

Issue No: 23

Issue: Definitions of Intermediate Housing and Affordable Housing

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Supporting Documents

1. Scottish Planning Policy, The Scottish Government, 2010, paragraph 86 (Extract)
2. Planning Advice Note 2/2010 Affordable Housing and Housing Land Audits, 2010, paragraph 5 (Extract)
3. Glasgow and the Clyde Valley Strategic Development Plan Proposed Plan, Background Report 12, Housing Need and Demand Assessment, Page 113, paragraphs 5.31 and 5.32 (Extract)
4. Letter from the Scottish Government's Centre for Housing Market Area Analysis 'Glasgow and the Clyde Valley's Housing Need & Demand Assessment (HNDA): Final Appraisal by the Centre for Housing Market Analysis (CHMA)' (21 June 2011)
5. Housing Need and Demand Assessment Guidance, The Scottish Government, 2008, Page 7 (Extract)

Issue 23	Definitions of Intermediate Housing and Affordable Housing	
Development plan reference:	Section 4 Spatial Development Strategy Spatial Framework 3 Sustainable Communities	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
E5/2 Mr Michael and Mr Roger Jones E42/3 Lynch Homes E45/3 CALA Homes (West) E46/3 Susan Barnes (Landowner) E50 Hometown Foundation		
Provision of the development plan to which the issue relates:	paragraph 4.68 (page 40) paragraphs 4.79 and 4.81 (page 46) paragraph 4.83 (page 48) paragraphs 4.87 and 4.88 (page 49)	
Planning authority's summary of the representation(s):		
<p>These representations seek to extend the definitions of intermediate housing and/or of affordable housing used in the Proposed Plan. It is considered that wider definitions would offer more flexibility in terms of the varying models coming forward.</p> <p>E5/2 Mr Michael and Mr Roger Jones, E46/3 Susan Barnes (Landowner), E50 Hometown Foundation Specific additional wording is proposed in respect of the issue of affordable sector to reflect other alternative housing models.</p> <p>E42/3 Lynch Homes, E45/3 CALA Homes (West) These representations are similar, pointing out the differences between the definition of the Affordable Sector as used for the purposes of the Proposed Plan and as provided in Scottish Planning Policy.</p>		
Modifications sought by those submitting representations:		
<p>E5/2 Mr Michael and Mr Roger Jones</p> <ul style="list-style-type: none"> • seek the addition of the following wording to the end of paragraph 4.68 “..mid-market rental or alternative housing models within the affordability range between social and market rates.” • seek the addition of the following wording at the end of the first sentence in paragraph 4.79, after ‘low cost home ownership’: “...mid-market rental or alternative housing models within the affordability range between social and market rates.” <p>E46/3 Susan Barnes (Landowner)</p> <ul style="list-style-type: none"> • seeks the addition of the following words at the end of paragraph 4.68 “..or rental models based on private or cooperative approaches which may or may not require subsidy.” • seeks the insertion of the word “potential” in paragraph 4.83 second sentence, line 4, prior to ‘...dependence upon public subsidy..’ 		

E50 Hometown Foundation

- seeks an additional reference in paragraph 4.81 to recognise that any shortfall in the provision of affordable housing could be tackled by community owned and cooperative initiatives.
- seeks an additional reference in paragraph 4.87 to recognise that funding and delivery of housing could include cooperative and community owned initiatives.
- proposes additional wording at the end of paragraph 4.88 to include specific reference to examples of innovative mechanisms of funding and delivery: "...such as community owned development proposals and cooperative based initiatives for new housing and infrastructure projects of varying scales."

Summary of responses (including reasons) by planning authority:

It is important to note that many of the housing issues are inter-related and other aspects of the responses will be dealt with more fully in other Schedule 4's, notably Issues 17 - 27: The relationship between the housing issues is detailed in the Housing Land - A Strategic Overview paper.

