

SCHEDULE 2

Affordable Housing Mix

1 Sizes of Affordable Housing Units

- 1 1 4 48% of Dwellings are to be one bedroom flats
- 1 2 6 88% of Dwellings are to be two bedroom flats
- 1 3 10 54% of Dwellings are to be two bedroom houses
- 1 4 5 99% of Dwellings are to be three bedroom houses
- 1 5 1 51% of Dwellings are to be four bedroom houses
- 1 6 0 63% of Dwellings are to be two bedroom bungalows

2 Tenure

Subject to paragraphs 2, 3 and 4 of Schedule 3

- 2 1 a minimum of 70% of the Affordable Housing is to be Social Rented Housing, let and managed in accordance with an agreement between the RSL and the District Council in the District Council's standard form as at the date the agreement is entered into (adopted following consultation with the registered social landlords on the District Council's preferred list) providing for tenants to be nominated by the District Council
- 2 2 a maximum of 20% of the Affordable Housing is to be Shared Ownership Housing on the terms set out in an agreement between the RSL and the District Council in the District Council's standard form as at the date the agreement is entered into (adopted following consultation with the registered social landlords on the District Council's preferred list) providing for lessees/purchasers to be nominated by the District Council
- 2 3 a maximum of 10% of the Affordable Housing is to be Intermediate Rented Housing let and managed in accordance with an agreement between the RSL and the District Council in the District Council's standard form as at the date the agreement is entered into (adopted following consultation with the registered social landlords on the District Council's preferred list) providing for tenants to be nominated by the District Council

3 Subject to paragraphs 2, 3 and 4 of Schedule 3 the mix of sizes/houses shall be as follows

Type	Social Rent (70%)	Int Rent (10%)	Shared Ownership (20%)	Total
1 Bed Flat	63	5	3	71
2 Bed Flat	56	16	37	109
2 Bed House	112	22	33	167
3 Bed House	68	5	22	95
4 Bed House	24			24
2 Bed Bungalow	10			10
Total	333	48	95	476

Note Where the application of the stated percentages gives rise to a number which is not a whole number, the nearest whole number will be used provided always that the overall requirement to provide Affordable Housing shall not exceed 30% of Dwellings

4 Build Standard

4 1 All Affordable Housing shall meet

4 1 1 The sizes specified in the District Council's "Affordable Housing Code of Practice" dated April 2004

4 1 2 The edition of Scheme Development Standards (Essential Items) current (in respect of those Dwellings for which the RSL applies for Grant Funding) at the date the RSL applies for Grant Funding for those Dwellings irrespective of whether such Grant Funding is actually allocated or (in respect of those Dwellings for which the RSL does not apply for Grant Funding) the edition current at the date of submission of a relevant Qualifying Application

4 1 3 ECO Homes standard of at least "very good" or Code Level 3 (***) standard set out in the Code for Sustainable Homes as applicable or (in either case) if higher (in respect of those Dwellings for which the RSL applies for Grant Funding) the standard prescribed by the Housing Corporation at the date the RSL applies for Grant Funding for those Dwellings irrespective of whether such Grant Funding is actually allocated and (in respect of those Dwellings for which the RSL does not apply for Grant Funding) the standard prescribed by the Housing Corporation at the date of submission of a relevant Qualifying Application

5 A minimum of 50% of Affordable Housing Units shall meet Lifetime Homes Standards

6 2% of Affordable Housing shall be Social Rented Housing which is also Mobility Housing

7 All Affordable Housing shall be designed so that it is materially indistinguishable (in terms of outlook design and appearance) from the Market Dwellings

8 Clusters

8 1 Affordable Housing Units shall (unless otherwise agreed with the District Council) be constructed in clusters throughout the Development of no more than

8 1 1 10 units together if all the units are either Social Rented Housing or Intermediate Rented Housing or a mixture of these two types of housing

8 1 2 15 units together if there is a mixture of Social Rented Housing or Intermediate Rented Housing and Shared Ownership Housing provided that no more than 10 of these are either Social Rented Housing or Intermediate Rented Housing or a mixture of these two types of housing

the amount of funding to be provided by the District Council and the procedure shall also have regard to and use the Housing Corporation's Economic Appraisal Toolkit