

Appendix 1: Amendment to the Homes Policies to Align with London Plan

***Note:** Text to be removed is set out in ~~strikethrough~~ font and new text is set out in **bold** font.

H3: Affordable housing

- 1. Newham's strategic target is for 50 per cent of all new homes delivered across the Plan period to be affordable housing. New residential developments on individual sites with the capacity for ten units or more should provide:**

- a. the percentage of affordable housing required through the threshold approach as set out within Policy H5 of the London Plan (2021); and**
- b. an affordable housing tenure mix of 65 per cent social rent housing and 35 per cent intermediate homes.**

~~Newham's policy priority is the provision of more social rent homes. New residential developments on individual sites with the capacity to deliver ten dwellinghouses (C3) or more should provide 50 per cent of the total residential units as social rent housing and 10 per cent of the total residential units as affordable home ownership housing. Developments that do not meet these requirements and the delivery of the required level of family dwellinghouses (C3) under Local Plan Policy H4.2 will not be supported unless accompanied by a detailed financial viability assessment, demonstrating that the maximum viable mix will be delivered.~~

- ~~2. New residential developments with the capacity to deliver ten dwellinghouses (C3) or more should provide affordable housing on site. Where the Council considers that on site provision is inappropriate or undeliverable due to site conditions or the scale of the site, the applicant should:~~
 - ~~a. prioritise off site provision of affordable housing with the equivalent quantity, tenure and size mix required under part 1; or~~
 - ~~b. where off site provision of affordable housing is not deliverable, a payment in lieu of affordable housing may be accepted. The payment in lieu should result in the ability to secure a higher level of affordable housing provision than the ~~60~~**50** per cent strategic target sought by part 1 above; and~~
 - ~~c. where applicants are proposing to not meet the requirements of parts 2.a or 2.b, this will not be supported unless an application is accompanied by a detailed financial viability assessment, demonstrating that the maximum viable amount will be delivered.~~
- 3. New residential developments which seek to provide additional residential units through the extension of an existing development on the same or an adjoining site (where the extension is reliant on the existing permission or development to function or to meet policy requirements or standards required elsewhere in the plan), will be assessed against the requirements of Local Plan Policy H3 based on the combined number of residential units of both the existing site and the proposed new residential units.**

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H4: Housing mix

1. All new residential developments should deliver a mix and balance of residential types and sizes. The appropriate mix of residential sizes, types and tenures will be determined through:
 - a. the need to secure mixed and inclusive communities; and
 - b. evidence of housing need as set out in Newham's latest Strategic Housing Market Assessment; and
 - c. development viability; and
 - d. the existing and pipeline mix of residential units in the area; and
 - e. the individual circumstances of the site in terms of site conditions, local context and site features, particularly on sites delivering below ten dwellinghouses (C3).
2. New residential developments on individual sites with the capacity to deliver ten dwellinghouses (C3) or more should deliver 40 per cent of the number of new ~~residential~~ **social rent units homes** as family dwellinghouses (C3) with three or more bedrooms. Developments that do not meet these requirements on site and the delivery of the required level of affordable housing under Local Plan Policy H3.1 will not be supported unless and accompanied by a detailed financial viability assessment, demonstrating that the maximum viable mix will be delivered.
3. New residential developments on site allocations should provide a minimum of ~~five~~ **15** per cent of the proposed ~~residential~~ **social rent homes** units as four or more bed ~~affordable~~ family dwellinghouses (C3).
4. ~~New residential developments on individual sites with the capacity to deliver ten dwellinghouses (C3) or more should deliver no more than 15 per cent of the number of new residential units as one bedroom, two person dwellinghouses (C3)~~
5. New residential developments on individual sites with the capacity to deliver ten dwellinghouses (C3) or more should deliver no more than 5 per cent of the number of new residential units as studio or one-bedroom, one person dwellinghouses (C3).
6. In exceptional circumstances, a portfolio approach to the delivery of affordable housing and/or family dwellinghouses (C3) may be accepted, subject to developments not resulting in an unacceptable impact on the mix and balance of residential types and sizes in an area. Developments within a portfolio delivering additional affordable housing and/or family dwellinghouses (C3) should be located in Newham, and completed and ready for occupation prior to the developments within the portfolio that deliver affordable housing and/or family dwellinghouses (C3) below the policy target set out in H3.1 and H4.2.

