



## Assessment form for affordable housing in hamlets & open countryside

### Guidance notes

This guidance note is to help those intending to build an affordable home in a hamlet or open countryside in Denbighshire. This also includes the conversion of existing buildings (e.g. barn conversions).

Affordable housing will only be allowed in exceptional circumstances in such locations, where the need for an affordable home has been clearly demonstrated.

**Market housing is unacceptable in such locations and will not be permitted.**

#### **What is affordable housing?**

Affordable housing is housing for those who cannot afford to meet their needs in the open market (either through buying or renting).

Only those with a local connection can occupy an affordable home, and the property must remain as an affordable home for any future occupiers.

All affordable housing is subject to various restrictions which will apply to any future occupiers and sale of the property, including the value. These will be included in a legal agreement (often referred to as a 'section 106 agreement') which must be signed before planning permission can be released. You must ensure you are aware of these restrictions, and the implications for securing a mortgage and re-sale, before committing to building an affordable property.

#### **How do I apply to build an affordable house?**

If you intend to occupy the property yourself, you will need to demonstrate that you qualify for an affordable home. This is done by completing the assessment form for affordable housing in hamlets & open countryside. If you are unsure whether or not you qualify, you may wish to await the outcome of the assessment before applying for planning permission.

The cost of the assessment is £75.

Please note that qualifying for an affordable home is not a guarantee that planning permission will be granted. You should contact the Development Management Team to discuss your proposal prior to submitting a planning application.

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#### How do I qualify for an affordable house?

There are three criteria to qualify for an affordable home:

- 1) You must be financially eligible (i.e. unable to meet your needs in the open market but able to afford mortgage payments) AND
- 2) Your current accommodation must be unsuitable AND
- 3) You must have a local connection to the area in which you wish to build.

All three criteria must be met in order to qualify for an affordable home.

Normally, your annual household income should be a minimum of £18,000 to qualify for affordable housing. Maximum income limits will also apply but these will vary depending upon individual circumstances. The Council has adopted standard definitions of what constitutes 'unsuitable accommodation' and a 'local connection' – these are included in the Council's Supplementary Planning Guidance on Affordable Housing ([www.denbighshire.gov.uk/ldp](http://www.denbighshire.gov.uk/ldp)).

You will be required to provide evidence showing how you meet each of the three criteria, as part of the assessment process.

#### Next steps

If you believe you may qualify for an affordable home, and have identified a suitable site within a hamlet or open countryside, you should complete the assessment form and return it with payment of £75 (cheques made payable to 'Grŵp Cynefin') to:

**Grŵp Cynefin, Affordable Homes Team, 54 Vale Street, Denbigh LL16 3BW**

If you have any queries about this form, please contact Grŵp Cynefin, Affordable Homes Team on **0300 111 2122** or **[affordablehomes@grwpcynefin.org](mailto:affordablehomes@grwpcynefin.org)**

For queries regarding a planning application (or applying for planning permission), please contact Denbighshire County Council's Development Management Team on **01824 706727** or **[planning@denbighshire.gov.uk](mailto:planning@denbighshire.gov.uk)**

#### Further information

The following websites may provide useful information on building your own home:



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<http://www.selfbuildportal.org.uk/>

<http://www.buildstore.co.uk/>

<http://www.communityselfbuildagency.org.uk/>