

Affordable Housing Statement in relation to the proposed change of use and redevelopment of the former Buzzers Bar and Social Club and Institute (Use Class Sui Generis) to residential apartments (Use Class C3/C4) and HMO (Sui Generis) with proposed construction of new upper floor level at Victoria Street, South Shields, NE33 4NL

Beaumont and Partners 007 Ltd

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Document Review Schedule

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1.0 Introduction

- 1.1 Hedley Planning Services (the 'Agent') have prepared an Affordable Housing Statement on behalf of Beaumont and Partners 007 Ltd (the 'Applicant') in support of the detailed planning submission for the proposed change of use and redevelopment of the former Buzzers Bar and Social Club and Institute (Use Class Sui Generis) to provide a mix of residential apartments (Use Class C3/C4) and HMO (Sui Generis) with proposed construction of additional second floor level at Victoria Street, South Shields, NE33 4NL.
- 1.2 This statement should be read in conjunction with the supporting planning, design and access statement and the supporting plans.

2.0 Proposed Development

- 2.1 The proposed development comprises the change of use and redevelopment of the former Buzzer's Social Club to provide a mix of new residential apartments (use class C3/C4) and HMO (Sui Generis) and construction of a new floor level to provide second floor apartments as well as an exterior stair core to service all storeys of the property. The apartments/HMO units will set out over the three storeys and the split is set out below:
- 2.2 The proposed ground floor apartment schedule is as follows:
 - 1x 8-bedroom HMO
 - 2x 1-bedroom apartment
 - 1x 2-bedroom apartment
- 2.3 The proposed first floor apartment schedule is as follows:
 - 1x 8-bedroom HMO
 - 2x 1-bedroom apartment
 - 1x 2-bedroom apartment
- 2.4 The proposed additional second floor apartment schedule is as follows:
 - 2x 1-bedroom apartments
 - 3x 2-bedroom apartments
- 2.5 The proposed development will therefore create 11 self-contained apartments comprising a mix of 1 and 2 bed sizes, 16 1 bed units split into two separate HMO apartments arranged to

benefit from shared dining, living and kitchen facilities. For clarity the HMO apartments will be split into two self-contained units.

- 2.6 Please see submitted plans, elevations and Design Statement for future detail of the proposed development.

3.0 Planning Policy Context

- 3.1 The NPPF was published in February 2021 and provides the national planning guidance against which this application will be determined and is a material consideration in the determination of this application. The NPPF is the most significant of material considerations and significant weight is given to this policy document.
- 3.2 Annex 2 of the NPPF sets out the definition for affordable housing and states that affordable housing which complies with one or more of the following definitions:
- a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
 - b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
 - c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
 - d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for

sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

- 3.3 The Statutory Development Plan for this site comprises the policies contained within the “Development Plan” which comprises the Core Strategy (2007) and Development Management Policies (2011) and Site Specific Allocations (April 2012).
- 3.4 Policy SC4 of the Core Strategy which relates to ‘Housing Needs, Mix and Affordability’ and seeks to provide a range of choice of good quality, energy efficient and affordable homes and this will be provided by requiring a minimum of 25% of all new dwellings to be genuinely affordable. This will apply to all developments of 15 dwellings or more or 0.5ha or more (whichever gives the greatest number of dwellings) – or on sites of 5 dwellings or more within the Urban Fringe villages. This target will, however, be negotiable within reason between sites to ensure genuine affordability and to reflect local housing needs.
- 3.5 With regard to Supplementary Planning Documents we have considered the Affordable Housing SPD which was adopted in August 2007.

4.0 Affordable Housing Provision

- 4.1 The development proposal for this site is set out above in section 2 of this statement and as set out seeks proposed change of use to provide a new HMO development.
- 4.2 As part of the preparation of this application we have considered the affordable housing requirements as set out with the statutory development plan and whilst we do note the requirements of policy SC4 and the Affordable Housing SPD, HMO’s are considered to be affordable by nature and, therefore, we consider that the proposed development is contributing to the overall housing mix, tenure and affordability in the local area in accordance with policy SC4 and other relevant policies.
- 4.3 To conclude, we consider that the proposed development for HMO is affordable by nature and helps to provide an important diversification of housing tenure, type and offer in South Shields in a highly sustainable location.