Introduction

This Delivery Plan has been developed in the context of the council’s Housing Strategy covering the period 2010-15 and should be read in conjunction with that strategy and any subsequent updates to it. The overall vision of the Housing Strategy is “maintaining and developing successful communities where people want to live by meeting the housing needs of our residents now and in the future”.

Within this vision, three priority outcomes are identified:

- Delivering homes, developing communities
- Better homes, better places
- Greater opportunity, greater choice

Context

The Housing Strategy covers broad contextual issues and challenges relevant to this Delivery Plan, which can be summarised as:

- A minimum target of 150 new affordable homes per year delivered across the district, to work towards meeting the need identified in the Strategic Housing Market Assessment.
- Other sources of housing need evidence, including the HomeChoice Register.
- Delivering housing growth, including affordable housing to meet local needs
- Finding supported housing solutions for vulnerable households
- Developing housing options for a growing older population
- Provision to meet the needs of Gypsy and Traveller communities
- Ensuring good design and sustainable development

The Housing Strategy acknowledges the challenging market conditions we face in achieving its priority outcomes. The national economic recession has had repercussions for many households attempting to get on the housing ladder, as well as those whose circumstances have changed and who now need help to access an affordable home. The significant housing growth planned for the district needs to be managed to ensure delivery is phased with employment growth to meet local needs and to develop sustainable communities. However,
much lower levels of new house building mean that opportunities for negotiating affordable provision through the planning system have reduced.

**National Policy Changes**

Since the adoption of the Housing Strategy, the Coalition Government has published its October 2010 Comprehensive Spending Review and announced a major reduction in future Homes and Community Agency (HCA) funding for affordable housing, linked to significant changes to rent setting and tenancy arrangements. The new Affordable Rent (AR) product has replaced social rent for the purposes of future HCA funding. AR will be based on up to 80% of market rent levels, which in most cases will be significantly higher than the target rents applicable to existing social rented provision.

HCA grant funding for new AR provision is subject to providers re-letting a proportion of their existing stock at the higher AR levels when it becomes empty, to facilitate additional borrowing. These changes mean that a higher proportion of new tenants are likely to be reliant on Housing Benefit to cover housing costs, unless AR lettings are restricted to specific income groups. For Registered Providers, the new tenure arrangements could potentially affect the costs of managing their stock, the security of future revenue and the availability of borrowing facilities for new investment. We have particular concerns about the affordability of the AR product in relation to larger homes and will be closely monitoring its impact on the priority outcomes of the Housing Strategy. We are preparing a Tenancy Strategy covering the implementation of these changes and other changes arising from the Localism Act. We plan to publish this in April 2012.

The coalition government’s approach to encouraging housing growth is to incentivise house building through the introduction of the New Homes Bonus Scheme. This scheme sees the government match funding the council tax on new properties for the first six years after they are built. An additional £350 per annum will be paid for each unit of affordable housing. In our 2011/12 allocation, the council received £1,145,139 through this scheme, making it a valuable income stream. Whilst this funding is not ring-fenced for the development of new homes, we hope to be able to use some of this funding in future to provide some continuing subsidy for new affordable housing and to help fund related delivery costs.

The local impact of these national policy changes is yet to be fully determined, so we will review this Delivery Plan annually to respond to any internal or external impacts on delivery.

**Planning Policy Context**
National guidance on affordable housing policy is contained in the government's Planning Policy Statement 3 (PPS3) and our own policy framework seeks to reflect this advice. Elements of the proposed new National Planning Policy Framework are likely to replace PPS3 in due course. However, exactly what changes will be brought in are yet to finalised.

All new housing development in North Somerset is currently subject to saved policies in the North Somerset Replacement Local Plan. The delivery of affordable housing is negotiated under the terms of policies H4 and H5. The Council’s Affordable Housing Supplementary Planning Document (SPD) provides more detailed guidance on the application of the policies and the process of securing provision through Section 106 agreements.

