



EASTSUFFOLK
COUNCIL

This document provides archived CIL rates in the former Suffolk Coastal area. The East Suffolk CIL rates will apply to the majority of new planning permissions from 1st August 2023.

Community Infrastructure Levy

Discretionary Social Housing Relief Policy



On 1st April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council. Therefore this document applies to the part of the East Suffolk Council area formerly covered by the Suffolk Coastal District until such time that it is replaced.

May 2015

Coming into effect: 13 July 2015

SUFFOLK COASTAL DISTRICT COUNCIL

COMMUNITY INFRASTRUCTURE LEVY

DISCRETIONARY SOCIAL HOUSING RELIEF POLICY

May 2015

1.0 INTRODUCTION

- 1.1 The Community Infrastructure Levy Regulations 2010 (as amended) allows for 100% relief for the development of social housing. The definition of Social Housing is set out in Regulation 49 (as amended) and it covers most types of affordable housing provided in Suffolk Coastal including affordable rent and shared ownership tenures. However, it does not cover some shared equity tenures or discounted homes for sale which are covered by the definition of affordable housing in the National Planning Policy Framework.
- 1.2 The Community Infrastructure Levy Regulations (Amendment) Regulations 2014 give Council's the power to allow relief for these tenures where they set a policy giving notice that the relief is allowed in their area. This is known as Discretionary Social Housing Relief. A dwelling can qualify for this relief if:
- The dwelling is sold for no more than 80% of its market value.
 - Sold in accordance with the Discretionary Social Housing Relief policy published by the Council.
 - The liability to pay CIL in relation to the dwelling remains with the person granted the relief should a disqualifying event occurs.
- 1.3 If within seven years of completion a disqualifying event occurred, the relief granted would have to be paid back to the Council. A disqualifying event would be where the house is sold on the open market and not in accordance with bullet 2 above and at a value above 80% of market value.
- 1.4 To ensure that the viability of affordable housing schemes and mixed tenure schemes is maintained there is a need to ensure all forms of affordable housing qualify for relief from CIL. This document therefore gives notice that Discretionary Affordable Housing Relief is available in Suffolk Coastal.

2.0 DISCRETIONARY SOCIAL HOUSING RELIEF POLICY

- 2.1 This document gives notification that discretionary social housing relief is available in Suffolk Coastal. The Council will begin accepting claims for relief from 13 July 2015.
- 2.2 The developer or provider of the qualifying dwellings will be responsible for allocating the dwellings to eligible people. Qualifying dwellings must only be allocated to people who are unable to afford to buy a suitable residential property on the market in Suffolk Coastal District because of their income and/or capital means. The qualifying income/solvency level will be agreed between the developer and the Council at the time of sale.
- 2.3 Qualifying dwellings should only be allocated to people with a local connection. A local connection is a person's connection with Suffolk Coastal District and for the purpose of this Policy a person shall be deemed to have a local connection if they (or their spouse or partner):
- were resident in the District for at least 6 months in the last year (running up to the date the allocation is made); or
 - were ordinarily resident within the District for at least three years of the immediately preceding five years (running up to the date the allocation is made); or
 - are currently employed in the District; or
 - a member of their household has parents or children over the age of eighteen or brothers or sisters who have been residing in the District for at least five years and are currently residing in the District (running up to the date the allocation is made).
- 2.4 The developer will be responsible for providing evidence to the Council that the qualifying requirements have been met.
- 2.5 In order to qualify for the relief, the development will need to be subject to a section 106 agreement that secures the above eligibility criteria. For discounted market homes the section 106 agreement will also need to secure the discount in perpetuity for future owners of the property. The section 106 agreement will ensure that any relief granted is in accordance with EU State Aid requirements under the EU Block Exemption for Services of a General Economic Interest.

ENDS