

# Affordable Housing Proof of Evidence of James Stacey BA (Hons) Dip TP MRTPI

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Land South of Shenley Hill, Radlett, Hertfordshire

# Affordable Housing Proof of Evidence of James Stacey BA (Hons) Dip TP MRTPI

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Erection of up to 195 new homes (45% affordable), safeguarded land for the expansion of Newberries Primary School and provision of a new medical centre, along with associated access. Outline application to include the matter of ACCESS (with the following matters reserved: appearance, landscaping, layout and scale).

Land South of Shenley Hill, Radlett, Hertfordshire

Fairfax Properties

July 2023

PINS REF: APP/N1920/W/23/3320599

LPA REF: 22/1539/OUT

OUR REF: M23/0307-01.RPT

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TETLOW KING PLANNING  
UNIT 2, ECLIPSE OFFICE PARK, HIGH STREET, STAPLE HILL, BRISTOL, BS16 5EL  
Tel: 0117 9561916 Email: [all@tetlow-king.co.uk](mailto:all@tetlow-king.co.uk)

[www.tetlow-king.co.uk](http://www.tetlow-king.co.uk)

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# Appendix JS1

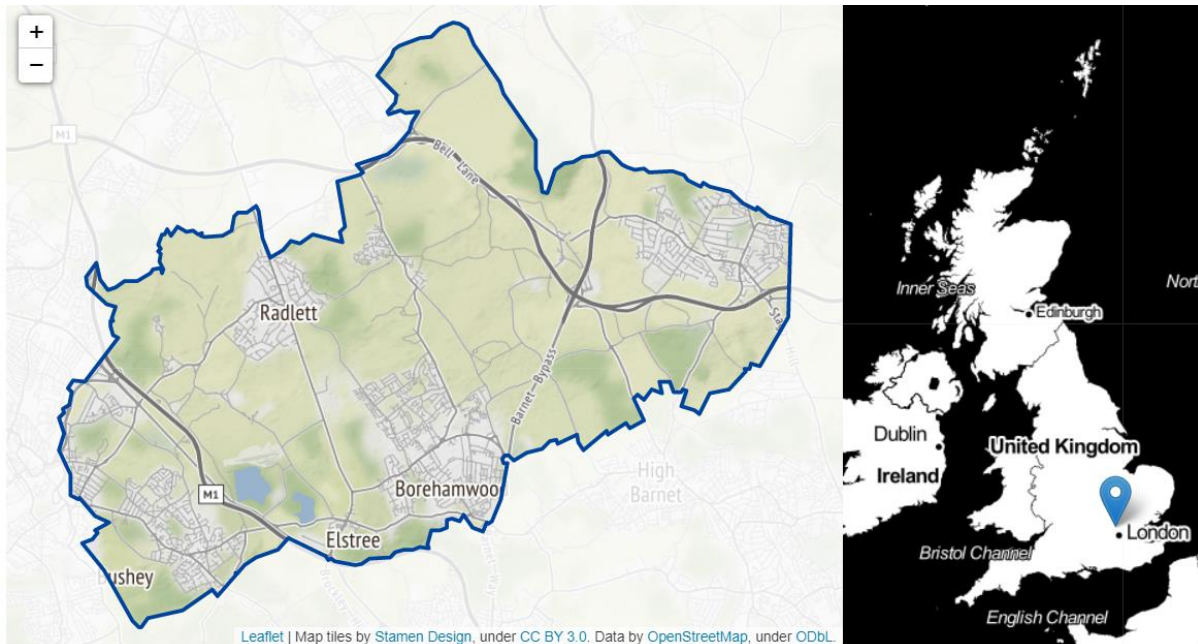
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## Area Maps



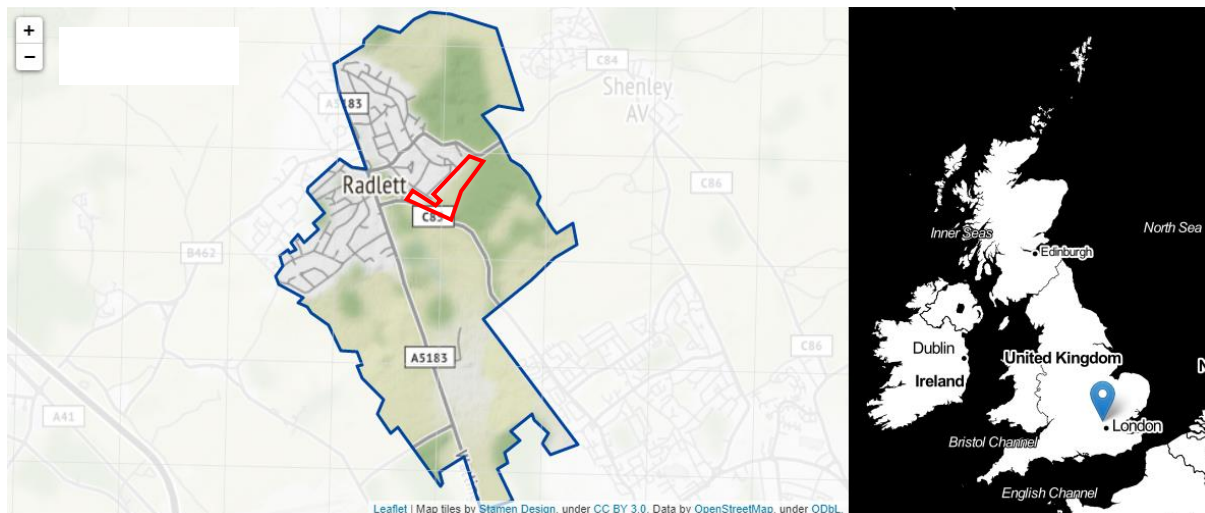
## Appendix JS1: Area Maps

**Map 1:** Hertsmere Borough Council Administrative Area (population of 105,471 residents in 2020, ONS Population Estimates)



Source: <https://findthatpostcode.uk/> [Accessed 8 June 2023]

**Map 2:** Aldenham East Ward (population of 4,824 residents in 2020, ONS Population Estimates)



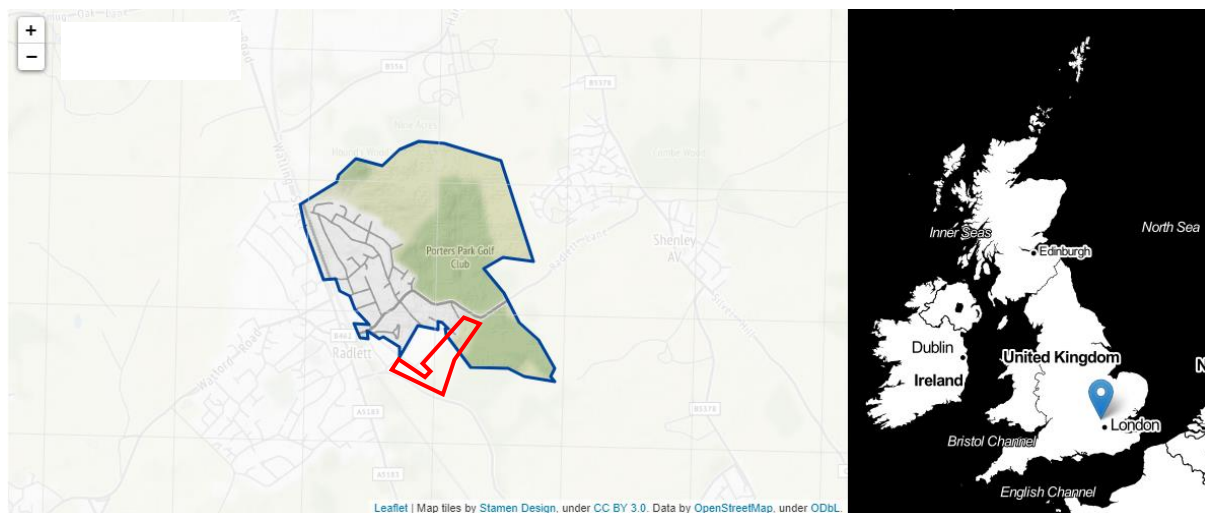
Source: <https://findthatpostcode.uk/> [Accessed 8 March 2023]

