

## **Proposed Amendment to Local Plan**

Paragraph 5.37 on P.52 of the Tamworth Local Plan submitted to Council which states:

*'The updated SHMA identified that the split of affordable housing tenure should be 40% Social Rented and 60% Intermediate Tenure'.*

be substituted with the following:

*'The updated SHMA identified that the split of affordable housing tenure should be 50% Social Rented, 25% Affordable Rented and 25% Intermediate Tenure'.*

## **Justification for amendment**

Tamworth along with Lichfield and Cannock Councils commissioned Nathaniel Lichfield and Partners (NLP) to undertake a study into the future population, household projections and housing needs of the area: The Southern Staffordshire Districts Housing Needs Study and Strategic Housing Market Assessment Update.

This represents a key piece of evidence to support the Local Plan as it sets out the potential scale of future housing requirements for Tamworth based upon a range of housing, economic and demographic factors, trends and forecasts. The study also appraised the level of affordable housing need. This involved a partial update of earlier Strategic Housing Market Assessments (SHMA) undertaken for the Councils. The affordable housing target was broken down by tenure, size and type, for each sub-housing market area, and identified the dwelling requirements of households with a variety of special needs.

The draft version of the study has been used to establish affordable housing targets set out in the Local Plan including the affordable housing tenure split. However, at the bequest of Housing Policy Managers, further work was requested to apportion Affordable Rented from social rent & intermediate housing tenure. This has now been completed and the revised SHMA has been received which includes the amended affordable housing tenure split which is reflected in the proposed Local Plan amendment.

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