

SCHEDULE 3
Affordable Housing Phase Scheme

1 Subject to paragraphs 2, 3 and 4 below each Affordable Housing Phase Scheme shall

1 1 Provide for

1 1 1 the numbers of Affordable Housing Units

1 1 2 the sizes of Affordable Housing Units

1 1 3 the tenure of Affordable Housing Units

1 1 4 the distribution of Affordable Housing Units which meet Lifetime Homes Standard

1 1 5 the distribution of Affordable Housing Units which are Mobility Housing

All to be as set out in the approved Affordable Housing Scheme

1 2 Identify the Affordable Housing Land within the Phase

1 3 Identify Clusters within the Phase as set out in paragraph 8 of Schedule 2

2 If Grant Funding is not available for all or any part of the Affordable Housing in a Phase the District Council will no later than four months after the date on which it has been notified by the RSL that Grant Funding is not available and that as a result the RSL is not able to deliver the agreed Affordable Housing Mix for that Phase give written notice to the RSL (copied to the Owner) confirming whether or not the District Council will itself provide funding to enable all or any part of the Affordable Housing in that Phase to be provided at the agreed Affordable Housing Mix for that Phase provided that the District Council's decision on whether to provide funding will be in its absolute discretion

3 Where the District Council has given written notice pursuant to paragraph 2 confirming that the District Council will either

3 1 provide funding to enable part only of the Affordable Housing to be provided at the agreed Affordable Housing Mix for that Phase, or

3 2 not provide funding for any part of the Affordable Housing in a Phase

then the District Council the Owner and the RSL will seek to agree an adjusted mix of tenure for the Affordable Housing for that Phase no later than 20 Working Days (or such extended period as all the parties agree) from the date of the District Council's written notice

4 The procedure leading to agreement of a variation of the Affordable Housing Mix shall include an open book options appraisal prepared by the RSL to demonstrate how it can maximise the level of Social Rented Housing within a Phase on a financially viable basis having regard to