**Map 3:** Middle Layer Super Output Area Hertsmere 005 (population of 8,041 residents in 2020, ONS Population Estimates)



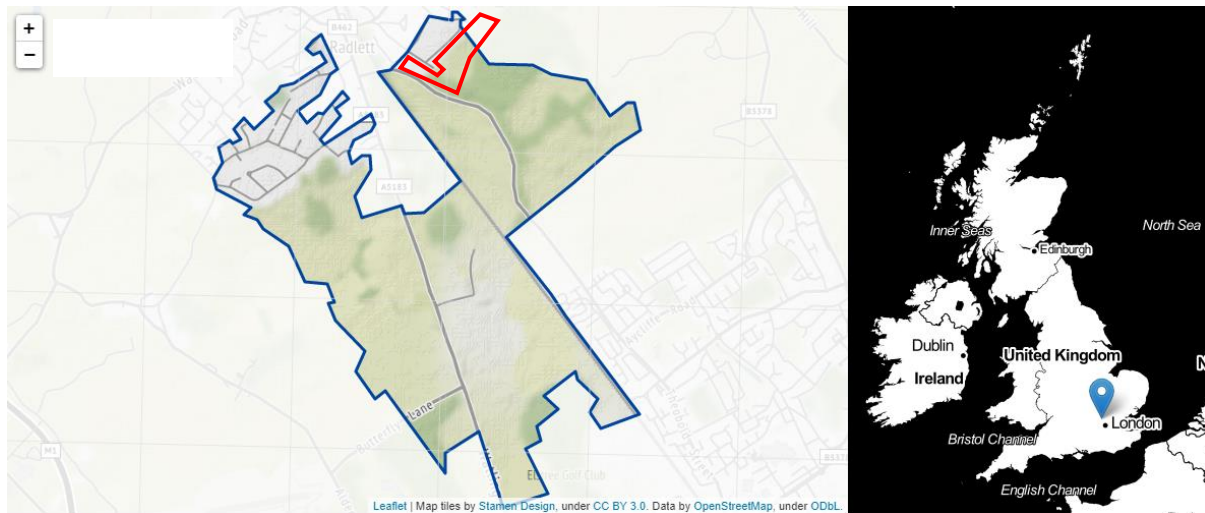
Source: <https://findthatpostcode.uk/> [Accessed 8 June 2023]

**Map 4:** Lower Layer Super Output Area Hertsmere 005A (population of 1,653 residents in 2020, ONS Population Estimates)



Source: <https://findthatpostcode.uk/> [Accessed 8 June 2023]

**Map 5:** Lower Layer Super Output Area Hertsmere 005B (population of 1,447 residents in 2020, ONS Population Estimates)



Source: <https://findthatpostcode.uk/> [Accessed 8 June 2023]

# Appendix JS2a

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Freedom of Information Correspondence (25 May 2023)





## Iwan Evans

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**From:** Iwan Evans  
**Sent:** 19 May 2023 10:33  
**To:** Maggie Benson  
**Cc:** Conor Layton; Jamie Roberts  
**Subject:** RE: RE: Request under the Freedom of Information Act [[FOI/859]]  
**Attachments:** Freedom of Information request; Borehamwood Parish Completions .xlsx; Request under the Freedom of Information Act [[FOI/596]]; FOI21112022 x2.docx 21 Dec 22.docx

Good morning,

Thank you for responding to my follow up E-mail, the original Freedom of Information request (859) **did ask for questions 6 and 7 as can be seen from the attached E-mail** when the request was submitted on the **16 March 2023**, please could this data provided urgently. Also seen within the attached are the same questions for a different Parish with the authority which the Council were able to provide.

As for splitting the FOI request into two, the original request already does this by directing **questions 1-5 to the Housing Department and 6-7 to the Planning department**, this is made clear in the first lines of the request.

For the avoidance of doubt the questions are set out again below, this time replacing Aldenham Civil Parish with Radlett Geographical area. As can be seen from the attached word document and excel the data requested was provided by the Council following a previous Freedom of Information request.

**Questions 1 to 5 of this request relate to data held by the Housing Department.**  
**Questions 6 and 7 of this request relate to data held by the Planning Department.**

### **Housing Register**

1. The total number of households on the Council's Housing Register at 31 March 2022 specifying the following locations as their preferred choice of location:

<b>Location</b>	<b>Household Preferences (31 March 2022)</b>
Radlett geographical area	

2. The average number of bids per property over the 2021/22 monitoring period for the following types of affordable property in the locations listed below:

<b>Type of affordable property</b>	<b>Average Bids Per Property (1 April 2021 to 31 March 2022)</b>
	Radlett geographical area
1-bed affordable dwelling	
2-bed affordable dwelling	
3-bed affordable dwelling	
4+ bed affordable dwelling	

3. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including:
  - The date they occurred;

- What they entailed; and
- Copies of the respective documents

**Social Housing Stock**

4. The total number of social housing dwelling stock at 31 March 2022 in the following locations:

Location	Total Social Housing Stock (31 March 2022)
Radlett geographical area	

**Social Housing Lettings**

5. The number of social housing lettings in the period between 1 April 2020 and 31 March 2021; and between 1 April 2021 and 31 March 2022 in the following locations:

Location	Social Housing Lettings	
	1 April 2020 to 31 March 2021	1 April 2021 to 31 March 2022
Radlett geographical area		

**Housing Completions**

6. The number of NET housing completions in Aldenham Civil Parish broken down on a per annum basis for the period between 2000/01 and 2021/22.
7. The number of NET affordable housing completions in Aldenham Civil Parish broken down on a per annum basis for the period between 2000/01 and 2021/22.

**Glossary of Terms**

<b>Housing Register</b>	The housing register is a waiting list of households in a given authority area who are eligible and in need of an affordable home.
<b>Affordable Property</b>	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) Affordable housing for rent b) Starter Homes c) Discounted market sales housing; and d) Other affordable routes to home ownership. <sup>[1]</sup>
<b>Housing Completion</b>	A dwelling is counted as completed when construction has ceased, and it becomes ready for occupation. This includes new build dwellings, conversions, changes of use and redevelopments. Housing completions should be provided as net figures.
<b>Net</b>	Net refers to total (gross) figures minus any deductions (for example, through demolitions).
<b>Monitoring Period</b>	From 1 April in any given calendar year through until 31 March in the following calendar year.

<b>Prevention Duty</b>	The prevention duty applies when a local authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.
<b>Relief Duty</b>	The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance.
<b>Parish</b>	The smallest unit of local government.
<b>Ward</b>	A division of a city or town, for representative, electoral, or administrative purposes.

I look forward to hearing from you. If there are any issues with providing any of the data then please get in touch.

Thanks,

**Iwan Evans BSc (Hons) MSc**  
**Assistant Planner**  
TETLOW KING PLANNING



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**From:** Maggie Benson <Maggie.Benson@hertsmere.gov.uk>  
**Sent:** Friday, May 19, 2023 9:42 AM  
**To:** Iwan Evans <Iwan.Evans@tetlow-king.co.uk>  
**Subject:** FW: RE: Request under the Freedom of Information Act [[FOI/859]]

Dear Mr Evans,

I am in receipt of your email for further information and am working on it.

As far as I can see from your original request, there were no questions 6 and 7 for this particular FOI, 859?

Going forward, to allow the Council to respond to your FOI's in a more timely manner you should split your enquiries into two individual requests.

Requests relating to property development and completions are dealt with by our planning department. Requests relating to social housing demand and allocations are dealt with by the housing department.

If you send these requests as separate FOI's you will receive a quicker response. As I can see no reference to question 6 and 7 in this FOI, I suggest you create a new request and it will go directly to our planning team.

## Iwan Evans

---

**From:** Citizen Hub <info@hertsmere-foi.oncreate.app>  
**Sent:** 25 May 2023 18:17  
**To:** Iwan Evans  
**Subject:** Request under the Freedom of Information Act [[FOI/1048]]

Dear Mx Evans ,

Your request has now been considered under the terms of the Freedom of Information Act and/or Environmental Information Regulations and we are able to respond as follows

You asked:

Can you please provide the following data in line with the provisions of the Freedom of Information Act.

Questions 1 to 5 of this request relate to data held by the Housing Department.

Housing Register

1. The total number of households on the Council's Housing Register at 31 March 2022 specifying the following locations as their preferred choice of location:

Location Household Preferences  
(31 March 2022)  
Radlett geographical area

Response - Data not held. Households are not required to register their area of preferred choice.

2. The average number of bids per property over the 2021/22 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property Average Bids Per Property  
(1 April 2021 to 31 March 2022)  
Radlett geographical area  
1-bed affordable dwelling  
2-bed affordable dwelling  
3-bed affordable dwelling  
4+ bed affordable dwelling

Response - 1 Bed = 19, 2 Bed = 27, 3 Bed = 87, There were no available 4 bedroom properties.

3. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including:

- The date they occurred;
- What they entailed; and
- Copies of the respective documents

Response - This information already provided to you in a previous FOI. Information is also publicly

available.

## Social Housing Stock

4. The total number of social housing dwelling stock at 31 March 2022 in the following locations:

Location Total Social Housing Stock  
(31 March 2022)

Radlett geographical area

Response - Data not known as Hertsmere is a non stock holding Council.

## Social Housing Lettings

5. The number of social housing lettings in the period between 1 April 2020 and 31 March 2021; and between 1 April 2021 and 31 March 2022 in the following locations:

Location Social Housing Lettings

1 April 2020 to 31 March 2021

1 April 2021 to 31 March 2022

Radlett geographical area

Response - 1 Apr 2020 to 31 Mar 2021 = 24

1 Apr 2021 to 31 Mar 2022 = 10

## Glossary of Terms

**Housing Register** The housing register is a waiting list of households in a given authority area who are eligible and in need of an affordable home.

**Affordable Property** Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent

b) Starter Homes

c) Discounted market sales housing; and

d) Other affordable routes to home ownership.[1]

**Housing Completion** A dwelling is counted as completed when construction has ceased, and it becomes ready for occupation. This includes new build dwellings, conversions, changes of use and redevelopments.

Housing completions should be provided as net figures.

**Net Net** refers to total (gross) figures minus any deductions (for example, through demolitions).

**Monitoring Period** From 1 April in any given calendar year through until 31 March in the following calendar year.

**Prevention Duty** The prevention duty applies when a local authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.

**Relief Duty** The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance.

**Parish** The smallest unit of local government.

**Ward** A division of a city or town, for representative, electoral, or administrative purposes.

I look forward to hearing from you. If there are any issues with providing any of the data then please get in touch.

If you are dissatisfied with the handling of your request, you have the right to ask for an internal review. Internal review requests should be submitted within two months of the date of receipt of the response to your original letter.

Please remember to quote the reference number FOI/1048 in any future communications.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at:

Information Commissioner's Office  
Wycliffe House  
Water Lane  
Wilmslow  
Cheshire  
SK9 5AF

Yours sincerely,

Hertsmere Borough Council

Hertsmere Borough Council

Year	2000/01	2001/02	2002/03	2003/04	2004/05
Completions- Aldenham Parish	32	10	19	29	60
Affordable Completions- Aldenham Parish	0	0	0	0	0

2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
44	53	33	9	29	20	35	20	28
0	0	6	0	0	0	0	0	0



2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
18	17	32	35	52	28	26	12	641
0	0	0	0	26	0	5	0	37

## Appendix JS2b

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Freedom of Information Correspondence (8 March 2023 & 21  
December 2022)



## Conor Layton

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**From:** Annie Gingell  
**Sent:** 08 March 2023 11:57  
**To:** Conor Layton; Jamie Roberts  
**Subject:** Fwd: FOI 690  
**Attachments:** FOI 690 - Response.docx; FOI 690 (Q7-9) Completions.xlsx; FOI 690 Q 10 - Affordable Housing- 2000-2022 Long list with addresses.xls

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Annie Gingell BSc (Hons) MSc MRTPI  
Associate  
TETLOW KING PLANNING

T: 0117 956 1916 M: 07517 106 114 W: tetlow-king.co.uk

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**From:** foi <foi@hertsmere.gov.uk>  
**Sent:** Wednesday, March 8, 2023 11:36:32 AM  
**To:** Annie Gingell <Annie.Gingell@tetlow-king.co.uk>  
**Subject:** FOI 690

Dear Ms Gingell,

Please find attached the response to your FOI request.

Apologies for the delay in responding.

Regards

**Hertsmere Borough Council** | Civic Offices | Elstree Way | Borehamwood | Herts | WD6 1WA  
t: 020 8207 2277

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The views expressed in this message are personal and not necessarily those of Hertsmere Borough Council unless explicitly stated.

Can you please provide the following data in line with the provisions of the Freedom of Information Act.

Questions 1 to 6 of this request relate to data held by the Housing Department.  
 Questions 7 to 10 of this request relate to data held by the Planning Department.

**Housing Register**

1. The total number of households on the Council's Housing Register at 31 March 2022 specifying the following locations as their preferred choice of location:

| Location         | Household Preferences<br>(31 March 2022)                                  |
|------------------|---------------------------------------------------------------------------|
| Bushey Park Ward | Information not held. Households do not state a preferred choice of area. |

2. The average number of bids per property over the 2021/22 monitoring period for the following types of affordable property in the locations listed below:

| Type of affordable property | Average Bids Per Property<br>(1 April 2021 to 31 March 2022) |
|-----------------------------|--------------------------------------------------------------|
|                             | Bushey Park Ward                                             |
| 1-bed affordable dwelling   | Data not captured by wards                                   |
| 2-bed affordable dwelling   | Data not captured by wards                                   |
| 3-bed affordable dwelling   | Data not captured by wards                                   |
| 4+ bed affordable dwelling  | Data not captured by wards                                   |

3. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including:
  - The date they occurred;
  - What they entailed; and
  - Copies of the respective documents

**Social Housing Stock**

4. The total number of social housing dwelling stock at 31 March 2022 in the following locations:

| Location         | Total Social Housing Stock<br>(31 March 2022) |
|------------------|-----------------------------------------------|
| Bushey Park Ward | Data not held                                 |

**Social Housing Lettings**

5. The number of social housing lettings in the period between 1 April 2020 and 31 March 2021; and between 1 April 2021 and 31 March 2022 in the following locations:

| Location         | Social Housing Lettings          |                                  |
|------------------|----------------------------------|----------------------------------|
|                  | 1 April 2020 to<br>31 March 2021 | 1 April 2021 to<br>31 March 2022 |
| Bushey Park Ward | Data not held                    | Data not held                    |

### **Temporary Accommodation**

6. The number of households on the Housing Register housed in temporary accommodation within and outside the Hertsmere District Council region on the following dates:

| Households in Temporary Accommodation                | 31 March 21 | 31 March 22 |
|------------------------------------------------------|-------------|-------------|
| Households Housed within Hertsmere District Council  | 66          | 46          |
| Households Housed outside Hertsmere District Council | 4           | 2           |
| Total Households                                     | <b>70</b>   | 48          |

### **Housing Completions**

7. The number of NET housing completions in the Hertsmere District Council region broken down on a per annum basis for the period between 2000/01 and 2021/22.
8. The number of NET affordable housing completions in the Hertsmere District Council region broken down on a per annum basis for the period between 2000/01 and 2021/22.
9. The number of NET housing completions in Bushey Park Ward broken down on a per annum basis for the period between 2000/01 and 2021/22.
10. The number of NET affordable housing completions in Bushey Park Ward broken down on a per annum basis for the period between 2000/01 and 2021/22.