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H5: Build to Rent housing

1. To qualify as a Build to Rent development the following criteria should be met:
 - a. the development or block or phase within the development should operate under unified ownership and management, within blocks or phases of at least 50 dwellinghouses (C3); and
 - b. all the dwellinghouses (C3) are self-contained and let separately; and
 - c. the dwellinghouses (C3) should be held as Build to Rent under a covenant for at least 15-years; and
 - d. a clawback mechanism is in place that ensures there is no financial incentive to break the covenant; and
 - e. the development, block or phase within the development should offer long term tenancies for private renters for a minimum of three years with a six-month break clause in favour of the tenant; and
 - f. providers do not charge up-front fees of any kind to tenants or prospective tenants, other than deposits and rent-in-advance; and
 - g. structured and limited in-tenancy rent and service charge increases should be made clear to the tenant in advance of the tenancy agreement signature, including any annual increases which should always be formula-linked; and
 - h. there is on-site management; and
 - i. providers have a complaints procedure in place and are a member of a recognised ombudsman scheme.
2. Developments of Build to Rent housing as a block or phase within a larger development are expected to deliver affordable housing that meets the requirements of Local Plan Policy H3.
3. **Developments of Build to Rent housing as the sole housing tenure should provide at least 35 per cent affordable housing, or 50 per cent where the development is on public sector land or industrial land appropriate for residential uses in accordance with London Plan (2021) Policy E7 and Local Plan Policy J3. Affordable Build to Rent homes should provide 65 per cent of new affordable homes rented at equivalent rents to Social Rent and 35 per cent of new affordable homes rented at equivalent rents to London Living Rent.** ~~Developments of Build to Rent housing as the sole residential tenure should provide at least 50 per cent of the total units as Affordable Rented Homes at equivalent rents to London Affordable Rent and 10 per cent of the total units being Affordable Rented Homes at equivalent rents to London Living Rent.~~ These affordable homes will be secured as affordable housing in perpetuity irrespective of the covenant period secured through H5.1.c.
4. Developments of Build to Rent housing that fail to deliver sufficient affordable housing in accordance with the requirements of parts 2 or 3 and the delivery of the required level of family dwellinghouses (C3) under Local Plan Policy H4.2 will not be supported unless accompanied by a detailed financial viability assessment, demonstrating that the maximum viable mix will be delivered. Developments of Build to Rent housing that are required to submit a detailed financial viability assessment should submit dual viability assessments that incorporate viability testing that set out outcomes in relation to 'Build for Rent' and 'Build for Sale' approaches and the subsequent impact upon the delivery of affordable housing.

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H8: Purpose-built student accommodation

1. New purpose-built student accommodation in Stratford and Maryland neighbourhood will only be supported where:
 - a. it is located within or adjacent to an existing campus development in the neighbourhood; or
 - b. it is solely providing a replacement facility with no net increase in bed spaces.
2. New purpose-built student accommodation in all other neighbourhoods outside Stratford and Maryland will only be supported where:
 - a. it is located within or adjacent to an existing campus development in the borough; or
 - b. it is in a town centre or local centre location well connected by public transport (with a minimum Public Transport Accessibility Level of 4); and
 - c. it will not create an over-saturation of purpose-built student accommodation; or
 - d. it is solely providing a replacement facility with no net increase in bed spaces or it is located within or adjacent to an existing campus development in the borough.
3. **New purpose-built student accommodation should provide at least 35 per cent affordable student accommodation as defined within the London Plan (2021), or 50 per cent where the development is on public sector land or industrial land appropriate for residential uses in accordance with London Plan (2021) Policy E7 and Local Plan Policy J3.** ~~New purpose-built student accommodation should provide at least 60 per cent affordable student accommodation as defined within the London Plan 2021.~~
Developments for purpose-built student accommodation that do not achieve a policy compliant level of affordable student accommodation on site are required to submit a detailed financial viability assessment, demonstrating that the maximum viable mix will be delivered.
4. New purpose-built student accommodation should:
 - a. secure the majority of the bedrooms in the development, including all of the affordable student accommodation bedrooms, through a nomination agreement, for occupation by students of one or more higher education providers; or
 - b. in areas of over-saturation, secure all of the bedrooms in the development through a nomination agreement, for occupation by students of one or more higher education providers; and
 - c. where purpose-built student accommodation is being delivered within or adjacent to an existing campus development in the borough in accordance with H8.1.a or H8.2.d, the nominations agreement should be secured for occupation by students of the higher education provider that the development is located is within or adjacent to.
5. Developments delivering purpose-built student accommodation should provide ancillary communal space for study and sporting facilities that meet the needs of the student population within a development unless the accommodation is located within 1,200 metres of existing student campus-based facilities for studying and/or sport and recreation that have sufficient capacity to meet any increased need.
6. Developments for purpose-built student accommodation should include an appropriately detailed and resourced residential management plan.

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H9: Houses in multiple occupation and large-scale purpose-built shared living

1. Developments for houses in multiple occupation and large-scale purpose-built shared living developments should include a detailed and resourced residential management plan.
2. Houses in multiple occupation secured under the requirements of Local Plan Policy H2.4 should be secured as long-term additions to the supply of low-cost residential, by ensuring that rents are capped at ~~the relevant Local Housing Allowance Shared Accommodation Rate for the area~~ **a rate agreed with Newham Council**.
3. Large-scale purpose-built shared living developments should deliver:
 - a. affordable housing in accordance with Local Plan Policy H3, where housing is being delivered as part of a wider mix of tenures within the application boundary; or
 - b. a payment in lieu contribution towards general needs affordable housing. The payment in lieu contribution should secure a higher level of affordable housing provision than the ~~60~~**50** per cent **strategic** target sought by Local Plan Policy H3.1.

Developments for large-scale purpose-built shared living that are proposing to not meet the requirements of parts 3.a or 3.b, this will not be supported unless an application is accompanied by a detailed financial viability assessment, demonstrating that the maximum viable amount will be delivered.

4. Large houses in multiple occupation (sui generis) or large-scale purpose-built shared living developments should be directed to town and local centres or along major roads well connected by public transport (with a minimum Public Transport Accessibility Level of 4).
5. Large-scale purpose-built shared living developments should be under single management, with a minimum tenancy length of three months.
6. Main town centre uses or social infrastructure provided within large-scale purpose-built shared living developments are only acceptable in suitable locations and if the facilities are publicly accessible.