The Council is in the process of updating its planning policies by preparing a Local Development Framework and the publication version of the Core Strategy, incorporating revised policies on affordable housing, has recently been examined in public. The affordable housing policies in the Core Strategy have been subject to viability and deliverability analysis undertaken by Three Dragons. The Core Strategy is expected to be adopted in March/April 2012 and we will review our Affordable Housing SPD after that time.

The government is committed to giving local communities much greater influence over the planning process and the Localism Act provides new rights and opportunities to enable local people to get involved in neighbourhood planning. It is likely that this process will often include a focus on affordable housing provision for local people and, in these cases, we will welcome the opportunity to work with local communities to develop their plans and to assist with delivery.

**The backdrop to delivery**

The backdrop against which we work to deliver affordable housing in North Somerset can be summarised as follows:

- There is a high demand for affordable housing, far outstripping supply.
- There is a need for specialist housing, such as extra care for older people and supported housing.
- Despite the fall in house prices since 2008, the relationship between average house prices and average household income means a high proportion of people cannot afford to get on the property ladder.
- This is exacerbated by the fact that banks are seeking large deposits from potential mortgagees, and the amount sought is often beyond the means of first time buyers.
- The uncertain housing market continues, which has a negative impact on the delivery of market-led housing and the viability of affordable housing delivered through planning policy.
- Capital public expenditure on affordable housing is reducing
- A new affordable rent regime has been introduced, which will result in higher rent levels, but with reduced levels of public funding.
• There is increased pressure on council budgets, which will make it harder for the council to allocate the same level of resources to the delivery of affordable housing in the future.

Affordable Housing Delivery

Sub-Regional Investment Priorities

In 2010, the West of England Partnership, including North Somerset Council, agreed with the HCA a number of place-based and thematic priorities for future investment as part of the ‘Single Conversation’ process. The resulting WoE Delivery Investment and Infrastructure Plan (DIIP) sets out priorities for investment in communities, homes and jobs to create:

- sustainable places in priority areas
- economic prosperity for all
- support for affordable and supported housing through intensification and renewal in suburban, rural and market town locations, capacity building and masterplanning

The DIIP provides the basis of programme priorities in North Somerset as shown below:

- Priority 1 – Investment in the priority places: Weston-super-Mare Town Centre and the Weston Villages
- Priority 2 – Investment in areas of suburban intensification: Market towns
- Priority 3 – Investment in the priority themes: Supported housing and rural housing

In particular, the employment-led regeneration of Weston-super-Mare is identified as the main focus for place-based priority investment in order to:

- alleviate high levels of disadvantage in some communities
- improve the self-containment of the town through enhancing local employment and the town centre
- meet sub-regional requirements through recycling brownfield sites such as Locking Parklands and Weston Airfield
- reduce out-commuting to Bristol

We will review the DIIP in due course, in the light of the scale of the HCA’s programme for 2011/15 and the outcome of the RP offer/allocation process.

Affordable Housing Programme

The HCA have announced the Affordable Homes Programme 2011-15 (AHP). Nationally, between 2011 and 2015 they will invest £4.5bn in affordable housing through the Affordable Homes Programme and existing commitments from the previous National Affordable Housing Programme. The majority of the new
programme will be made available as Affordable Rent, with some for affordable home ownership, supported housing and in some circumstances, social rent. They have now announced details of successful bidders who, subject to contract, will deliver 80,000 new affordable homes under this programme nationally. We expect a minimum of 351 of these units to be delivered in North Somerset, with over £7m of the AHP funding being directed to schemes located in the district until 2015.

The table in Appendix A provides a detailed list of the firm and provisional allocations. Some flexibility will be needed as certain opportunities may not actually be delivered, in which case alternative projects will be identified in order to take up the allocation.

In addition to the HCA grant-funded schemes, we will continue use our own capital programme and commuted sums to deliver new affordable homes, as well as negotiating grant free affordable housing through our planning policy.