E5/2 Mr Michael and Mr Roger Jones

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects this modification as it considers paragraphs 4.68 and 4.79 to be appropriate in setting out the analytical approach used in the Housing Need and Demand Assessment and the Proposed Plan. It would therefore be incorrect and misleading to make either of the modifications sought.

E46/3 Susan Barnes (Landowner)

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects this modification as it considers paragraph 4.68 to be appropriate in setting out the analytical approach used in the Housing Need and Demand Assessment and the Proposed Plan. It would be incorrect and misleading to make the modification sought.

E46/3 Susan Barnes (Landowner)

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects this modification as it considers paragraph 4.83 to be appropriate in setting out the analytical approach used in the Housing Need and Demand Assessment and the Proposed Plan. The assessment of the potential intermediate sector is based on shared equity housing which requires an element of subsidy, normally public subsidy.

E50 Hometown Foundation

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects this modification as it considers paragraphs 4.81 and 4.87 to be appropriate in setting out the analytical approach used in the Housing Need and Demand Assessment and the Proposed Plan. It would therefore be incorrect and misleading to make either of the modifications sought.

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects this modification as it considers paragraph 4.87 relates primarily to the interpretation of results from the Housing Need and Demand Assessment and to uncertainty in the current housing market; to introduce the modification would be inappropriate and could be misleading.

The Glasgow and the Clyde Valley Strategic Development Planning Authority acknowledges that community-owned or cooperative initiatives may be one of a range of innovative delivery mechanisms. It is considered that the current wording of paragraph 4.88 permits of a wide range of possible new delivery mechanisms potentially including community-owned or cooperative initiatives.

E42/3 Lynch Homes, E45/3 CALA Homes (West)

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects this modification as it considers its approach to modelling the scale of the affordable sector, by defining it to include social rented and intermediate housing, to be appropriate.

- The Glasgow and the Clyde Valley Strategic Development Planning Authority acknowledges the broad definition of affordable housing in paragraph 86 of Scottish Planning Policy (Supporting Document 1) and as set out in more detail in paragraph 5 of Planning Advice Note 2/1010 'Affordable Housing and Housing Land Audits (Supporting Document 2).
- The Proposed Plan is based on the specific definition of housing tenures adopted for modelling purposes in the Housing Need and Demand Assessment, namely:
 - Private sector (owner occupied and private rented housing) and
 - Affordable sector (social rented and intermediate housing).
- Affordable housing, as set out in Scottish Planning Policy paragraph 86, is stated to include social rented accommodation, mid-market rented housing, shared ownership, shared equity, discounted low cost housing for sale and low cost housing without subsidy. Nothing in the Proposed Plan is intended to challenge this statutory definition.
- However, in seeking better to understand this aspect of the housing system, the Glasgow and Clyde Valley Housing Need and Demand Assessment attempted to quantify the newer, emerging 'intermediate' component of the affordable sector.
- Given limited data availability for most of the specified types of affordable housing except social rented, a narrower definition was adopted for modelling purposes based on the characteristics of shared equity housing (set out in the Glasgow and the Clyde Valley Strategic Development Plan Proposed Plan, June 2011, Background Report 12 'Housing Need and Demand Assessment', page 113, paragraphs 5.31 and 5.32) (Supporting Document 3).
- This approach taken through the Housing Need and Demand Assessment has been declared 'robust and credible' in a letter from the Scottish Government's Centre for Housing Market Analysis in June 2011 (Supporting Document 4).
- The Scottish Government's Housing Need and Demand Assessment Guidance 2008 explains on Page 7 (Supporting Document 5) that where a Housing Need and Demand Assessment is 'robust and credible' its approach will not be considered at examination. Instead the examination will focus on the proposed spatial policies for housing set out in the

Proposed Plan and their relationship with the findings of the Housing Need and Demand Assessment.

- The Glasgow and the Clyde Valley Strategic Development Planning Authority therefore considers its approach to modelling the scale of the affordable sector, by defining it to include social rented and intermediate housing, to be appropriate.

Reporter's conclusions:

Reporter's recommendations: