



Railway Housing Association

Affordable Housing Statement: Great Western Court

Railway Housing Association (a registered provider of affordable housing) is proposing to construct 14 units of affordable housing on the site at Great Western Court, Hereford.

The development is designed as 1 bedroom 2 person apartments for older persons (over the age of 60) and is part funded by a grant from **Homes England**. The properties will be let upon completion for first and subsequent occupiers in accordance with **Homes England** funding conditions for affordable rent.

The units meet the definition of Affordable Housing as defined in Annex 2 of the National Planning Policy Framework which, for avoidance of doubt, is copied below:

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Herefordshire Council Strategic /Housing Growth Division confirms that In the Hereford City area, there is a need for 957 units for General Needs Retirement Housing, of which 7% should be one bedroom properties which confirms that pressure for housing development remains strong in many parts of the City.

The proposed scheme meets a number of the objectives in that all of the proposed units are designated for older persons and it identifies a number of housing objectives that the development at Great Western Court will meet: The provision of an adequate and continuous supply of land for housing to meet the housing requirement, to ensure the provision of housing types and sizes, including affordable housing and to ensure that new residential development is appropriate to its location.

*Calls welcome
via text relay*