See attached spreadsheets for responses to questions 7 to 10

### **Glossary of Terms**

|                         |                                                                                                                                    |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>Housing Register</b> | The housing register is a waiting list of households in a given authority area who are eligible and in need of an affordable home. |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------|

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Affordable Property</b> | Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:<br><br>a) Affordable housing for rent<br>b) Starter Homes<br>c) Discounted market sales housing; and<br>d) Other affordable routes to home ownership. <sup>[1]</sup> |
| <b>Housing Completion</b>  | A dwelling is counted as completed when construction has ceased, and it becomes ready for occupation. This includes new build dwellings, conversions, changes of use and redevelopments. Housing completions should be provided as net figures.                                                                                                                                                                                |
| <b>Net</b>                 | Net refers to total (gross) figures minus any deductions (for example, through demolitions).                                                                                                                                                                                                                                                                                                                                   |
| <b>Monitoring Period</b>   | From 1 April in any given calendar year through until 31 March in the following calendar year.                                                                                                                                                                                                                                                                                                                                 |
| <b>Prevention Duty</b>     | The prevention duty applies when a local authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.                                                                                                                                                                                                                                                                                 |
| <b>Relief Duty</b>         | The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance.                                                                                                                                                                                                                                                                                                         |
| <b>Parish</b>              | The smallest unit of local government.                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Ward</b>                | A division of a city or town, for representative, electoral, or administrative purposes.                                                                                                                                                                                                                                                                                                                                       |

<sup>[1]</sup> As defined by Annex 2 of the National Planning Policy Framework (2021) which can be viewed [here](#).

|                                     | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 |
|-------------------------------------|---------|---------|---------|---------|---------|---------|
| <b>Total Completions</b>            | 297     | 441     | 180     | 354     | 309     | 538     |
| <b>Affordable Completions</b>       | 103     | 114     | 0       | 87      | 30      | 73      |
| <b>Completions Bushey Park Ward</b> | 3       | 4       | 8       | 14      | 43      | 47      |
|                                     |         |         |         |         |         |         |



| <b>2018/19</b> | <b>2019/20</b> | <b>2020/21</b> | <b>2021/22</b> | <b>Totals</b> |
|----------------|----------------|----------------|----------------|---------------|
| 630            | 564            | 456            | 435            | <b>6889</b>   |
| 58             | 19             | 47             | 92             | <b>1335</b>   |
| 11             | 15             | 20             | 70             | 312           |
|                |                |                |                |               |

## Conor Layton

---

**From:** Iwan Evans  
**Sent:** 22 December 2022 09:17  
**To:** Conor Layton  
**Subject:** FW: Request under the Freedom of Information Act [[FOI/596]]  
**Attachments:** FOI21112022 x2.docx; FOI21112022 x2.docx 21 Dec 22.docx; 21 Dec 22 - FOI.xlsx; CBL Allocation Policy April 2013.docx; Allocation Policy Nov 2019 (V5) 2 April 2020.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Morning, this came back yesterday after I chased, I didn't notice it in my inbox for some reason. It looks like they gave us the housing register and not completions data, unless I'm misunderstanding it?

I'm off for today but will chase in the couple of days I'm back in after Christmas.

Thanks,  
**Iwan Evans BSc (Hons) MSc**  
**Assistant Planner**  
TETLOW KING PLANNING



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Staple Hill, Bristol, BS16 5EL

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**W:** [tetlow-king.co.uk](http://tetlow-king.co.uk)



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**From:** Citizen Hub <[info@hertsmere-foi.oncreate.app](mailto:info@hertsmere-foi.oncreate.app)>  
**Sent:** 21 December 2022 15:04  
**To:** Iwan Evans <[Iwan.Evans@tetlow-king.co.uk](mailto:Iwan.Evans@tetlow-king.co.uk)>  
**Subject:** Request under the Freedom of Information Act [[FOI/596]]

Dear Mx Evans,

Your request has now been considered under the terms of the Freedom of Information Act and/or Environmental Information Regulations and we are able to respond as follows

You asked:

Questions 1 to 9 of this request relate to data held by the Housing Department.  
Questions 10 to 13 of this request relate to data held by the Planning Department.

Please see the word document.

Responses are on the attached documents.

The current Housing Allocations Policy is a public document and can be viewed at [www.hertsmere.gov.uk](http://www.hertsmere.gov.uk)

If you are dissatisfied with the handling of your request, you have the right to ask for an internal review. Internal review requests should be submitted within two months of the date of receipt of the response to your original letter.

Please remember to quote the reference number FOI/596 in any future communications.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at:

Information Commissioner's Office  
Wycliffe House  
Water Lane  
Wilmslow  
Cheshire  
SK9 5AF

Yours sincerely,

Hertsmere Borough Council

Can you please provide the following data in line with the provisions of the Freedom of Information Act.

Questions 1 to 9 of this request relate to data held by the Housing Department.

Questions 10 to 13 of this request relate to data held by the Planning Department.

Data, is not available on a parish level, so the data is for Borehamwood and Elstree

### **Housing Register**

1. The total number of households on the Council's Housing Register at 31 March 2022.  
**543 active households**
2. The average waiting times at 31 March 2022 for the following types of affordable property across the Authority:
  - a. 1-bed affordable dwelling; **21 months**
  - b. 2-bed affordable dwelling; **27.5 months**
  - c. 3-bed affordable dwelling; and **38.5 months**
  - d. A 4+ bed affordable dwelling. **43 months**
3. The average waiting times at 31 March 2021 for the following types of affordable property across the Authority:
  - a. 1-bed affordable dwelling; **31.5 months**
  - b. 2-bed affordable dwelling; **41.5 months**
  - c. 3-bed affordable dwelling; and **49 months**
  - d. A 4+ bed affordable dwelling. **50 months**
4. The total number of households on the Council's Housing Register at 31 March 2022 specifying the following locations as their preferred choice of location: **This data is not held. Applicants do not specify an area of choice.**

| <b>Location</b>                      | <b>Household Preferences<br/>(31 March 2022)</b> |
|--------------------------------------|--------------------------------------------------|
| Elstree and Borehamwood Civil Parish |                                                  |

5. The average number of bids per property over the 2021/22 monitoring period for the following types of affordable property in the locations listed below:

| <b>Type of affordable property</b> | <b>Average Bids Per Property<br/>(1 April 2021 to 31 March 2022)</b> |
|------------------------------------|----------------------------------------------------------------------|
|                                    | <b>Elstree and Borehamwood Civil Parish</b>                          |
| 1-bed affordable dwelling          | <b>22</b>                                                            |
| 2-bed affordable dwelling          | <b>14</b>                                                            |
| 3-bed affordable dwelling          | <b>62</b>                                                            |
| 4+ bed affordable dwelling         | <b>14</b>                                                            |

6. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including:

- The date they occurred; **2013, 2019 and 2021**
- What they entailed; and **Information contained in the documents attached**
- Copies of the respective documents **Attached**

### **Social Housing Stock**

7. The total number of social housing dwelling stock at 31 March 2022 in the following locations:

| <b>Location</b>                      | <b>Total Social Housing Stock (31 March 2022)</b>       |
|--------------------------------------|---------------------------------------------------------|
| Elstree and Borehamwood Civil Parish | <b>Data not held HBC is a non stock holding Council</b> |

### **Social Housing Lettings**

8. The number of social housing lettings in the period between 1 April 2020 and 31 March 2021; and between 1 April 2021 and 31 March 2022 in the following locations:

| <b>Location</b>                      | <b>Social Housing Lettings</b>       |                                      |
|--------------------------------------|--------------------------------------|--------------------------------------|
|                                      | <b>1 April 2020 to 31 March 2021</b> | <b>1 April 2021 to 31 March 2022</b> |
| Elstree and Borehamwood Civil Parish | <b>115</b>                           | <b>198</b>                           |

### **Temporary Accommodation**

9. The number of households on the Housing Register housed in temporary accommodation within and outside the Hertsmere District Council region on the following dates:

**Numbers are for households in temporary accommodation at the dates requested. Data on how many of these were on the housing register at that point in time is not available.**

| <b>Households in Temporary Accommodation</b>         | <b>31 March 21</b> | <b>31 March 22</b> |
|------------------------------------------------------|--------------------|--------------------|
| Households Housed within Hertsmere District Council  |                    |                    |
| Households Housed outside Hertsmere District Council |                    |                    |
| Total Households                                     |                    |                    |

### **Housing Completions**

**See attached spreadsheet.**

10. The number of NET housing completions in the Hertsmere District Council region broken down on a per annum basis for the period between 2000/01 and 2021/22.
11. The number of NET affordable housing completions in the Hertsmere District Council region broken down on a per annum basis for the period between 2000/01 and 2021/22.
12. The number of NET housing completions in Elstree and Borehamwood Civil Parish broken down on a per annum basis for the period between 2000/01 and 2021/22.
13. The number of NET affordable housing completions in Elstree and Borehamwood Civil Parish broken down on a per annum basis for the period between 2000/01 and 2021/22.

