

Consultation Response from KC Strategic Housing

2019/94099 at Kirklees Council Depot, 1-3, St Paul's Road, Mirfield, WF14 8AX

Application for: Demolition of existing building and erection of two-storey supported living apartment block (13 apartments) with associated offices, gardens and parking spaces

Date Responded:
27/01/2020

Responding Officer: Ellie Selby

Responding Ref: SH/20/94099

Affordable housing policy:

The council seeks to secure 20% of dwellings on sites with 11 or more dwellings, for affordable housing. On-site provision (housing) is preferred, however where the council considers it appropriate, a financial contribution to be paid in lieu of on-site provision will be acceptable.

Ward: Mirfield

SHMA Market Area: Dewsbury and Mirfield

Kirklees Strategic Housing Market Assessment (SHMA) sub area context:

There is a need for affordable 3+ bedroom homes in Dewsbury and Mirfield. Rates of home ownership are just under 65%, with 15% of homes rented privately and affordable housing constituting the remaining 20%. House prices in Dewsbury and Mirfield range from around £88,100 to £170,000 and lower quartile rent in the area is £394 per month.

Affordable allocation for this development: 100% affordable dwellings

Type: 1/2 bedroom apartments, for older people specifically

The application proposes solely affordable 1 and 2 bedroom apartments, specifically for older people, which is welcomed by the council. The proposals comprise affordable rented accommodation which would help to meet a district-wide need, therefore, Strategic Housing supports this application.

Tenure:

In terms of affordable tenure split, across the district Kirklees works on a split of 55% social or affordable rent to 45% intermediate housing, but this can be flexible. The applicant proposes 100% social rented dwellings, which are welcomed.