

SECTION NN : HOUSING AND AFFORDABLE HOUSING

SCHEDULE NN

Part 1

POPULATION AND CHILD YIELDS

	Population Yields		
	Social Housing units	Market Housing units	Intermediate units
1 bed	1.30	1.50	1.50
2 bed	3.08	1.75	2.00
3 bed	3.50	2.25	3.00
4 bed	5.10	3.10	4.00

	Child Yields		
	Social Housing units	Market Housing units	Intermediate units
1 bed	0	0.00	0
2 bed	1.58	0.10	0.30
3 bed	2.00	0.20	0.80
4 bed	3.60	0.70	1.30

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Part 2

BASELINE MIX

No. of Affordable Housing Units																			
750																			
Social Rented						Intermediate													
500						250													
General Needs Social Rented					Special ist Social Rented	KeyWorker Sub-Market Rented	Shared Ownership			Shared Equity		Homebuy		Right to Buy Homebuy					
412					88	84	30			40		50		46					
Unit Sizes (Net Internal)						Unit Sizes (Net Internal)													
1 bed	2 bed	2 bed	3 bed	4 bed	1 bed	Studio	1 bed	2 bed	2 bed	1 bed	2 bed	2 bed	1 bed	2 bed	2 bed	1 bed	2 bed	2 bed	
48m ²	61 m ²	68 m ²	84 m ²	93 m ²	48 m ²	25 m ²	42 m ²	51 m ²	61 m ²	42 m ²	51 m ²	61 m ²	42 m ²	51 m ²	61 m ²	42 m ²	51 m ²	61 m ²	
No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
87	80	80	125	40	88	84	21	9	0	24	8	8	29	8	13	26	8	12	

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Part 3**

AFFORDABLE HOUSING TRANSFER PRICES

	Specialist Rented		Social General Needs Social Rented		Shared Ownership		Key Worker Sub Market Rented	
	sq m	£	sq m	£	sq m	£	sq m	£
Studio					1		25	£62,332
1bed					42	£104,718 excluding parking		
1 bed	48	See Note 1	48	£119,677 excluding parking				
2 bed					51	£127,157 excluding parking		
2 bed			61	£152,090 excluding parking	61	£152,090 excluding parking		
2 bed			68	£169,543 excluding parking				
3 bed			84	£209,435 excluding parking				
4 bed			93	£231,875 excluding parking				
Car Parking	£10,000 per car parking space							

Note 1: The Affordable Housing Transfer Price for a 1 bed Specialist Social Rented Housing unit shall be the same as a 1 bed General Needs Social Rented Unit (£119,677 excluding car parking) plus the additional reasonable and properly incurred costs as a result of the specialist nature of the provision. See para 18.3(b).

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Part 4

SECOND STAGE OF THE CASCADE: ALTERNATIVE HOUSING PACKAGE FOR SOCIAL RENTED UNITS

Unit Size		Min Size (NIFA)		%	Cascade Price
1 bed	Social Rented	48.0	sq m	16%	£48,313
2 bed	Social Rented	61.0	sq m	8.0%	£58,977
2 bed	Social Rented	68.0	sq m	7.0%	£57,046
3 bed	Social Rented	84.0	sq m	14%	£63,042
4 bed	Social Rented	93.0	sq m	5%	£61,178
1 bed	Market	42.0	sq m	20%	
2 bed	Market	51.0	sq m	30%	
Total				100%	

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Part 5

SUPPLEMENTARY PLANNING GUIDANCE

"ACCESSIBLE LONDON : ACHIEVING AN INCLUSIVE ENVIRONMENT" APRIL 2004

APPENDIX 5 - WHEELCHAIR HOUSING STANDARDS

The following key features of wheelchair housing are requirements in the Wheelchair Housing Design Guide by Stephen Thorpe, commissioned and funded by NATWHAG, the National Wheelchair Housing Association Group and published in 1997 by BRE Bookshop, ISBN 1 86081 1647 available from <http://www.brebookshop.com/details.jsp?id=33004>.

1. APPROACH

- Level or gently sloping route to all external entrances, and to external facilities such as storage, parking, garden and clothes drying area.
- Paths slip resistant and smooth, minimum width 1200mm.
- Ramps to be avoided.
- Path gateways to provide minimum 850mm clear opening width.
- Good cover at point of transfer from vehicle to wheelchair.

2. PARKING

- Located adjacent to the front entrance.
- Under cover.
- 3.6 metres wide.
- Located beside 900mm wide path connecting the front door, parking bay and the adjacent road.

3. ENTRANCE

- Entrance to be covered and well lit.
- Entrance landing to be level, and min 1500 x 1500mm.
- All external doors to give 800mm clear opening and to have accessible thresholds.

4. INTERNAL CIRCULATION

- Corridors minimum 900mm wide, 1200mm wide where 90° turn necessary and 1500mm wide where 180° turn necessary.
- Internal doorways to give minimum 775mm clear opening width and to have level thresholds.
- Provision for storage and recharging of battery-operated wheelchair.

- Minimum turning space inside entrance 1200 x 1500mm.
- Rooms all on one level or accessible by wheelchair accessible lift. Where lift required, to comply with BS5900 (1991).
- Bedrooms, living rooms and dining rooms with adequate space for wheelchair users to turn through 180° with furniture in place i.e. turning circle 1500mm or ellipse 1800mm x 1400mm.
- Main bedroom to bathroom connected by full height knockout panel, or other means.
- Suitable provision for future hoist to run between main bedroom and bathroom.
- Kitchen layout provides effective and appropriate space for use by a wheelchair user. Clear manoeuvring area minimum 1800 x 1400mm.
- Bathroom layout ensures independent approach/transfer to and use of all fittings, including manoeuvring space clear of fittings.
- Extra space in bathroom for both bath and shower with at least one to be fully installed. Shower area to be wheelchair accessible with floor drain.
- Suitable controls of mains water stopcock, gas and electric main consumer units. Suitable isolating valves to sink, washing machine, etc.
- Glazing line in living/dining/bedrooms no higher than 810mm above room floor level.

SCHEDULE 1

PLANNING PERMISSION, LISTED BUILDING CONSENTS AND CONSERVATION AREA CONSENTS