Since 2008, we have negotiated the following provision of affordable housing on S.106 sites:

<table>
<thead>
<tr>
<th>Scheme</th>
<th>Total no. of affordable housing units</th>
<th>Affordable Housing Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old Mill Way, WsM</td>
<td>23</td>
<td>50%</td>
</tr>
<tr>
<td>Former Fussells Rubber, Station Road, Worle, WsM</td>
<td>13</td>
<td>30%</td>
</tr>
<tr>
<td>Weston Gateway, WsM</td>
<td>44</td>
<td>20%</td>
</tr>
<tr>
<td>Wellsea Grove, WsM</td>
<td>12</td>
<td>30%</td>
</tr>
<tr>
<td>Lynton House Hotel</td>
<td>9</td>
<td>30%</td>
</tr>
<tr>
<td>A P Burt Site, Harbour Road, Portishead</td>
<td>36</td>
<td>30%</td>
</tr>
<tr>
<td>Oxford Instruments, Yatton</td>
<td>20</td>
<td>30%</td>
</tr>
<tr>
<td>Locking Parklands Phase 1, WsM</td>
<td>30</td>
<td>30%</td>
</tr>
<tr>
<td>Waverley Court, Portishead</td>
<td>60</td>
<td>30%</td>
</tr>
<tr>
<td>Wyndham Way, Portishead</td>
<td>35</td>
<td>30%</td>
</tr>
<tr>
<td>The Ridings, WsM</td>
<td>14</td>
<td>30%</td>
</tr>
</tbody>
</table>

Many of these are on site now and therefore are assisting with the delivery of affordable housing. We will continue to prioritise the delivery of affordable housing through the planning system.

**Affordable Housing completions 2006-2011 and future delivery target 2011-2015**

We are proud of the new affordable provision delivered in conjunction with our partners over recent years. The last Affordable Housing Delivery Plan covered 2006/2009 and its target of at least 400 completions was successfully achieved with a total of 584 completions over the three-year the period. Further
completions over the last two years reflect the more challenging economic conditions and reduced HCA funding. The overall historic picture and a snapshot in time for future projected delivery is summarised in the following table:

<table>
<thead>
<tr>
<th>Year</th>
<th>Rent</th>
<th>Low Cost Home Ownership</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006/07</td>
<td>92</td>
<td>34</td>
<td>126</td>
</tr>
<tr>
<td>2007/08</td>
<td>119</td>
<td>73</td>
<td>192</td>
</tr>
<tr>
<td>2008/09</td>
<td>189</td>
<td>77</td>
<td>266</td>
</tr>
<tr>
<td>2009/10</td>
<td>143</td>
<td>6</td>
<td>149</td>
</tr>
<tr>
<td>2010/11</td>
<td>64</td>
<td>46</td>
<td>110</td>
</tr>
<tr>
<td>2011/12 (current projected completions)</td>
<td>16</td>
<td>15</td>
<td>31</td>
</tr>
<tr>
<td>2012/13 (current projected completions)</td>
<td>134</td>
<td>39</td>
<td>173</td>
</tr>
<tr>
<td>2013/2014 (current projected completions)</td>
<td>153</td>
<td>14</td>
<td>167</td>
</tr>
<tr>
<td>Total</td>
<td>910</td>
<td>304</td>
<td>1214</td>
</tr>
</tbody>
</table>

Our future target for new affordable housing is to deliver an average minimum of **150 completions each year – a total of at least 600 homes** during the four-year period 2011/2015.

This target has been set with the intention of maintaining a similar delivery rate to recent years, but recognising that limited resources mean delivery will still remain below the annual housing need indicated in the SHMA. Achieving the target of 600 units will depend on resolution of a number of key delivery issues, which are summarised below.

**Delivery Partners**

We rely on strong relationships with our delivery partners – the Homes and Community Agency, Registered Providers (RPs), developers and landowners – to maximise the delivery of affordable housing. We will seek to maintain and improve these partnerships and work with other stakeholders including Town and Parish Councils and community groups to identify and implement future development opportunities.

