

Affordable Housing Provision 2018-19

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Please select your National Park from the list provided:

Validation

Links	Completed
Contact Information	0%
Guidance	
Definitions	
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Table 1a	33%
Table 1b	33%
Table 2	33%
Total	33%

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Version 1 - 30/05/2018

Guidance

Affordable Housing Provision 2018-19

Snowdonia National Park Authority

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Technical Guidance

Navigation

You will be able to move from sheet to sheet by clicking the appropriate hyperlink.

For example to return to the home page click the "Hafan / Home" hyperlink

Required data items

On receiving the spreadsheet the cells requiring data items will have the following properties.



All cells requiring data will be coloured pale blue.

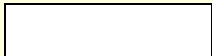


Some cells derive values from other data items. These cells are coloured in grey. You will not be able to enter data into these cells.



Some cells do not need to be completed as they are not applicable. These cells are coloured in dark grey. You will not be able to enter data into these cells.

Comments



A white space has been provided adjacent to each table for comments. If any data items are missing then a comment must be added to the spreadsheet.

Validation 1

Data items that pass validation will be coloured green.



Data items that pass validation will be coloured green.



Data items where no data is entered or which break a validation rule will be coloured red. These items require a zero to be entered if the return is nil, or a comment must be made.

Validation 2

Data items that pass validation will be coloured green.



Data items that pass validation will be coloured green.



Data items which have changed require an explanation for the change. Explanations must include reasons for the change and not simply indicate that a change has occurred or confirm the change.

Additional

Only include additional units. Do not take into account any housing units lost through demolition or sold via 'right to buy' or 'right to acquire' schemes, as these are counted in separate exercises.

For converted affordable units, the number of additional units, i.e. the net gain, should be shown. For example, where one family house is converted into shared accommodation for three occupants, the number of additional units is two.

Includes:

- All additional affordable housing units whether provided through newbuild or through the purchase, leasing or conversion of existing units.

Excludes:

- Existing affordable units that have been renovated or refurbished, as they are not classed as being additional;
- Negative figures should not be recorded where there has been a net loss of affordable units over the year. For example, where two self contained flats in one property are converted into one family home, the number of additional units is zero as there has been a reduction in the number of affordable units.

Affordable housing

As described in Technical Advice Note 2. This applies to housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers. Some schemes may provide for staircasing to full ownership, and where this is the case there must be secure arrangements in place to ensure the recycling of capital receipts to provide replacement affordable housing. The recycling of capital receipts can be achieved by covenanting the property to provide local authorities and registered social landlords with the opportunity to buy the property back once it comes onto the open market.

Affordable housing breaks down into two sub-categories:

- Social rented housing; and
- Intermediate housing - which includes intermediate rented and shared equity.

The intermediate rented category includes properties where the rents are above those of social rented i.e. Benchmark rents but below market housing rents.

Includes:

- Affordable housing provided on allocated and windfall sites secured by a Section 106 agreement, planning conditions or other appropriate mechanism;
- Affordable housing provided on sites allocated for 100% affordable housing;
- Affordable housing provided on affordable housing exception sites;
- Affordable housing provided by registered social landlords where the site has been purchased on the open market without the use of a Section 106 agreement;
- All new build and conversions where there has been a net gain in affordable housing;
- All other affordable housing units provided through planning system.
- All other affordable housing.

Excludes:

- Dwellings with a lease of less than 1 year;
- Low cost market housing, i.e. housing where the discount is only available to the first occupier;
- Renovations of existing affordable housing of the same tenure;
- Acquisitions of existing social stock, for example through stock transfer from a local authority.

Area

Note that only units within your authority area should be included. Any units provided in your area by other authorities should be included, but those provided by your authority outside your area should not. If your local authority area contains part of a National Park, please split the data between activity inside and outside the National Park area.

Affordable housing exception site

Where a local planning authority has identified a lack of affordable housing it must consider including an 'affordable housing exception site' policy in its development plan, setting out the circumstances where sites may be released for 100% affordable housing to meet local needs as an exception to the policies for general housing provision.