### Glossary of Terms

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Housing Register</b>    | The housing register is a waiting list of households in a given authority area who are eligible and in need of an affordable home.                                                                                                                                                                                                                                                                                         |
| <b>Affordable Property</b> | Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:<br>a) Affordable housing for rent<br>b) Starter Homes<br>c) Discounted market sales housing; and<br>d) Other affordable routes to home ownership. <sup>[1]</sup> |
| <b>Housing Completion</b>  | A dwelling is counted as completed when construction has ceased, and it becomes ready for occupation. This includes new build dwellings, conversions, changes of use and redevelopments. Housing completions should be provided as net figures.                                                                                                                                                                            |
| <b>Net</b>                 | Net refers to total (gross) figures minus any deductions (for example, through demolitions).                                                                                                                                                                                                                                                                                                                               |
| <b>Monitoring Period</b>   | From 1 April in any given calendar year through until 31 March in the following calendar year.                                                                                                                                                                                                                                                                                                                             |
| <b>Prevention Duty</b>     | The prevention duty applies when a local authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.                                                                                                                                                                                                                                                                             |
| <b>Relief Duty</b>         | The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance.                                                                                                                                                                                                                                                                                                     |
| <b>Parish</b>              | The smallest unit of local government.                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Ward</b>                | A division of a city or town, for representative, electoral, or administrative purposes.                                                                                                                                                                                                                                                                                                                                   |

<sup>[1]</sup> As defined by Annex 2 of the National Planning Policy Framework (2021) which can be viewed [here](#).

## Appendix JS3

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Signed SoCG For Little Bushey Lane, Bushey appeal dated 9  
May 2023 (ref. APP/N1920/W/23/3314268)

## AFFORDABLE HOUSING - STATEMENT OF COMMON GROUND

**Appeal Reference:** APP/N1920/W/23/3314268

**LPA Reference:** 22/1071/OUT

**Appellant:** Redrow Homes Limited

**Local Planning Authority:** Hertsmere Borough Council

**Start Date of Inquiry:** 3<sup>rd</sup> May 2023

**Site Address:** Land at Little Bushey Lane, Bushey

### **Description of Development:**

“Application for residential development (up to 310 units) with access from Little Bushey Lane, and land reserved for primary school, community facilities and mobility hub (Class E) along with car parking, drainage and earthworks to facilitate drainage, open space, and all ancillary and enabling works. (Outline Application with Appearance, Landscaping, Layout and Scale Reserved).”



## **1.0 Affordable Housing Offer**

- 1.1 The appeal proposals seek outline planning permission for up to 310 dwellings, of which 40% are proposed as affordable homes equivalent to up to 124 affordable. This level of provision exceeds the requirements of Policy CS4 (35%) of the Core Strategy.
- 1.2 The proposed tenure split is 70% affordable rented housing, comprising 75% Affordable Rent (up to 65 units), and 25% Social Rent (up to 22 units), 25% First Homes (up to 31 units) and 5% Intermediate Housing (up to 6 units) in accordance with the requirements of Policy CS4 of the Core Strategy and the Hertsmere Borough Council First Homes Advisory Note.
- 1.3 The proposed affordable housing will be secured by way of a Section 106 ("S106") planning obligation.

## **2.0 Affordable Housing Needs**

### **Core Strategy (2013) CD-F1**

- 2.1 Policy CS4 of the Core Strategy states that *"The policy equates to an affordable housing target of 1,140 from 2012 to 2027"*, equating to 76 per annum.

### **South West Hertfordshire Strategic Housing Market Assessment (2016) (CD-H11)**

- 2.2 The 2016 SHMA identifies a need for 434 affordable dwellings per annum between 2013 and 2036, equivalent to 9,982 affordable dwellings over the 23-year period.

### **South West Hertfordshire Local Housing Need Assessment (2020) (CD-G2)**

- 2.3 The most recent assessment of affordable housing is contained within the 2020 LHNA which identifies a need for 503 affordable dwellings per annum between 2020 and 2036, equivalent to 8,048 affordable dwellings over the 16-year period. <sup>1</sup>

### **Housing Register**

- 2.4 DLUHC Live Table 600 confirms that at 31<sup>st</sup> March 2022 there were 799 households on the Housing Register. This represents a 39% increase in a single year from 576 households at 31<sup>st</sup> March 2021.

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<sup>1</sup> [LHNA Sept 2020 \(PDF 8.52Mb\) \(hertsmere.gov.uk\)](#), Tables 37 and 42.

- 2.5 The Freedom of Information (“Fol”) response from the Council dated 21<sup>st</sup> December 2022 (see **Appendix JS3**) states that the average waiting times for an affordable home in Hertsmere as of 31<sup>st</sup> March 2022 were:

*Figure 1: Housing Register Average Waiting Times by Size, 31 March 2022*

| Size of Affordable Property | Average Waiting Time to be Housed at 31 March 2022 |
|-----------------------------|----------------------------------------------------|
| 1-bedroom home              | 21 months                                          |
| 2-bedroom home              | 27.5 months                                        |
| 3-bedroom home              | 38.5 months                                        |
| 4+ bedroom home             | 43 months                                          |

Source: Freedom of Information response 21 December 2022

### **Help to Buy Register**

- 2.6 The Help to Buy Register (Appendix JS5) demonstrates that as of 22<sup>nd</sup> February 2023, 354 households are seeking a shared ownership home in Hertsmere Borough. Of which, 179 households are seeking a shared ownership home exclusively in Hertsmere. 175 households are seeking a shared ownership home in multiple districts/boroughs including Hertsmere.
- 2.7 Of these, 133 households have indicated a preference for a shared ownership home within Bushey, of which 82 households have indicated a preference for a shared ownership home in a number of locations in Hertsmere and/or other boroughs/districts including Bushey. The data show that 51 households are seeking a shared ownership home in Bushey only, equivalent to 28.5% of those seeking a shared ownership home exclusively in Hertsmere Borough.

### **Homelessness**

- 2.8 DLUHC statutory homelessness data shows that in the 12 months between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022, the Council accepted 230 households in need of homelessness prevention duty<sup>2</sup>, and a further 205 households in need of relief duty<sup>3</sup> from the Council.

<sup>2</sup> The Prevention Duty places a duty on housing authorities to work with people who are threatened with homelessness within 56 days to help prevent them from becoming homeless. The prevention duty applies when a local authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.

<sup>3</sup> The Relief Duty requires housing authorities to help people who are homeless to secure accommodation. The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance.

### 3.0 Gross Additions to Affordable Housing Stock

3.1 Figure 2 below illustrates the gross delivery of affordable housing across within Hertsmere from 2012/13 to 2021/22.

Figure 2: Gross Additions to Affordable Housing Stock, 2012/13 to 2021/22

| Monitoring Year    | Total Housing Completions (Net) | Additions to AH stock (Gross) | Gross AH additions as a %age of total completions |
|--------------------|---------------------------------|-------------------------------|---------------------------------------------------|
| 2012/13            | 297                             | 103                           | 35%                                               |
| 2013/14            | 441                             | 114                           | 26%                                               |
| 2014/15            | 180                             | 0                             | 0%                                                |
| 2015/16            | 354                             | 87                            | 25%                                               |
| 2016/17            | 309                             | 30                            | 10%                                               |
| 2017/18            | 538                             | 73                            | 14%                                               |
| 2018/19            | 630                             | 58                            | 9%                                                |
| 2019/20            | 564                             | 19                            | 3%                                                |
| 2020/21            | 456                             | 47                            | 10%                                               |
| 2021/22            | 435                             | 92                            | 21%                                               |
| <b>Total</b>       | <b>4,204</b>                    | <b>623</b>                    | <b>15%</b>                                        |
| <b>Average PA.</b> | <b>420</b>                      | <b>62</b>                     | <b>15%</b>                                        |

Source: Freedom of Information Response 8 March 2023

3.2 Figure 2 demonstrates that in the 10-year period between 2012/13 and 2021/22, Hertsmere delivered a total of 623 gross additions to affordable housing stock at a rate of 62 gross affordable dwellings per annum, equivalent to 15% of the total number of housing completions.

