

LOCAL CONNECTIONS POLICY FOR AFFORDABLE HOUSING

Where the provision of Affordable Housing is to be provided through granting planning permission and a Section 106 agreement (or similar) is required to ensure that the household meets all 3 of the following criteria : -

- is an eligible affordable household
- comprises a household in unsatisfactory accommodation
- comprises a household with a genuine or strong local connection

the definition and criteria to qualify under the local connections test is set out below-

LOCAL CONNECTION

At least one of the following tests or criteria must be met to establish a strong or genuine local connection above: -

- (i) A household must have lived/resided as its **PRINCIPAL RESIDENCE**
 - a. continuously in the locality for 5 years
- (ii) A household must have previously lived/resided as its **PRINCIPAL RESIDENCE** continuously in the locality for 5 years and wishes to move back
- (iii) The household has worked continuously in the locality for at least 5 years – or retired from work in the locality within the last 2 years following continuous work in the locality for at least 5 years
- (iv) A household which has vacated tied accommodation as its principal residence and which has lived or worked in the locality for minimum of 5 years
- (v) A household containing a key worker who works in the locality and wishes to live in the locality – no qualifying period is necessary
- (vi) Where the household/person is moving into the area to look after a close relative/friend who (i) qualifies as above and (ii) is in need of substantial care and attention.
- (vii) A household containing a person on the Specialist Housing Register for Denbighshire
- (viii) A household containing a person on the Supported Housing Project List for Denbighshire.

Set out below are relevant definitions of terms used and the relationship between the planning policies and housing policies/allocations

Relationship to Housing Policies and Definitions

This is the Local Connections Policy for affordable housing. The policy applies where the provision of affordable housing is supported by the granting of planning permission with a Section 106 agreement (or similar).

Definitions of the key terms are set out below as well as how the planning policy/criteria relate to housing policies.

1 Housing policy

The above conditions establish eligibility criteria under planning policy. Once a household is accepted as being eligible then they could be considered for any suitable vacancy under housing policies. Priority between eligible applicants will be decided in the following order:

1.1 Suitable in terms of property size

1.2 Eligibility Criteria – based on local connections policy criteria (i) – (vi) above taken in priority sequence

1.3 Date order of application

A Low Cost Homeownership registers exists for those seeking shared ownership or low cost homeownership in Denbighshire. This is a multi-agency partnership between Cymdeithas Tai Clwyd, Pennaf, Wales & West and Denbighshire County Council and is administered by Cymdeithas Tai Clwyd (0845 2303140).

2 Definitions

2.1 Affordable housing is defined as housing of a high standard designed for those whose incomes generally deny them the opportunity to purchase or rent suitable housing on the open market as a result of the relationship between income and market price - Denbighshire County

Council Affordable Housing Supplementary Planning Policy

2.2 Unsatisfactory accommodation can be any of the following:

- Age, condition or unfitness which cannot be made satisfactory at reasonable
- Cost
- Unsuitable for adaptation, improvement or change at reasonable cost
- Too small or too large for current/expected needs
- Sharing accommodation with family or others
- Rented accommodation where the household wishes to buy or rent an affordable property

2.3 The locality is the town or community council area in which the application has been made.

Where no eligible household exists, in consultation with the local Member, the time period listed in sections (i), (ii), (iii) and (iv) can be reduced from 5 years down to 4 years.

Where still no eligible household exists, in consultation with the local Member, the time period listed in sections (i), (ii), (iii) and (iv) can be further reduced from 4 years down to 3 years.

Where no eligible household exists the locality is to extend to the adjoining town or community councils. Where no eligible household exists in adjoining areas, then the search will extend progressively outward by 5 miles radii until such an eligible household is identified and secured

2.4 Time Measurement

Five years are to be measured from the date of intended occupation of the dwelling.

2.5 Whether someone is a Key Worker will be considered on the merits of the case,

but in general terms, is someone whose job makes a significant contribution to the social, economic or environmental vitality of the locality.

Note

The highlighted text is an interim amendment to the policy approved by Denbighshire County Council in October 2009, pending a full review of the Council's Supplementary Planning Guidance on affordable housing.