

# Coniston Neighbourhood Plan

## Annex 8

### Definitions of categories of homes

**Section 106** = A legal agreement, made under the provisions of Section 106 of the Town and Country Planning Act 1990, which sets the requirements the planning authority and the applicant have agreed to.

**Local Need** = Local need housing can only be occupied by someone who can demonstrate a local connection, this is secured through the use of occupancy restrictions. No price control mechanism is applied so these homes are not classed as 'affordable'. But the local occupancy clauses do in effect make the units slightly cheaper.

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing are homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. They include:

- discounted sale, where the initial price is discounted in line with the affordable housing prices set by the Housing Authority and the discount is applied upon resale,
- shared ownership, where a share of the equity is sold and a rent charged on the unsold equity.
- shared equity, where a share of the equity is sold but unlike shared ownership no rental element is applied.

These can include other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

**Village Homes** - homes occupied permanently by village people (a definition used by the Coniston & Torver Community Land Trust) .

**Second Homes** - privately-owned habitable accommodation not occupied by anyone as their main residential home. Use is normally as:

- either a weekend or holiday home
- or as a furnished 'holiday let' home