over 10 dwellings that meet the PPG criteria) which equates to 51 dwellings per annum. These sites are not anticipated to deliver until year 5 of the plan therefore it is reasonable to multiply the figure above by 11 years which equates to 561 dwellings. Given that by the nature of windfall, the Council do not know what typology the site will form it is appropriate to take an average of the affordable proportions listed in Policy HP5 and divide 561 by 30%. This equates to 168 dwellings (expressed as 77 plus 91) in table 3 over the plan period
- 4.6 Whilst it has been identified that there has been a shortfall of affordable housing that has accumulated over the last 10 years as noted in the Council's Authority Monitoring Report⁶. The reduction in the Council's Housing Register and in the Help to Buy South database highlights that this has not impacted upon the need. It should also be noted that Table 3 demonstrates that a significant number of affordable homes will be provided in the first five years of the Plan period when compared to the number of households on the housing waiting list.
- 4.7 Therefore, the total supply from the Local Plan is 2,765, which is in addition to the current supply of 2,639 homes (being vacated over the plan period).

Fareham Housing Sites

- 4.8 The Local Plan allocates ten Council owned sites to delivery affordable housing over the plan period, which provides 239 dwellings. These are shown in Table 4 below.

Table 4 – Fareham Housing Sites in the Submission Local Plan.

Housing Allocation Policy	Site Name	Indicative Capacity	Progress on site
HA22	Wynton Way	13 dwellings	None.
HA23	Stubbington Lane	11 dwellings	Full planning permission. Construction commenced in February 2022 ⁷ .
HA35	Former Scout Hut, Coldeast Way	7 dwellings	Full planning permission. Work on site due to start 22/23.
HA42	Land South of Cams Alders	60 dwellings	None.

⁶ [FBC Authority Monitoring Report \(fareham.gov.uk\)](https://www.fareham.gov.uk)

⁷ [PowerPoint Presentation \(fareham.gov.uk\)](https://www.fareham.gov.uk)

HA43	The Corner of Station Road, Portchester	16 dwellings	Under construction ⁸
HA44	Assheton Court	60 (net yield of 27) dwellings	None. Community consultation undertaken on initial plans in Autumn 21.
HA49	Menin House, Privett Road	50 (net yield of 26) dwellings	None.
HA50	Land North of Henry Cort Drive	55 dwellings	None.
HA51	Redoubt Court, Fort Fareham Road	20 (net yield of 12) dwellings	None.
HA52	Land west of Dore Avenue, Portchester	12 dwellings	None.

4.9 In addition to the sites listed above, a number of Registered Providers (RP) in the borough including Abri and Vivid are Strategic Partners with Homes England. This enables the RP's to access greater funding streams for affordable housing delivery and therefore deliver a larger percentage of affordable housing than is required by current policy, i.e., 40%. There are currently four sites advanced (either granted planning permission or have a resolution to grant) through the Development Management process for 100% affordable home delivery at Moraunt Drive (48 dwellings permitted in May 2021), Newgate Lane East (99 dwellings granted on appeal in June 2021), Land east of Southampton Road (95 dwellings) and Land to the east and west of the Red Lion Hotel (18 units and has a resolution to grant planning permission). These sites are already included in the Local Plan supply but this trend is expected to continue and indicates that there is potential for the affordable housing provision on allocated sites to rise.

Policy HP6 of the Submission Local Plan

4.10 Rural exception sites also provide an opportunity to boost the supply of affordable housing and particularly where the supply of affordable housing is at its lowest. As some sites fall under the PPG and NPPF threshold for providing affordable dwellings (under 10 dwellings) Policy HP6 will provide an opportunity to bring forward 100% affordable sites.

Annual affordable housing requirement

4.11 Paragraph 24 of the PPG (Reference ID: 2a-024-20190220) advises that the affordable need is calculated by subtracting the available stock from the overall need figure, and then converting the overall need figure into an annual figure based on the plan period. The total available affordable housing stock from the Council and Registered Providers in identified above and equates to 2,639 properties in the borough. The overall need figure identified in Chapter 3 of this paper equates to 5,422 households (4,874 households from the current need and 548 households from the newly arising need). Therefore, the calculation can be applied as follows:

$$5,422 \text{ households} - 2,639 \text{ properties} = 2,783 \text{ households in need}$$

⁸ https://www.fareham.gov.uk/latest_news/pressrelease/pr_20220324_1

- 4.12 The base date for the affordable housing requirement will need to match that of the overall housing requirement for the Local Plan. Therefore, the base date is 1st April 2021 and the annual need requirement will be required over 16 years up until 1st April 2037 to cover the whole plan period. 2,783 households in need divided by 16 years equates to 173.9 affordable dwellings per annum to be delivered over the plan period.

5.0 Conclusion

- 5.1 The Council consider that the approach undertaken in assessing the current and future need for affordable homes in Chapter 3 is consistent with the PPG and provides a reasonable estimate in relation to the borough's affordable housing requirement. The main data sources for establishing the need are the 2011 Census, the Council's Housing Register and the Help to Buy database. The Register and HtB database provide the most up-to-date and accurate information as highlighted in Chapter 3. Furthermore, the 2021 Census data is anticipated to be released in Spring 2023 and therefore if revisions are required at the time of publication, the affordable housing need can be assessed during a review of the Local Plan.
- 5.2 The need for affordable housing in the borough as evidenced in Chapter 4 of this paper demonstrates a need for 2,783 affordable homes over the plan period. The need identified in Chapter 3 is equivalent to 173.8 of the overall homes requirement per year for the plan period.
- 5.3 Policy HP5 of the Submission Local Plan maximises and aims to significantly boost the supply of affordable homes in terms of the proportion of affordable housing sought and the thresholds supplied. The policy also considers the need for the tenures with the greatest need subject to viability considerations.
- 5.4 There are a number of affordable housing schemes that are allocated in the Submitted Local Plan for a total of 2,765 affordable homes. A number of these allocations will be delivered by the Council's Housing Team. Given that the borough's need is 2,783 dwellings and the committed supply will result in 2,765 dwellings the Council is confident that the Plan can meet the Framework and PPG requirements in relation to affordable housing need.