### 4.0 Net of Right to Buy Additions to Affordable Housing Stock

4.1 Figure 3 below sets out net affordable housing delivery in Hertsmere Borough for the period 2012/13 to 2021/22 once recorded Registered Provider (“RP”) Right to Buy (RtB)<sup>4</sup> sales are accounted for.

<sup>4</sup> RtB data on RP sales of affordable housing to RP tenants is contained in the annual Statistical Data Returns (‘SDR’) data sets for the period 2011/12 to 2021/22 published by the Regulator of Social Housing. These figures have been combined on an annual basis to produce total Right to Buy sales.

Figure 3: Net of Right to Buy Additions to Affordable Housing Stock, 2012/13 to 2021/22

| Monitoring Period | Total housing completions (Net) | Additions to AH Stock (Gross) | RP RtB sales | Additions to AH Stock (Net of RtB) | Additions to AH Stock (Net of RtB) as a %age of total completions |
|-------------------|---------------------------------|-------------------------------|--------------|------------------------------------|-------------------------------------------------------------------|
|                   | A                               | B                             | C            | D (B – C)                          | E (F / A) X 100                                                   |
| 2012/13           | 297                             | 103                           | 4            | 99                                 | 33%                                                               |
| 2013/14           | 441                             | 114                           | 4            | 110                                | 25%                                                               |
| 2014/15           | 180                             | 0                             | 9            | -9                                 | -5%                                                               |
| 2015/16           | 354                             | 87                            | 5            | 82                                 | 23%                                                               |
| 2016/17           | 309                             | 30                            | 3            | 27                                 | 9%                                                                |
| 2017/18           | 538                             | 73                            | 0            | 73                                 | 14%                                                               |
| 2018/19           | 630                             | 58                            | 1            | 57                                 | 9%                                                                |
| 2019/20           | 564                             | 19                            | 3            | 16                                 | 3%                                                                |
| 2020/21           | 456                             | 47                            | 4            | 43                                 | 9%                                                                |
| 2021/22           | 435                             | 92                            | 3            | 89                                 | 20%                                                               |
| <b>Total</b>      | <b>4,204</b>                    | <b>623</b>                    | <b>36</b>    | <b>587</b>                         | <b>14%</b>                                                        |
| <b>Avg. Pa.</b>   | <b>420</b>                      | <b>62</b>                     | <b>4</b>     | <b>59</b>                          | <b>14%</b>                                                        |

Source: Freedom of Information Response 8 March 2023; DLUHC Live Table 691 and Private Registered Provider Social Housing Stock in England: Statistical Data Returns (2011/12 to 2021/22).

4.2 Figure 3 demonstrates that, on average between 2012/13 and 2021/22, Hertsmere has delivered 59 affordable dwellings per annum net of Right to Buy sales equivalent to 14% of the total average number of net housing completions.

## 5.0 Net of Right to Buy Additions to Affordable Housing Stock Compared to Net Affordable Housing Needs

### 2016 SHMA

5.1 Figure 4 illustrates net of RtB affordable housing delivery compared to the affordable housing need of 434 net affordable dwellings per annum between 2013/14 and 2021/22, as set out in the 2016 SHMA.

Figure 4: Affordable Housing Delivery Compared to Affordable Needs Identified in the 2016 SHMA, 2013/14 to 2021/22

| Monitoring Year | Additions to AH Stock (Net of RtB) | 2016 SHMA AH Needs Per Annum (Net) | Annual Shortfall | Cumulative shortfall | Net Affordable Additions as a %age of Needs |
|-----------------|------------------------------------|------------------------------------|------------------|----------------------|---------------------------------------------|
| 2013/14         | 110                                | 434                                | -324             | -324                 | 25%                                         |
| 2014/15         | -9                                 | 434                                | -443             | -767                 | -2%                                         |
| 2015/16         | 82                                 | 434                                | -352             | -1,119               | 19%                                         |
| 2016/17         | 27                                 | 434                                | -407             | -1,526               | 6%                                          |
| 2017/18         | 73                                 | 434                                | -361             | -1,887               | 17%                                         |
| 2018/19         | 57                                 | 434                                | -377             | -2,264               | 13%                                         |
| 2019/20         | 16                                 | 434                                | -418             | -2,682               | 4%                                          |
| 2020/21         | 43                                 | 434                                | -391             | -3,073               | 10%                                         |
| 2021/22         | 89                                 | 434                                | -345             | -3,418               | 21%                                         |
| <b>Totals</b>   | <b>488</b>                         | <b>3,906</b>                       | <b>-3,418</b>    |                      | <b>12%</b>                                  |
| <b>Ave PA.</b>  | <b>54</b>                          | <b>434</b>                         | <b>-380</b>      |                      | <b>12%</b>                                  |

Source: Freedom of Information Response 8 March 2023; DLUHC Live Table 691 and Private Registered Provider Social Housing Stock in England: Statistical Data Returns (2015/16 to 2021/22); and 2016 SHMA.

5.2 Since the start of 2016 SHMA period in 2013/14, affordable housing completions have averaged 54 net affordable dwellings per annum, compared with a need of 434 net affordable dwellings per annum. A shortfall of -3,418 affordable dwellings has arisen over this period, equivalent to an average annual shortfall of -380 affordable dwellings.

#### 2020 LHNA

5.3 Figure 5 illustrates net of RtB affordable housing delivery compared to the affordable housing need of 503 net affordable dwellings per annum since the start of the 2020 LHNA period in 2020/21.

Figure 5: Affordable Housing Delivery Compared to Affordable Needs Identified in the 2020 LHNA, 2020/21 to 2021/22

| Monitoring Year | Additions to AH Stock (Net of RtB) | 2020 LHNA AH Needs Per Annum (Net) | Annual Shortfall | Cumulative shortfall | Net Affordable Additions as a %age of Needs |
|-----------------|------------------------------------|------------------------------------|------------------|----------------------|---------------------------------------------|
| 2020/21         | 43                                 | 503                                | -460             | -460                 | 9%                                          |
| 2021/22         | 89                                 | 503                                | -414             | -874                 | 18%                                         |
| <b>Totals</b>   | <b>132</b>                         | <b>1,006</b>                       | <b>-874</b>      |                      | <b>13%</b>                                  |
| <b>Ave PA.</b>  | <b>66</b>                          | <b>503</b>                         | <b>-437</b>      |                      | <b>13%</b>                                  |

Source: Freedom of Information Response 8 March 2023; DLUHC Live Table 691; and Private Registered Provider Social Housing Stock in England: Statistical Data Returns (2015/16 to 2020/21); and 2020 LHNA.

- 5.4 Since the start of the 2020 LHNA period in 2020/21 affordable housing completions have averaged 66 net affordable dwellings per annum, compared with a need of 503 net affordable dwellings per annum. A shortfall of -874 affordable dwellings has arisen in the first two years of the 2020 LHNA period between 2020/21 and 2026/27.

#### Core Strategy

- 5.5 Figure 6 illustrates net of RtB affordable housing delivery compared to the affordable housing need of 76 net affordable dwellings per annum since the start of the Core Strategy period.

