

Table 22

	Total Phase 1 Schedule of Accommodation				
Unit type	Social Rent	Affordable Rent	Intermediate	Private market	Totals
One-bedroom	151	27	55	268	501
Two-bedroom	125	0	92	290	507
Three-bedroom	82	0	15	41	138
Four-bedroom	45	0	2	20	67
Five-bedroom	22	0	0	3	25
Total Units	425	27	164	622	1238
Total habitable rooms	1555 (38.7%)	54 (1.3%)	488 (12.1%)	1918 (47.7%)	4015

96. Affordable housing is being provided in three tenures: social rent; affordable rent and intermediate. Social rent accommodation is accommodation provided by a registered provider at rents significantly below market levels. Affordable rent is accommodation that can be charged at up to 80% of market rent although actual rents can be much lower). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels. Tenants typically purchase a share of the equity of the housing (usually between 25%-75%) and pay rent to the registered provider on the outstanding portion. Within the FDS, the vast majority of the rented homes are being provided as social rent units; only 2% of the total units are provided as affordable rent, and these are within the specialist extra care and learning difficulties units. This provision of social rented housing is a very positive aspect of the development.
97. On a habitable rooms basis, the FDS, together with the remaining elements of Phase 1, will deliver 52.1% affordable housing with a split of 76% social rented/affordable rent and 24% intermediate. The FDS itself will provide 51.2% affordable housing by habitable room. Whilst the rented/intermediate split is policy compliant it is noted that the total level of affordable housing is less than the 59% requirement for Phase 1 as set out in Policy BH3 of the AAP. Policy BH sets out the overall target for 50% affordable housing across the programme, and introduced the differential splits in Phases 1 and 4 in order to assist in the rehousing programme and deliverability. Although the FDS application is a stand alone application which must be considered on its own merits, it will, if both are approved, be bound to the outline application within a single S106 agreement to create the overall masterplan. It is therefore reasonable to consider the FDS application in the context of the overall masterplan, and whether this as a whole would achieve the 50% requirement set by the AAP. The outline application has not sought to reduce the amount of affordable housing in Phase 4, and therefore the taking both applications together, the masterplan would deliver 50% affordable housing (measured in terms of habitable rooms). Given that the developer would be obliged under the S106 agreement to deliver 50% affordable housing overall, and to monitor progress in relation to that overall figure at each phase of delivery, it is considered that the requirements of AAP policy BH3 are met.
- Re-provision of affordable housing
98. As referenced above in paragraph 97 there will be a net reduction in the number of affordable units, and a very small reduction in affordable habitable rooms when compared with the current provision on the site. This is detailed in Tables 18 and 19 above and equates to 105 fewer affordable units than are currently provided on the FDS. On a habitable rooms basis this equates to three fewer habitable rooms than current provision.