

**Consultation Response from KC,  
Strategic Housing****2022/92842 The Carlton Nursing Home, 25, Greenway, Milnsbridge, Huddersfield, HD3 4RZ****Change of use and alterations to former nursing home (C2) to form 12 apartments (C3)****Date Responded: 17/07/2024****Responding Officer: K Crozier****Responding Ref: SH/22/92842**

Local planning policy for affordable housing is set out in the Kirklees Local Plan (adopted February 2019) under policy LP11 (Housing Mix and Affordable Housing). The Affordable Housing and Housing Mix SPD (adopted March 2023) provides detailed guidance and additional information to help implement Local Plan policy LP11 (Housing Mix and Affordable Housing).

**Affordable Housing Contribution**

**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.

**Affordable allocation for this development:**

The applicant is proposing a Build to Rent development comprised of 12 flats. Based on a total of 12 units, a minimum of 2 units would be sought as Affordable Private Rent units as advised in national planning guidance and the Kirklees Affordable Housing and Housing Mix Supplementary Planning Documents (SPD) 2023.

For this development, the applicant proposes 2 affordable units, Unit 2 – 1-bed flat and Unit 9 – 2-bed flat, which the Council supports.

**Tenure:**

Because the proposed development is Build to Rent, the affordable tenure type for the development should be Affordable Private Rent units (20% of overall units).

Affordable Private Rent should be set at a level that is at least 20% less than the private market rent (inclusive of service charges) for the same or equivalent property. Further government guidance regarding Build to Rent and Affordable Private Rent is available here: <https://www.gov.uk/guidance/build-to-rent>.

As per NPPF paragraph 66, Build to Rent developments are exempt from providing affordable home ownership units such as 'First Homes'. As such, no 'affordable home ownership' tenure units are required from this proposed development, only Affordable Private Rent units.

**Housing Mix****Ward:** Golcar**SHMA Market Area:** Kirklees Rural West

**Kirklees Strategic Housing Market Assessment (SHMA) sub area context:** There is significant need for affordable 1- and 2-bedroom homes in Kirklees Rural West, along with 1/2 bed dwellings for older people specifically. Rates of home ownership are high at 75%, with 15% of homes rented privately and affordable housing constituting the remaining 10%.

**Type:** The applicant proposes a mix of 6 x 1-bed flats and 6 x 2-bed flats.

**Eligibility to occupy Affordable Private Rent Homes**

*Eligibility for occupying affordable private rented homes should be agreed locally between the local authority and the scheme operator, but with regard to criteria set out in planning guidance.*

*Final decisions over the occupancy criteria for affordable private rent homes should be made by the build to rent scheme operator, working with the authority...Eligibility should be determined with regard to local household income levels, related to local rent levels'. – govt Build to Rent guidance summary.*

The applicant is advised to contact Strategic Housing (email: [housing.regeneration@kirklees.gov.uk](mailto:housing.regeneration@kirklees.gov.uk)) during the planning process, to discuss details regarding the provision of affordable Build to Rent units in Kirklees.

### **NDSS**

The council desires that all developments meet the Government's Nationally Described Space Standards, which set out minimum requirements for internal gross floor area of new dwellings at a certain level of occupancy. The council recognises the nationally described space standards as best practice and will seek to ensure high quality living environments.

There is not enough information to determine with the proposal meets Nationally Described Space Standard.

### **Design**

The architecture of the affordable homes should be indistinguishable from the market housing in terms of the quality of materials and finishing, the architectural details, style, and space standards. The approach to external landscaping and on-plot car parking should be indistinguishable from the market dwellings.

The layout of affordable dwellings should be dispersed throughout the site in smaller clusters, avoiding large groupings of affordable dwellings together that may reinforce social exclusion. Affordable dwellings should be well integrated within the site layout and not located at specific areas at the edges of sites.

The proposed layout shows that the affordable homes are evenly distributed throughout the development with Unit 2 Ground Floor and Unit 9 First Floor, proposed as affordable units.

### **Build to Rent**

Build to Rent is purpose-built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

It is expected that most types of affordable homes, those being social rent, affordable rent, and shared ownership, will be delivered in partnership with a Registered Provider (RP), who will own and manage these types of affordable homes. This is because RPs are regulated by Homes England and have satisfied the government's regulatory requirements for the provision and management of affordable housing. Affordable housing in Build to Rent developments will be provided as Affordable Private Rent and will be managed by the same build to rent landlord as the market rented units.

Further details regarding Build to Rent can be found in the NPPF. If the applicant is proposing to deliver a Build to Rent scheme, please contact [housing.regeneration@kirklees.gov.uk](mailto:housing.regeneration@kirklees.gov.uk) for further guidance.