Conversions

A conversion occurs when one unit is changed into multiple units or multiple units are changed into one.

For example, where one family house is converted into shared accommodation for three occupants, the number of additional units is two.

Includes:

- The number of additional units, i.e. the net gain, for converted affordable housing units.

Excludes:

- Negative figures where there has been a net loss of affordable housing units over the year.

For example, 10 affordable housing units that are converted into 5 larger affordable dwellings during the year would be counted as zero, as there have been no additional affordable housing units provided.

Delivered

'Delivered' should be interpreted as the housing unit being available for occupation.

Housing 'unit'

• A self-contained dwelling which provides a minimum of one habitable room, with exclusive use of a kitchen, bathroom/shower, sink and toilet.

• In shared housing, a unit will relate to the number of bed spaces or bedrooms provided exclusively for use by the occupant, or family in the case of hostels or refuges. For example, one house may provide supported accommodation for three occupants – each occupant has exclusive use of a bedroom and shares lounge, kitchen and bathroom facilities. This should be counted as three units. Bedrooms used exclusively by staff should not be counted

Neutral Tenure

In cases where the tenure of the housing unit is not known prior to occupation, please use a best estimate of the likely tenure of the unit.

Planned

This refers to any additional affordable housing units which are currently being developed, and are scheduled to be delivered during the current financial year

Year

Information for financial years is required and covering the period from 1 April to 31 March each year.

For 2018-19, the actual number of housing units provided should be shown.

For 2018-19 and 2019-20, the anticipated number of units should be shown.

It is acknowledged that these figures will be estimates and will be subject to change. Figures should be estimated from Affordable Housing Delivery Statements, Joint Housing Land Availability Studies, local housing strategy or other appropriate sources.





Contact Information

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Snowdonia National Park Authority

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Please provide contact details for your National Park below. This will help us to direct any queries to the correct contact.

Form completed by/Main contact for data queries:

	V1
Name	x
Telephone number	x
E-Mail address	x

Alternative contact details

Name	x
Telephone number	x
E-Mail address	x

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[Table 1a](#)

The Welsh Government are monitoring the burden of completing the data collection forms. This helps us when planning future changes to data collection forms. We would be grateful if you could assist us by completing the table below.

Please enter the time it has taken you (and any colleagues) to prepare and send the return. A number of staff employed in different roles may have been involved. You are asked to count the hours spent by staff in each full time equivalent annual salary band indicated below. You will need to round staff salaries to the nearest £1,000. Please record your time to the nearest hour.

Please only include time spent on activities to prepare and send this return, such as:

- Retrieval and saving the empty form;
- Collection, collation, analysis and aggregation of records and figures required;
- Filling in, checking, amending, reviewing and, when completed, approving the form; and
- Sending the form back via AFON.

Grade of staff	Hours taken	V1
Band 1 (£11,500 - £19,999)		X
Band 2 (£20,000 - £26,999)		X
Band 3 (£27,000 - £33,999)		X
Band 4 (£34,000 - £53,999)		X
Band 5 (£54,000+)		X

Comments

Table 1a - Provision of affordable housing through planning obligations or conditions

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Total number of additional affordable housing units provided through planning obligations or conditions.

It is recognised that there may be some double-counting

2018-19	Through planning obligations or conditions		V1	Comments
	Granted planning permission	Delivered		
	a	b	a	b
1			x	x
2			x	x
3 Total	0	0	✓	✓

Comments

Table 1a - Guidance

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[Table 1b >](#)