Figure 6: Affordable Housing Delivery Compared to Affordable Needs Identified by Policy CS4, 2012/13 to 2021/22

| Monitoring Year | Additions to AH Stock (Net of RtB) | Core Strategy Policy CS4 | Annual Shortfall | Cumulative shortfall | Additions as a %age of Needs |
|-----------------|------------------------------------|--------------------------|------------------|----------------------|------------------------------|
| 2012/13         | 99                                 | 76                       | +23              | +23                  | 130%                         |
| 2013/14         | 110                                | 76                       | +34              | +57                  | 145%                         |
| 2014/15         | -9                                 | 76                       | -85              | -28                  | 63%                          |
| 2015/16         | 82                                 | 76                       | +6               | -22                  | 108%                         |
| 2016/17         | 27                                 | 76                       | -49              | -71                  | 36%                          |
| 2017/18         | 73                                 | 76                       | -3               | -74                  | 96%                          |
| 2018/19         | 57                                 | 76                       | -19              | -93                  | 75%                          |
| 2019/20         | 16                                 | 76                       | -60              | -153                 | 21%                          |
| 2020/21         | 43                                 | 76                       | -33              | -186                 | 57%                          |
| 2021/22         | 89                                 | 76                       | +13              | -173                 | 117%                         |
| <b>Totals</b>   | <b>587</b>                         | <b>760</b>               | <b>-173</b>      |                      | <b>77%</b>                   |
| <b>Ave PA.</b>  | <b>59</b>                          | <b>76</b>                | <b>-17</b>       |                      | <b>77%</b>                   |

Source: Freedom of Information Response 8 March 2023; DLUHC Live Table 691 and Private Registered Provider Social Housing Stock in England: Statistical Data Returns (2015/16 to 2021/22).

- 5.6 Since the start of the Core Strategy period in 2012/13 affordable housing completions have averaged 59 net affordable dwellings per annum, compared with a need of 76 net affordable dwellings per annum. A shortfall of -173 affordable dwellings has arisen since the start of the Core Strategy period in 2012/13.
- 5.7 The 76 per annum figure contained within Policy CS4 is based on needs prior to 2013 so does not reflect current affordable housing need and is unlikely to take account of the most up-to-date definitions of affordable housing contained within the NPPF.

## 6.0 Future Supply of Affordable Housing

6.1 The Council has published its Five Year Housing Land Supply Statement (“5YHLS”) in September 2022 (CD-H1), covering the period 1 April 2022 to 31 March 2027.

6.2 If it is assumed that the 1,713 dwellings included in the 5YHLS will all come forward on sites eligible for affordable housing; and that all of these sites would provide policy compliant levels of affordable housing (i.e. 35%) as a proportion of overall housing completions, this is likely to deliver 600<sup>5</sup> affordable dwellings over the period, equating to 120 new affordable dwellings per annum. This is short of the 503 affordable dwellings per annum required by the 2020 LHNA, as shown in Figure 7.

6.3 *Figure 7: Projected Affordable Housing Additions Compared to HENA 2021 Identified Needs*

| Monitoring Year | Net Affordable Housing Additions |            | Affordable Housing Need – 2020 LHNA | Shortfall     | Cumulative Shortfall |
|-----------------|----------------------------------|------------|-------------------------------------|---------------|----------------------|
|                 | Actual                           | Projected  |                                     |               |                      |
| 2020/21         | 43                               |            | 503                                 | -460          | -460                 |
| 2021/22         | 89                               |            | 503                                 | -414          | -874                 |
| 2022/23         |                                  | 120        | 503                                 | -383          | -1,257               |
| 2023/24         |                                  | 120        | 503                                 | -383          | -1,640               |
| 2024/25         |                                  | 120        | 503                                 | -383          | -2,023               |
| 2025/26         |                                  | 120        | 503                                 | -383          | -2,406               |
| 2026/27         |                                  | 120        | 503                                 | -383          | -2,789               |
| <b>Total</b>    | <b>132</b>                       | <b>600</b> | <b>503</b>                          | <b>-2,789</b> | <b>-2,789</b>        |

Source: Figures 3 and 5

## 7.0 Housing Affordability Indicators

7.1 The ratio of median house prices to median incomes in Hertsmere Borough is 14.39, a 49% increase since the start of the Core Strategy period in 2012 where it stood at 9.63. It is above the national average of 8.28 (+74%) and above the East of England average of 10.08 (+43%).

7.2 For those seeking a lower quartile priced property (typically considered to be the ‘more affordable’ segment of the housing market), the ratio of lower quartile house price to

<sup>5</sup> 35% of 600 = 599.5 rounded to 600.



incomes in Hertsmere Borough now stands at 13.98, a 28% increase since the start of the Core Strategy period in 2012 where it stood at 10.91. The ratio in Hertsmere Borough is above the national average of 7.37 (+90%) and the East of England average of 9.90 (+41%).

7.3 Valuation Office Agency (“VOA”) and Office for National Statistics (“ONS”) data (first produced in 2013/14) show that median private rents in Hertsmere Borough stood at £1,250 per calendar month (“pcm”) in 2021/22. This represents a 32% increase from 2013/14 where median private rents stood at £950 pcm. A median private rent of £1,250 pcm in 2021/22 is 45% higher than the East of England figure of £865 pcm and 57% higher than the national figure of £795 pcm.

7.4 Lower quartile private sector rents are representative of the ‘entry level’ of the private rented sector and include dwellings sought by households on lower incomes. The average lower quartile monthly rent in Hertsmere Borough in 2021/22 was £1,050 pcm. This represents a 34% increase from 2013/14<sup>6</sup> where average lower quartile monthly rents stood at £785 pcm. A lower quartile rent of £1,050 pcm in 2021/22 is 50% higher than the East of England figure of £700 pcm and 76% higher than the national figure of £595 pcm.

## **8.0 Agreement of the Parties**

### **8.1 Typographical errors**

8.1.1 At JS paragraph 7.36 - A ratio of 15.51 in Hertsmere Borough may well be one of the worst median house price to median income ratios across England. The parties agree this should say 14.39.

8.1.2 At JS paragraph ix of the executive summary the delivery of 43 affordable homes per annum. The parties agree this should read 54 affordable homes per annum.

8.2 The parties agree that the 2016 SHMA identifies an affordable housing need of 434 net dwellings per annum for the period 2012 to 2027 across Hertsmere.

8.3 The parties agree that the 2020 LHNA identifies an affordable housing need of 503 net dwellings per annum for the period 2020 to 2036 across Hertsmere. This comprises

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<sup>6</sup> Valuation Office Agency (“VOA”) and Office for National Statistics (“ONS”) data (first produced in 2013/14)

the estimated net annual need for affordable rental (LHNA Table 37) and the estimated net annual need for affordable home ownership (LHNA Table 42).

- 8.4 The parties agree that the figure contained in the Core strategy (76 affordable homes per annum) is out of date.
- 8.5 The parties agree that in the 10-year period between 2012/13 and 2021/22, a total of 4,204 net dwellings were delivered across Hertsmere, equivalent to 420 per annum. Of these, 587 dwellings were affordable tenures, equivalent to 59 per annum. This equates to 14% affordable housing delivery. (Since the start of the SHMA period in 2013/14 the equivalent net figure is 54 affordable homes per annum).
- 8.6 As shown in Figure 3, the parties agree that between 2012/13 and 2021/22, the average number of net affordable housing completions in Hertsmere is equivalent to 14% . Over the same period there have been no additions to the affordable housing stock from acquisitions, using the RTB receipts. over the same period.
- 8.7 The parties agree that since the start of the 2016 SHMA period in 2013/14, a shortfall of 3,418 affordable dwellings has arisen in Hertsmere **against identified need**, equivalent to an average annual shortfall of -380 affordable dwellings.
- 8.8 The parties agree that in the two-year period between 2020/21 and 2021/22, a total of 132 (net of right to buy sales) affordable dwellings were delivered across Hertsmere, equivalent to 66 per annum. The parties agree that since the start of the 2020 LHNA period in 2020/21, a shortfall of -874 affordable dwellings has arisen in Hertsmere, equivalent to an annual shortfall of -437 affordable homes per annum.
- 8.9 The parties agree that the council's estimated supply of affordable dwellings for the period 1 April 2022 to 31 March 2027 is 120 net affordable dwellings per annum, this being 35% of the overall estimated five year land supply.
- 8.10 The parties agree that the council's estimated supply of affordable dwellings for the period 1 April 2022 to 31 March 2027 falls short of the 503 affordable dwellings per annum ~~required~~ **identified** by the 2020 LHNA.
- 8.11 The parties agree there is an acute national housing crisis.
- 8.12 The parties agree there is an acute need for affordable housing across Hertsmere and the wider south of England, and annual need has not been delivered to date.