In 2010, the government announced the opportunity for areas to develop Local Enterprise Partnerships (LEPs). These are partnerships between local authorities and businesses and are expected to play a key role in promoting local economic development. LEPs provide a means for local authorities to work together with business in order to quicken the economic recovery. North Somerset Council is a member of the West of England Local Enterprise Partnership (WoE LEP), along with Bath and North East Somerset Council, Bristol City Council and South
Gloucestershire Council, and business and higher education representatives. This new partnership will replace the West of England Partnership in January 2012.

The Board of the WoE LEP has agreed on a number of priorities under the themes: effective working; tackling barriers to business growth and; exploiting assets. Under these themes sit a number of actions, including a focus on enabling housing delivery across the West of England, including affordable and supported housing to reflect local needs and to support jobs growth. The intention is for the LEP to adopt a strategic approach to growth, involving partnership working on housing, spatial planning, transport, and infrastructure issues. It is important that North Somerset Council plays a key role within the partnership so that the local priorities are taken into account.

The WoE Partnership has recently selected a new Housing Delivery Panel (HDP) of principal partners with whom we will work on the majority of affordable housing developments. The HDP is subdivided to reflect specialist expertise in development and management and in the delivery of particular types of provision, such as rural and extra care housing. A full list of these partners can be found in Appendix B.

The objectives of the new HDP include:

- maximising private and public sector investment opportunities for the provision of both market and affordable housing within the identified priority areas
- increasing the supply of high quality, sustainable market and affordable housing to meet identified needs through increased efficiency, innovation and collaborative working
- creating sustainable communities and places where people choose and want to live, that contribute to economic well-being and the wider strategic objectives of the Partnership
- delivering excellent management services and widening the scope of engagement and collaboration between partners
- promoting the need and case for mixed and balanced communities of market and affordable housing within the respective unitary areas through competitive commissioning

All selected HDP partners are expected to comply with standards, outputs and requirements set out in a detailed compliance statement. We may, however, support the involvement of other providers where they can contribute particular expertise or resources to help achieve the Delivery Plan target.

**Rural Housing**

Affordable housing for people in rural communities is identified as a sub-regional thematic priority within the DIIP. As part of the new government agenda to empower local communities, we are committed to working in rural areas to help
identify local needs and will make full use of planning exceptions policy, where appropriate to bring forward suitable development opportunities. The Council’s Guidance Note on Delivering Affordable Rural Housing on Exception Sites is linked in the list of documents in Appendix C.

**Extra Care and Supported Housing**

The SHMA identifies the needs of particular groups of vulnerable people who need Extra Care and Supported housing. In North Somerset, the ageing population profile means additional investment will be required to deliver Extra Care schemes for frail older people and some people with physical and sensory impairment and delivery through Section 106 obligations will be pursued where appropriate.

We are working with all relevant sheltered housing providers, but particularly Alliance Homes and Knightstone Housing Association (the two largest stockholders in the area) on reviewing some of their existing older persons/sheltered stock. This may involve upgrading some provision, decommissioning and/or converting to extra care.

Other groups requiring supported housing in the DIIP include young people and adults with learning disabilities. We will seek opportunities to integrate supported living options and supported housing with other provision both within and outside priority areas.

In some cases investment in the remodelling or redevelopment of existing sub-standard RP accommodation may be a cost-effective approach to new provision.

**Gypsy & Traveller Accommodation**

Meeting the accommodation needs of Gypsy and Traveller communities remains a key priority of the Council’s Housing Strategy. Investment within the HCA’s Traveller Pitch Funding Programme is planned to deliver additional accommodation following consultation to establish needs in more detail and the identification of suitable sites.

We are currently carrying out a consultation with local Gypsy and Traveller communities in North Somerset. This aim is to understand local preferences for the location, management and ownership arrangements for any new sites in the district. This study is due to complete at the end of January 2012.

**Empty Properties**

Bringing long-term empty homes back into use can be an effective method of increasing the supply of affordable housing and helping to reduce the need to build new homes. Our Empty Property Delivery Plan highlights our commitment to this objective by providing advice and assistance to property owners to enable re-use. We will work with partners to submit a bid to the HCA to back this priority
with a range of new initiatives, including establishing a Private Sector Leasing scheme to enable Registered Providers to lease empty homes from private owners who do not wish to be directly involved in tenancy management.

