

- Considering the potential for additional housing on sites in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD;
- Implementing the Council's Empty Property initiatives;
- Encouraging the conversion of suitable properties;
- The release of sites in non residential use, subject to other policies of the plan; and
- Preparing site specific planning briefs for larger sites.

Flexibility

The proposed annual monitoring target is a minimum figure set by the Mayor and the Council is free to exceed this. A revised annual monitoring target may be set through the production of a revised SHLAA and an early alteration to the London Plan (2011).

Monitoring of Policy H1: how we will measure success

- Production of the housing trajectory as part of the Annual Monitoring Report to demonstrate the achievement of Hillingdon's annual average housing provision monitoring target contained in the London Plan.
- Percentage of new homes built on brownfield land.
- Number of 'conventional new homes' delivered in the borough each year between 2011-2026;
- Number of non self-contained units delivered in the borough between 2011-2026; and
- The achievement of a reduction in overall housing need in the borough.

Affordable Housing

6.25 Increasing the supply of affordable housing ⁽³⁷⁾ is a key priority for this Hillingdon Local Plan: Part 1- Strategic Policies and the Council as a whole. Subject to other planning considerations, measures that increase the supply of affordable housing will be supported. The Council's policy on affordable housing is guided by evidence of housing needs in the borough and the provisions of the current London Plan (2011). The Council's HMA recommends that 50% of net new housing provision (supply from all sources) should be affordable housing and that 22% of the total net requirement is for intermediate housing.

6.26 The London Plan (2011) sets an overall target for London of an average of 13,200 more affordable homes being provided annually and indicates a tenure split of 60% social rented, 40% intermediate tenure with priority given to the provision of affordable family housing.

37 The definition of affordable housing is contained in the glossary.

6.27 The position regarding the proposed tenure split was also discussed at the recent Replacement London Plan EIP. The Panel Report continues to seek 60% of affordable housing provision for social rent and 40% for intermediate tenure for sale or rent.

6.28 The Council has prepared an Economic Viability Assessment (EVA) to inform borough-wide affordable housing targets. The study has tested the deliverability of affordable housing against a range of variables, including the availability of affordable housing grant, density mix and tenure split. The study shows that in the current economic circumstances and regardless of needs identified in the draft HMA, a target to provide 50% of all new housing as 'affordable' could not be supported on economic viability grounds.

Policy H2: Affordable Housing

Housing provision is expected to include a range of housing to meet the needs of all types of households and the Council will seek to maximise the delivery of affordable housing from all sites over the period of the Hillingdon Local Plan: Part 1- Strategic Policies. For sites with a capacity of 10 or more units the Council will seek to ensure that the affordable housing mix reflects housing needs in the borough, particularly the need for larger family units.

6.29 Subject to viability and if appropriate in all the circumstances, the EVA indicates that 35% of all new units in the borough should be delivered as affordable housing, with an indicative tenure mix of 70% housing for social rent and 30% intermediate housing. Housing market conditions in Hillingdon are complex and a one size fits all approach to tenure provision will not be suitable for all areas in the borough. Subject to the provision of robust evidence, the Council will adopt a degree of flexibility in its application of policy H2 to take account of tenure needs in different parts of the borough. In accordance with the London Plan proposed targets in policy H2 will be discussed and agreed with the Mayor.

6.30 The Council notes that in setting the proposed tenure split in the London Plan (2011), the GLA has considered factors other than the needs identified in the London-wide Strategic Housing Market Assessment. These include an acknowledgement of the role that intermediate housing can play in helping to get Londoners on the first step of the housing ladder and reducing the call on the social rented sector, creating mixed and balanced communities in accordance with the London Plan (2011).

6.31 Affordable housing achieved across the borough should reflect the distinct needs of different sections of the community. It should include provision for older people and for other groups in need of supported housing, specifically people with mental health needs and people with physical and sensory disabilities or learning difficulties. The council's aim is to maximise independence and provide self-contained accommodation with appropriate support.

6.32 The type and size of dwellings that are delivered will be as important as the overall number of units. The HMA indicates that 70% of net need for affordable housing is for two and three bed accommodation, more than a fifth is for four bed accommodation and almost 7% is for one bedroom accommodation. The need relative to supply is greatest for larger

family accommodation. Current estimates indicate that less than 10% of the need for four bedroom accommodation is expected to be met compared with almost three quarters of the need for one bedroom accommodation.

Affordable Rented Tenure

6.33 Affordable Rented housing is a separate form of tenure to social rented and intermediate affordable housing. It is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent.

6.34 Affordable rented tenure should meet the same housing needs as hitherto addressed by social housing. To be consistent with the Mayor's emerging policy and the provisions of national guidance, affordable rented tenure will be included as part of the target for the delivery of social rented housing in Hillingdon. This approach will be kept under review and may be subject to change as part of the production of the Hillingdon Local Plan: Part 2 Development Management Policies LDD Policy Document.

6.35 The Council is at an early stage of developing a wider policy on affordable rented housing. Developers are encouraged to engage in discussions with the Council regarding the implementation of this form of tenure prior to submitting formal proposals.

Implementation of Policy H2: how we will achieve this

- Direct provision of affordable housing by Registered Social Landlords (RSLs), who will be responsible for managing affordable housing in conjunction with the Council's Housing Department;
- Including sites in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD from which a percentage of affordable housing will be delivered; including specific sites for affordable and special needs housing; and
- Setting out the mechanisms for providing affordable housing and for determining applications in the Hillingdon Local Plan: Part 2 -Development Management Policies LDD .

Flexibility

Hillingdon's affordable housing targets have been developed from the following evidence base documents:

- The London Plan (2011);
- The borough-wide Housing Market Assessment;
- The West London Sub-Regional Housing Market Assessment; and
- Hillingdon's Affordable Housing Economic Viability Assessment.

When applying Policy H2 the Council will be flexible in addressing different housing needs across the borough, particularly in relation to affordable housing type and tenure split.