

Bexley Local Development Framework

Affordable Housing Supplementary Planning Document (9th March 2006)

Addendum

Approach to Calculating the Developer's Contribution Towards Provision of Affordable Housing

In the light of changing circumstances, The London Borough of Bexley has modified its approach to transfer values from that set out in paragraphs 3.16 to 3.18 and Appendix 1 of the adopted version of its Affordable Housing Supplementary Planning Document (9 March 2006).

As stated in Annex A, paragraph 6 of Bexley's Planning Obligations Guidance Supplementary Planning Document (26th July 2008), "the Council's preferred approach to establish affordable housing is to:

- ensure the type of affordable housing provided will meet an identified local need;
- ensure the end cost of the housing remains genuinely affordable in the longer term;
- ensure mixed and balanced communities will result; and
- ensure economic viability of the scheme."

The Council will no longer insist on applying transfer values between developer and RSL as shown at Appendix 1 of the Affordable Housing Supplementary Planning Document, although it will continue to be the starting point for any negotiations. Where asked to do so by a developer, the Council will consider the proposed transfer value by assessing any evidence provided by the developer as to the viability of any scheme on a site-by-site basis. This will be applied flexibly, with the emphasis being placed on maximising affordable housing provision.

Affordable Rent

The Affordable Housing SPD makes various references to social and intermediate housing. This includes paragraph 3.8, which states that the Council will "seek to achieve a ratio of 70:30 social to intermediate affordable housing across the Borough as a whole...".

The definitions of social and intermediate housing are set out in the London Plan and include reference to target rents and income thresholds respectively. Given the continued need for intermediate units, as confirmed in the 2008 South East London Strategic Housing Market Assessment, it is considered appropriate to retain the 70:30 ratio and the requirement for 30% of units to be intermediate in nature. In respect of the 70% requirement, this will now apply to social and affordable rent, to reflect the addition of affordable rent to the definition of affordable housing.



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The Mix of Units

The size of units required in paragraph 3.32 of the Affordable Housing SPD has been updated following publication of the South East London Strategic Housing Market Assessment. The new mix of units required is as follows

	Intermediate Housing	Social Housing
1 bed	9%	12%
2 bed	22%	19%
3 bed	69%	33%
4+ bed	0%	36%