



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

# HOUSING NEED, AFFORDABLE HOUSING AND LOCAL ALLOCATION

## HOUSING NEED

A household in housing need is defined as a household that is unable to afford to rent or buy a home on the open market that meets its needs.

North Norfolk District Council has information about housing need across North Norfolk. We gather this from the list of people who apply to the council for housing. This allows us to identify the number of households that have housing needs and local connections.

## AFFORDABLE HOUSING

Affordable housing is housing let at a sub-market rent or housing for sale at sub-market value. Affordable housing provides homes for people who cannot afford to rent or buy homes that meet their needs.

For affordable rented homes the rent will be no more than 80% of the market rent.

## LOCAL ALLOCATION

We use the Local Allocations Agreement to decide who will occupy the homes built on Exception Housing Schemes to ensure the homes are occupied by people with local connections.

The Local Allocations Agreement gives priority to people with local connections to the parish where the property is located and adjoining parishes. The connection will include one or more of:

- current residence
- former residence
- current work
- close family



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

# HOW DO WE PROVIDE AFFORDABLE HOUSING?

Planning policy allows the development of affordable housing to meet local housing need in areas where new homes are otherwise not permitted. We call these developments Exception Housing Schemes.

In summary, the Council's Exception Housing Scheme policy requires that this housing must

- meet a proven local housing need;
- adjoin the existing houses in the village; and
- be at an affordable cost for the life of the property.

The Council will apply the usual planning policies for housing development. This includes site layout, site access and number of homes; external appearance; and landscaping.

## HOW AN EXCEPTION HOUSING SCHEME WORKS

The process will vary from scheme to scheme. All will share some common features:

- The parish/local community is involved
- There is a landowner willing to sell or donate a site
- The site is suitable for housing development
- The scheme finances work

Relatively cheap land and possibly other grants and subsidies allow a scheme that provides affordable housing for rent and sale to be developed.

Land for an Exception Housing Scheme is relatively cheap because the land cannot otherwise be used to provide housing.

It is also possible to help fund the delivery of the affordable housing by building a small number of market homes to subsidise the affordable homes.