**How the Programme is funded**

As previously, this Delivery Plan relies on maximising nil-subsidy provision secured by S106 agreements. The key resource in this approach is RP borrowing, as well as developers providing a discount on dwellings built on land in private ownership.

The Delivery Plan also depends on the allocation of HCA funding to Registered Providers as part of its 2011/2015 Affordable Homes Programme (AHP). The HCA has now selected its RP investment partners, and funding levels have been agreed, as explained above.

Although our own capital programme is severely constrained, the Council has provisionally allocated some funding to assist with delivery and will seek to make best use of S106 commuted sums. We will target this allocation at small scale 100% affordable housing schemes delivered in partnership with our HDP partners, joint funding priority projects with the HCA, gap funding S106 schemes where viability is proven to enable delivery to policy levels, and bringing empty properties back into use for affordable housing.

The Council does not generally have significant land or property holdings suitable for housing development. However, we work closely with our colleagues in the Asset and Property Management Team to identify any suitable land or properties. Where potentially suitable surplus Council land or property is identified, internal procedures apply for considering potential uses and Council priorities for disposal on a site-by-site basis.

**Scheme Viability and Future-proofing**

As detailed above, the Plan is based on delivery of on-site affordable housing contributions sought on a nil-public subsidy basis for all relevant schemes in accordance with the Council’s planning policy framework. We remain committed to avoiding the input of public subsidy on S106 sites, to enable us to maximise delivery of affordable housing by targeting subsidy to where it is most needed.

In 2010, Three Dragons carried out a viability and Deliverability Analysis, based on a nil grant policy position, with an 82% social rent, 18% shared ownership tenure split. This deliverability analysis informed the Council to set a realistic, deliverable affordable housing policy in the Core Strategy. We have just completed the Enquiry in Public and set a district-wide target of 30% affordable housing provision on all sites over 5 units (with sites of 10 units and above providing on site affordable housing and sites of 5-9 units the Council seeking to negotiate either on site provision or a financial contribution) in our Core Strategy.
We plan to deliver affordable housing in accordance with SHMA evidence. However, where site is unviable and this can be proven, the Council will consider closing this gap to meet the 30% affordable housing requirements and bring in HCA subsidy, or other public subsidy, if this will increase the amount of affordable housing delivered. To comply with HCA rules, this would generally be in the form of affordable rent housing, for rented homes.

We support moving towards a position where the SHMA evidence base incorporates an assessment of the affordability of affordable rent once the Core Strategy is adopted and the national policy position and our evidence base support it. SHMA is due to be updated in 2012/2013 to include an assessment of affordability of affordable rent, we can then move towards a position where we can consider affordable rent on nil-grant sites further. This will be clarified in the proposed revision to the Affordable Housing SPD, once the Core Strategy is adopted.

The West of England Unitary Authorities, in conjunction with the South West Regional Improvement and Efficiency Partnership, recently undertook research into the options for ‘future proofing’ affordable provision where delivery at policy level is unviable. We will now seek to negotiate appropriate claw back arrangements with developers to secure affordable provision, taking account of improved market conditions in the future.

**Actions**

1. Work closely with West of England Unitary Authorities and HDP partners to maximise bidding opportunities for public subsidy that can be attracted to sub-region and to North Somerset in particular.

2. Ensure that the Council and its partners remain focussed on delivery, making it an attractive place to do business for private sector partners.

3. Seek funding opportunities and delivery that enables the key priority of regenerating Weston-super-Mare through improved infrastructure and the creation of new jobs and balancing this with appropriate numbers of housing.

4. Continue to maximise the delivery of affordable housing in order to meet the annual target of 150 new homes each year and contribute to meeting housing need.

5. In conjunction with HDP partners, ensure that all firm sites identified in the AHP are delivered and maximise the delivery of indicative site allocations.

