

Planning Department

Neath Port Talbot County Borough Council

24th September 2024

To Whom it may concern

20 Victoria Gardens, Neath SA11 3BH

Application No. - P2021/1178

Condition 4 - Scheme for the provision of affordable Housing

i). **number of units** - six in total

Type - 1bed/2person self-contained flats.

Location - Refurbishment of 20 Victoria Gardens, Neath.

Affordable – I can confirm that all six flats will be occupied as affordable housing. No market housing is proposed. The tenure of all six flats on first occupation will be *General Needs* and remain as such for the foreseeable future. The Neath Council housing dept have confirmed the development is Social Housing Grant funded and will be let as General Needs subject to 50% homelessness nominations. The 25% affordable housing requirement will be exceeded with 6 x1b2p flats.

ii). **timing of the construction** – The projected completion for the six flats is the last week in October 2024.

iii). **Arrangements for transfer of Affordable Housing** - Property is already in the ownership of and will be managed by Caredig Housing Association who are a Registered Social Landlord, so no transfer is required from contractor to Housing Provider.

iv). **arrangements to ensure such provision is affordable for both first and subsequent occupiers of the Affordable Housing** - We set our rental charges within the Local Housing Allowance which is cap of how much rent will be paid by the Local Authority for housing costs (Housing benefit or Universal Credit). Therefore, whether a person is in full time employment or in receipt of benefits, the rent will be affordable. The respective planning condition ensures that the minimum level of affordable housing as per the requirement will not be undermined.

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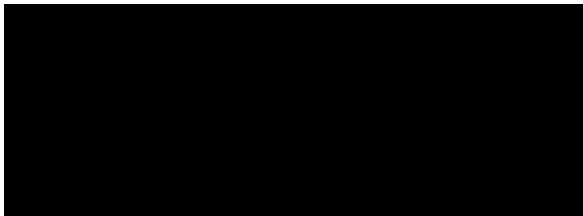
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v). **Occupancy criteria to be used for determining the identity of the occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced** - We adhere to our allocation policy and procedure in order to identify relevant new tenants for our empty homes. This ensures that the home will be relevant in size and location to the incoming tenant. We operate a date-based waiting list for our empty homes, whereby the applicant at the top of the waiting list (and therefore next in line to be offered a home) is the person who has waited the longest. There are also certain criteria that an applicant will have to satisfy in order to be placed onto the waiting list such as lack of secure tenure, medical needs etc. The criteria differ depending on the demand and housing stock numbers in a given area. Neath Port Talbot Council will nominate tenants from their housing register waiting list. The determination of their need will be assessed under allocations policy criteria of the Council

In the meantime, should you require any further information or clarification of any points please do not hesitate

to contact me.

Yours faithfully,



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