

**Summary of Additional Representations Received on the
Affordable Housing Supplementary Planning Document (draft final version)
Additional Consultation of Previous Consultees and Registered Providers August 2021**

Consultee	Key text from representation	Changes sought	Council Response
General comments			
Homes England	Homes England does not wish to make any representations on the above consultation. We will however continue to engage with you as appropriate.		Comment noted
2. Policy and Guidance			
No comments made regarding this section			
3. Tenures of Affordable Housing for Fylde			
Muir Group	Para 3.15 There is no reference to the new Right to Shared Ownership on housing for affordable rent which would mean the property would not be retained as affordable rent in perpetuity and it is not RTB or RTA legislation. Para 3.19 Whilst Rent to Buy can be considered a route into shared ownership this product is primarily to enable the customer to purchase the property outright at the end of a 5 year period of paying an affordable rent	Reference to RTSO None specified	
4. The Amount of Affordable Housing Required			
No comments made regarding this section			
5. Pre-application Engagement			
No comments made regarding this section			
6. The Affordable Housing Statement			
No comments made regarding this section			
7. Size, Type, Design and Distribution of Affordable Housing			
No comments made regarding this section			

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8. Off-site Contributions			
No comments made regarding this section			
9. Management Arrangements			
Muir Group	Paragraph 9.4 <i>Affordable housing, of whichever tenure, should only be allocated to those with a maximum of £30,000 in savings and a maximum household income of £60,000</i> This is £80,000 for shared ownership Paragraph 9.9 Programme is now 21 – 26 and the same criteria apply. Paragraphs 9.19 – 9.24 Retention as Affordable in perpetuity. No reference to the new Right to Shared Ownership Affordable in perpetuity is referred to twice – once in clause 3.15 and again in 9.19, which raises concerns about being able to charge at MV-SH rather than EUV-SH.	Assumed correction to the figure	The Council recognises the inconsistency between paragraphs and has corrected the figures to reflect national policy Corrected: the change to the Homes England Capital Funding Guide which effected this programme came during the consultation period Reference added in paragraph 9.21 Initial mention is in Chapter 3 which is about the main features of the different tenures. More detail is provided in Chapter 9. Paragraph 9.19 accords with the requirements for shared ownership in the Homes England Capital Funding Guide. Recycling of subsidy is an overarching principle of the tenure that the Council will insist is maintained.
10. Viability Appraisal			
No comments made regarding this section			

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11. Legal Agreements and Undertakings			
Muir Group	[Relates to text within Appendix 2] Some Mortgagee in Protection wording in the affordable housing statement is referenced. However have you taken advice from lenders on it's suitability and if not will there be flexibility in the wording on a scheme by scheme basis?	Not specified	The Council's legal services department has provided the up-to-date wording. It is non-negotiable.
12. Decision-Taking, Implementation and Monitoring			
No comments made in relation to this section			
13. Glossary			
No comments made in relation to this section			
Appendices			
All matters relating to the appendices are addressed above, under the corresponding sections of the main document			