6. Work to identify a pipeline of opportunities for the delivery of affordable housing so that NSC is in a strong position to utilise any slippage in public funding that may become available in future.
Summary of potential challenges to achievement of the Plan objectives

As explained above, there are a number of challenges to the delivery of affordable housing in North Somerset, which this Plan seeks to address. The table below sets out those considered most significant and the possible measures needed to mitigate them.
<table>
<thead>
<tr>
<th>Challenge</th>
<th>Possible mitigation measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is a high demand for affordable housing, far outstripping supply, whilst there is also increased pressure on council budgets, resulting in fewer resources being available to deliver affordable housing.</td>
<td>Maximise all bidding opportunities and robust S106 negotiations. Reduce thresholds from 15 to 5 in Core Strategy, adopt updated and revised affordable housing SPD.</td>
</tr>
<tr>
<td>Low level of market activity reduces/curtails opportunities for S106 negotiations to provide nil subsidy affordable housing within new housing developments in accordance with planning policy.</td>
<td>Support HDP to seek and bid for opportunities to deliver additional affordable provision on land acquired on private market using HCA/LA subsidy/Commuted Sums.</td>
</tr>
</tbody>
</table>
| If economic situation changes for the worse and viability assessment of potential S106 developments reduces opportunities to negotiate nil subsidy social rent housing within new housing developments at full policy level will reduce. | 1. Council consider tenure options (whilst still meeting identified need).  
2. Council seeks input of HCA/LA subsidy/Commuted sums.  
3. Council ensure claw back mechanism factored into S106. |
| Insufficient HCA/LA subsidy available to partner HDPs for non-viable S106 schemes within acceptable time frame. | Negotiate nil subsidy provision below policy level subject to potential future-proofing measures. |
| There is a need for specialist housing, such as Extra Care for older people and supported housing. | Work with HDP to maximise bidding opportunities and identify remodelling/recommissioning opportunities as well as new build. |
| Despite the fall in house prices since 2008, the relationship between average house prices and average household income means a high proportion of people cannot afford to get on the property ladder. This is exacerbated by the fact that banks are seeking large deposits from potential mortgagees, and the amount sought is often beyond the means of first time buyers. | Negotiate intermediate housing provision as per housing needs identified in SHMA. Support developers with First Buy when provided in addition to affordable housing policy levels. |
| A new affordable rent regime has been introduced, which will result in higher rent levels, but with reduced levels of public funding. | Renew SHMA evidence base jointly with other West of England Authorities to identify need for affordable rent tenure and set fixed target in SPD for social rent, intermediate and affordable rent, based on up-to-date evidence base. |
Summary

Our Housing Strategy emphasises the importance of continuing the delivery of additional affordable housing provision to help meet housing need in North Somerset. Despite the challenges that we face, we remain committed to an ambitious, but realistic, target for the delivery of at least 600 homes over the next four years and we will be flexible in our approach to ensure that we can respond effectively to any internal or external changes that are relevant to us.

Delivery will depend on the confirmation of planning policy changes early in 2012 and favourable allocations of HCA funding in response to RP bids. Market conditions will also be a critical factor in determining the trajectory of planned development subject to S106 contributions.

We will review this Delivery Plan annually.
## Appendix A: Schemes within the HCA Programme

