



rhondda cynon taf
community infrastructure levy
ardoll seilwaith cymunedol

Discretionary Social Housing Relief Policy

Coming into effect 31st December 2014

This document is published in accordance with Regulation 49B of the Community Infrastructure Levy Regulations 2010 (as amended) and gives notification that Discretionary Social (affordable) Housing Relief is available in Rhondda Cynon Taf.

Note: *For the purposes of this policy document social and affordable housing are the same type of housing.*

Introduction

Rhondda Cynon Taf's planning policy on the provision of affordable housing is set out in Policies CS 5, NSA 11 and SSA 12 of the Rhondda Cynon Taf Local Development Plan (LDP) (Adopted March 2011). Supplementary Planning Guidance Affordable Housing (Adopted March 2011) sets out detailed guidance on how the Council will implement the affordable housing policies contained within the Council's LDP.

The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) allows for 100% relief for the development of social housing. The definition of social housing is set out in Regulation 49 (as amended). However, the mandatory relief for social housing as defined by Regulation 49 does not cover all of the types of affordable housing that are covered by the Council's adopted Supplementary Planning Guidance (SPG) on affordable housing, in particular, low cost home ownership dwellings.

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The definition of affordable housing as set out in the Council's SPG is:

Social Rented Housing – provided by local authorities and Registered Social Landlords where rent levels have regard to the Welsh Government's guideline rents and benchmark rents;

Intermediate Housing – where prices or rents are above those of social rented housing but below market house prices and rents. This includes low cost home ownership models such as shared equity or assisted purchase schemes.

In addition, the dwelling must meet the criteria for a qualifying dwelling as defined by Regulation 49A which requires:

The dwelling is sold for no more than 80% of its market value (where the market value at any time is the price which the dwelling might reasonably be expected to fetch if sold at that time on the open market);

The dwelling is sold in accordance with any policy published by the charging authority under regulation 49B (1) (a) (iii); and

The liability to pay CIL in relation to the dwelling remains with the person granted discretionary social housing relief.

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This document gives notification that discretionary social housing relief is available in Rhondda Cynon Taf in line with the Council's definition of social housing and in accordance with a qualifying dwelling under Regulation 49A. The starting date for such relief will be the CIL implementation date, which is, 31st December 2014.

In order to qualify for relief, the development will need to be subject to a section 106 agreement in line with the requirements of the Council's SPG on Affordable Housing and Planning Obligations. The section 106 agreement will ensure that any relief granted is in accordance with EU State Aid requirements under the EU Block Exemption for Services of a General Economic Interest.

Please Note: The provision of off-site affordable houses and/or a financial contribution will not be subject to any mandatory or discretionary relief from CIL.