





Stanlo House City Centre Living





Affordable Housing





JRF Table 1: House Price to Income Ratios -2004 – Regional Summary

Region	Numbers of working households	Annual household earnings (£)	Average house prices (£)	House price to income ratios
London	830,123	52,656	257,687	4.89
South West	480,683	33,826	160,221	4.74
South East	817,183	41,426	188,543	4.55
East of England	567,025	38,943	165,798	4.26
West Midlands	496,358	32,203	124,767	3.87
Yorkshire and Humber	507,109	30,189	108,311	3.59
East Midlands	416,238	34,429	119,724	3.48
North West	657,619	31,917	109,626	3.43
North East	232,420	29,428	98,528	3.35
England	5,004,758	38,106	159,986	4.20
Scotland	517,736	29,984	101,020	3.37
Wales	271,753	27,039	107,864	3.99
Great Britain	5,794,247	36,865	152,273	4.13

Note: based on average household incomes of working households aged 20–39 and average house prices for two- and three-bedroom dwellings.



Section 106

- ◆ Planning Act – circular 6/98
- ◆ L A can require as condition of granting planning approval amenities or capital contribution
- ◆ Terms subject to negotiation
- ◆ Mitigation – traffic
- ◆ “Land tax” - housing
 - Affordable not social
 - Encouragement for RSL to deliver
 - Shared ownership and/or rent



Section 106 – Affordable Housing

- ◆ Definition of affordable
 - What
 - Who
- ◆ Tenure
- ◆ Perpetuity
- ◆ Evidence based housing strategy
- ◆ Delivery options



S106 product



- ◆ Shared ownership or rent
- ◆ Discount not SHG
- ◆ “Private” design and standards
- ◆ Matches customer’s aspirations
- ◆ Marketing techniques
- ◆ Branding
- ◆ Not stigmatised
- ◆ Developers partner



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