

AFFORDABLE HOUSING REQUIREMENT (REF WEST067)
HILLPARK HOUSE, 37 TOWNHILL ROAD, DUNFERMLINE

This note provides guidance on the delivery of affordable housing on the above site. It should be read in conjunction with Fife Council's Supplementary Guidance on Affordable Housing, the Dunfermline and Coast Local Plan and the Finalised Fife Structure Plan (June 2006).

1. **Site Name:** Hillpark House, 37 Townhill Road, Dunfermline
2. **Site capacity:** 15 units (flats) - 1640 m²
3. **% affordable housing requirement:** = 3.75 unit
In line with the Finalised Fife Structure Plan (June 2006) Fife Council would require that 25% of the total units be made available as affordable.
4. **Affordable housing need:** The following indicates the levels of affordable housing need identified in Fife's Housing Needs and Affordability Study (2004) at the Dunfermline and Coast Local Housing Strategy (LHS) area and the Dunfermline locality area level.

Dunfermline and Coast LHS area	Households in need of affordable housing	As % of total households
	2871	8.5%
Dunfermline locality	21.1% of households in need of affordable housing	

5. **Unit size and type:** The Housing Needs and Affordability Study (2004) identifies that a range of house types and sizes are needed to meet housing needs in the area as shown in table below.

House Type/ No. of Bedrooms	Number by Size					
	One	Two	Three	Four	Four +	Total
Wheelchair	5	14	6	2	~	27
Without Stairs	41	130	57	16	~	244
Other Barrier Free	22	71	31	9	~	134
General Needs	65	300	307	99	12	783

6. **Registered Social Landlord (RSL) involvement** N/A
If off-site provision is agreed further details will be given.
7. **Availability of Housing Association Grant (HAG) funding:** N/A
This will be investigated if off-site provision is agreed.

8. Forms of delivery:

The Supplementary Guidance on Affordable Housing states that in urban areas off-site provision will be sought for site of 2-19 units.

1/ Off site provision

Therefore the developer could provide affordable units off-site as a combination of the affordable housing requirement for this site and for any other identified site the developer may have plans for. This has to be a “practical” proposal i.e. with an alternative site identified and an area of land identified for affordable housing. This would have to be discussed in further detail (to decide about affordable tenure mix, size and type of units etc) and legally agreed with the use of s.75 agreements. The off-site contribution should be provided within the same locality, or failing that within the same Housing Market Area.

2/ Commuted sums

If after negotiation with the developer this was not possible, then as a last resort we would be looking to negotiate a commuted sum for this project which would be used elsewhere within the locality, or failing that within the same Housing Market Area. The recommended sum per affordable unit for the Dunfermline & Coast Local Housing Strategy Areas is £35,000. **Therefore the Commuted Sum payment for this development would be £131,250 (£35,000 x 3.75).**

For more information and advice about this note contact:

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