<table>
<thead>
<tr>
<th>Provider</th>
<th>Site</th>
<th>Location</th>
<th>No of units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bridgwater YMCA</td>
<td>WsM YMCA</td>
<td>2 Bristol Road Lower, WsM</td>
<td>9</td>
</tr>
<tr>
<td>Stonham (Homegroup)</td>
<td>2 Ashcombe Road</td>
<td>WsM</td>
<td>8</td>
</tr>
<tr>
<td>Knightstone</td>
<td>Ashcombe Pub</td>
<td>Ashcombe Road, WsM</td>
<td>12</td>
</tr>
<tr>
<td>Knightstone</td>
<td>Weston Gateway</td>
<td>WsM</td>
<td>44</td>
</tr>
<tr>
<td>Knightstone</td>
<td>Kenn Road</td>
<td>Clevedon</td>
<td>8</td>
</tr>
<tr>
<td>Knightstone</td>
<td>The Old Vicarage</td>
<td>Station Road, Pill</td>
<td>14</td>
</tr>
<tr>
<td>Knightstone</td>
<td>Court House Site</td>
<td>St Georges, WsM</td>
<td>34</td>
</tr>
<tr>
<td>Alliance Homes</td>
<td>Churchill Avenue</td>
<td>Clevedon</td>
<td>2</td>
</tr>
<tr>
<td>Alliance Homes</td>
<td>Coronation Road</td>
<td>Banwell</td>
<td>2</td>
</tr>
<tr>
<td>Alliance Homes</td>
<td>Severn Avenue</td>
<td>Portishead</td>
<td>2</td>
</tr>
<tr>
<td>Alliance Homes</td>
<td>Venus Street</td>
<td>Congresbury</td>
<td>2</td>
</tr>
<tr>
<td>Alliance Homes</td>
<td>Westbury Crescent</td>
<td>WsM</td>
<td>10</td>
</tr>
<tr>
<td>Alliance Homes</td>
<td>Westcroft</td>
<td>Blagdon</td>
<td>6</td>
</tr>
<tr>
<td>Alliance Homes</td>
<td>Whitesfield Road</td>
<td>Nailsea</td>
<td>9</td>
</tr>
<tr>
<td>Alliance Homes</td>
<td>Well Park</td>
<td>Congresbury</td>
<td>2</td>
</tr>
<tr>
<td>Raglan</td>
<td>Langford Road</td>
<td>WsM</td>
<td>39</td>
</tr>
<tr>
<td>Sovereign</td>
<td>Boat Yard</td>
<td>Portishead</td>
<td>12</td>
</tr>
<tr>
<td>Southwestern Housing Society</td>
<td>Live &amp; Let Live Pub</td>
<td>Blagdon</td>
<td>13</td>
</tr>
<tr>
<td>Somer</td>
<td>Bristol Road Lower</td>
<td>WsM</td>
<td>24</td>
</tr>
<tr>
<td>Somer</td>
<td>Wemberham Lane</td>
<td>Yatton</td>
<td>24</td>
</tr>
<tr>
<td><strong>TOTAL UNITS</strong></td>
<td></td>
<td></td>
<td><strong>276</strong></td>
</tr>
</tbody>
</table>
The table above covers only the AHP 2011-15 and excludes other projects that are currently on site and other S.106 grant-free schemes. We are also working up a number of indicative sites with partners.
Appendix B – List of West of England Housing Delivery Panel partners

- Affinity Sutton Group
- Alliance Homes
- Arc Developments South West Ltd
- Aster Group Limited
- Bristol Community Housing Foundation
- Elim Housing Association Limited
- Bromford Housing Group Ltd
- Brunel Care
- English Rural Housing Association
- Guinness Trust
- Housing 21
- Jephson Homes Housing Association Ltd
- Knightstone Housing Association
- Leadbitter Group
- Linden Homes Limited
- Merlin Housing Society
- Sanctuary Housing Association
- Solon South West Housing Association Ltd
- Somer Housing Group
- South Western Housing Society
- Sovereign Housing Group
- United Housing Association
- Wates Construction Ltd
Appendix C - List of Reference Documents

- North Somerset Strategy 2011/2015
- DCLG Planning Policy Statement 3 – Housing
- NSC Replacement Local Plan
- NSC Core strategy Publication Version
- NSC Core Strategy – Affordable Housing Policy: Viability and Deliverability Advice: Three Dragons Final Report
- NSC Affordable housing SPD
- NSC Empty Homes Delivery Plan
- West of England Gypsy and Traveller Accommodation Assessment 2007
- West of England Strategic Housing Market Assessment June 2009
- West of England Partnership & HCA Single Conversation - WoE Delivery & Infrastructure Investment Plan
- DCLG Draft National Planning Policy Framework
- North Somerset Council Guidance Note on the Delivery of Rural Affordable Housing