- 1.1 This section seeks information on all additional affordable housing units that have been specifically delivered through planning obligations (section 106 agreements) or planning conditions either as part of or as a result of market housing developments.
- 1.2 It is recognised that there may be some double-counting.
- 1.3 Where multiple planning permissions have been granted for the same site, please provide information on this in the 'Comments' box provided alongside each row.
- 1.4 **Granted Planning Permission:** refers to final detailed (i.e. not outline) planning permissions granted during the year. Granted Planning permission will mean that a section 106 agreement (where applicable) has already been signed.
- 1.5 **Delivered:** the total number of units completed and available for occupation during the year, irrespective of whether permission was granted during the year or in a previous year.
- 1.6 Local need housing which is secured by a planning obligation or condition for a local person should only be included if it is also 'affordable'.
- 1.7 Show the total number of units for which planning permission has been granted, and the total number of units delivered via planning obligations or conditions.
- 1.8 **Year**
For 2018-19, the actual number of housing units granted planning permission should be shown.
For 2018-19, the actual number of additional affordable housing units delivered should be shown.
Information for financial years is required covering the period from 1 April to 31 March each year.

Table 1b - Provision of affordable housing on affordable housing exception sites

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[Table 2 >>](#)

Total number of additional affordable housing units provided on affordable housing exception sites

It is recognised that there may be some double-counting

2018-19	On affordable housing exception sites		V1		Comments
	Granted planning permission	Delivered	a	b	
1			x	x	
2			x	x	
3 Total		0	0	0	

Comments

Table 1b - Guidance

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[Table 1b <](#)

[Table 2 >](#)

- 1.1 This section seeks information on all additional affordable housing units that have been specifically delivered on 'affordable housing exception' sites.
- 1.2 It is recognised that there may be some double-counting.
- 1.3 Where multiple planning permissions have been granted for the same site, please provide information on this in the 'Comments' box provided alongside each row.
- 1.4 **Granted Planning Permission:** refers to final detailed (i.e. not outline) planning permissions granted during the year. Granted Planning permission will mean that a section 106 agreement (where applicable) has already been signed.
- 1.5 **Delivered:** the total number of units completed and available for occupation during the year, irrespective of whether permission was granted during the year or in a previous year.
- 1.6 Local need housing which is secured by a section 106 agreement for a local person should only be included if it is also 'affordable'.
- 1.7 Show the total number of units for which planning permission has been granted, and the total number of units delivered on affordable housing exception sites.

Year
- 1.8 For 2018-19, the actual number of housing units granted planning permission should be shown.
For 2018-19, the actual number of additional affordable housing units delivered should be shown.
Information for financial years is required covering the period from 1 April to 31 March each year.

Table 2 - Amount of financial contributions

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Developer contributions received towards the provision of affordable housing via planning obligations.

Amounts in cash terms and on cash accounting basis (£)

	2017-18	2018-19			V1				Comments	
	Year end total	Held at start of year	Received during the year	Spent during the year	Year end total	a	b	c		d
		a	b	c	d	a	b	c	d	
1	£185,000.00				£0.00	✗	✗	✗	✗	
2	£45,000.00				£0.00	✗	✗	✗	✗	
3 Total	£230,000.00	£0.00	£0.00	£0.00	£0.00	✓	✓	✓	✓	

*Please note - The total amount held at the end of 2018-19 should be equal to the amount held at the start of 2018-19 plus the amount received during 2018-19 minus the amount spent during 2018-19. If this is not the case please provide an explanation in the comments box provided alongside each row.

Comments

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Value of developer contributions received towards the provision of affordable housing via planning obligations

2.1 The presumption in TAN 2 is for developer contributions to affordable housing to be provided in-kind and on-site. Exceptionally, a local planning authority may agree that it is preferable for a developer to make a financial or other contribution towards the objective of providing affordable housing.

For example, contributions to the funding of an 'affordable housing officer' or a 'rural housing enabler'. Where this is agreed, suitable planning obligations will be drawn up.

2.2 All amounts should be in cash terms and on a cash accounting basis. Show the amount of financial contributions held at the start of the year towards the provision of affordable housing via planning policy, the amount of financial contributions received during the year, and the amount of financial contributions spent.

2.3

2.4 **Year**

Information for financial years is required covering the period from 1 April to 31 March each year.