

We would expect a policy compliant affordable housing requirement of 10% on this site (25% if this site is greenfield) , which would usually split 75/25 in favour of rented over intermediate tenures.

However, as it is becoming increasingly difficult for Registered Providers to take properties, especially individual flats within a block, we would require a commuted sum in lieu of units on site, and the s106 agreement should allow this option as an alternative. This would enable the council to build, or acquire, affordable homes to meet demonstrated local demand. The commuted sum would be set at 40% of the equivalent market value of the affordable units.

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