8.13 The parties agree that the provision of up to 124 affordable units at the appeal site is a material consideration weighing in favour of the appeal scheme.

8.14 The Council accepts that the benefits arising from providing affordable housing accord with the sustainable development definition in the NPPF and the provision of the much-needed affordable housing, to deal with the identified need, is a benefit weighing in favour of the development, the extent of which is not agreed.

## 9.0 **Matters that remain in dispute**

9.1 The Parties disagree on the approach to addressing the shortfall in affordable housing delivery.

9.1.1 The appellants contend that any shortfall in delivery of affordable housing should be dealt with within the next five years. The appellants disagree with the council's position in respect of standard method (set out in 9.1.2) and its approach to identifying affordable housing need. The appellants also disagree that they are suggesting there needs to be a "specific requirement for an affordable housing five year land supply".

9.1.2 Whereas the LPA suggest there is no requirement to do so in national policy or guidance, and under-delivery (across all tenures) is taken into account in the standard method for calculating housing need as part of the affordability ratio, so will be factored into the overall housing targets, and by extension the affordable housing targets, within the council's emerging local plan. There is no specific requirement for an affordable housing five year land supply, as this applies to all tenures. To add on a separate element of affordable housing, over and above the main five year land supply, is both unnecessary (in planning policy terms) and would be duplicating that element of historic under-delivery which comprises affordable housing and has been baked into the affordability ratio.

9.1.3 Each party will rely on the PPG to further articulate their differences.

9.2 The Parties disagree on the weight to be attached to benefit of affordable housing in the planning balance, with the appellants suggesting very substantial weight and the council significant weight.

**Signed on behalf of the LPA:**

**Signed on behalf of the Appellant:**

*Grace Middleton*

*James Stacey*

Signature:..... Signature:.....

Name:..Grace Middleton..... Name:.....James Stacey .....

Date:.....09 May 2023..... Date:.....09 May 2023

## Appendix JS4

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Extracts from Planning Practice Guidance (March 2014,  
Ongoing Updates)



## Extracts from Planning Practice Guidance

\*as of 04/10/2019

| Section                               | Paragraph                            | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Housing and Economic Needs Assessment | 006<br>Reference ID: 2a-006-20190220 | <p>This section sets out that assessments of housing need should include considerations of and be adjusted to address affordability.</p> <p>This paragraph sets out that <i>“an affordability adjustment is applied as household growth on its own is insufficient as an indicators or future housing need.”</i></p> <p>This is because:</p> <ul style="list-style-type: none"> <li>• <i>“Household formation is constrained to the supply of available properties – new households cannot form if there is nowhere for them to live; and</i></li> <li>• <i>people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.”</i></li> </ul>                                                                                                                                                              |
| Housing and Economic Needs Assessment | 018<br>Reference ID 2a-01820190220   | Sets out that <i>“all households whose needs are not met by the market can be considered in affordable housing need. The definition of affordable housing is set out in Annex 2 of the National Planning Policy Framework”</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Housing and Economic Needs Assessment | 019<br>Reference ID 2a-01920190220   | States that <i>“strategic policy making authorities will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Housing and Economic Needs Assessment | 020<br>Reference ID 2a-02020190220   | <p>The paragraph sets out that in order to calculate gross need for affordable housing, <i>“strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:</i></p> <ul style="list-style-type: none"> <li>• <i>the number of homeless households;</i></li> <li>• <i>the number of those in priority need who are currently housed in temporary accommodation;</i></li> <li>• <i>the number of households in over-crowded housing;</i></li> <li>• <i>the number of concealed households;</i></li> <li>• <i>the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and</i></li> <li>• <i>the number of households from other tenures in need and those that cannot afford their own homes, either to rent, or to own, where that is their aspiration.”</i></li> </ul> |
| Housing and Economic Needs Assessment | 024<br>Reference ID 2a-02420190220   | The paragraph states that <i>“the total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|                                    |                                              |                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    |                                              | <p><i>and converting total net need into an annual flow based on the plan period”.</i></p> <p>It also details that:</p> <p><i>“An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.”</i></p>                                                           |
| <p>Housing Supply and Delivery</p> | <p>031<br/>Reference ID: 68-031-20190722</p> | <p>With regard to how past shortfalls in housing completions against planned requirements should be addressed, the paragraph states:</p> <p><i>“The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach)”</i></p> |

# Appendix JS5

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Help to Buy Register (27 March 2023)





List Extracted From Help to Buy Stakeholder Portal on 27/03/2023 (<https://stakeholder.helptobuyagent3.org.uk>) Search criteria = Shared Ownership New Build, Hertsmere, Hertfordshire

| TKP ref. | Application      | SchemesInterestedIn                                               | LocalAuthorities                                                                                                                    | Towns                                                       |
|----------|------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| TKP1     | HTB-01879-B0S7P6 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                                                                           | Elstree and Borehamwood                                     |
| TKP2     | HTB-03903-J7H2G1 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Dacorum, Harlow, Hertsmere, Luton, Slough, St Albans, Three Rivers, Watford, Welwyn Hatfield                                        |                                                             |
| TKP3     | HTB-07200-X2Z4C2 | Shared Ownership Resales, Shared Ownership New Build, Rent To Buy | Dacorum, Hertsmere, St Albans                                                                                                       | Tring, Bushey, Wheathampstead                               |
| TKP4     | HTB-07231-J8X0S6 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | East Hertfordshire, Hertsmere, St Albans, Watford, Welwyn Hatfield                                                                  |                                                             |
| TKP5     | HTB-07243-R7Y3J9 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere, St Albans                                                                                                                | Elstree and Borehamwood, London Colney                      |
| TKP6     | HTB-07343-Y5N4S4 | Shared Ownership New Build                                        | Broxbourne, Dacorum, Hertsmere, Welwyn Hatfield                                                                                     |                                                             |
| TKP7     | HTB-07359-N7S5P7 | Shared Ownership New Build                                        | Broxbourne, Epping Forest, Hertsmere                                                                                                | Hoddesdon, Waltham Abbey, Potters Bar                       |
| TKP8     | HTB-07987-W8Y4B0 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                                                                           | Potters Bar                                                 |
| TKP9     | HTB-09839-K8S1K5 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Broxbourne, Central Bedfordshire, East Hertfordshire, Harlow, Hertsmere, North Hertfordshire, Stevenage, Welwyn Hatfield            | Chestnut, Letchworth Garden City, Hertford, Potters Bar     |
| TKP10    | HTB-09871-G2J2G7 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Broxbourne, Central Bedfordshire, East Hertfordshire, Harlow, Hertsmere, North Hertfordshire, St Albans, Stevenage, Welwyn Hatfield | Biggleswade                                                 |
| TKP11    | HTB-10686-G0K0L6 | Shared Ownership New Build                                        | Hertsmere                                                                                                                           | Bushey                                                      |
| TKP12    | HTB-10973-S1B4R4 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                                                                           | Bushey                                                      |
| TKP13    | HTB-11076-K3Z1G3 | Shared Ownership New Build                                        | Bedford, Hertsmere, Milton Keynes                                                                                                   |                                                             |
| TKP14    | HTB-11081-T2Y4K8 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere, Luton, Milton Keynes                                                                                                     | Woburn Sands, Bushey, Wigmore                               |
| TKP15    | HTB-12632-L8L5F2 | Shared Ownership New Build                                        | Hertsmere                                                                                                                           | Potters Bar                                                 |
| TKP16    | HTB-12775-G8K3V1 | Shared Ownership New Build                                        | Hertsmere                                                                                                                           | Elstree and Borehamwood                                     |
| TKP17    | HTB-13025-N2K2J5 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere, St Albans                                                                                                                |                                                             |
| TKP18    | HTB-13979-L8G4V4 | Shared Ownership New Build                                        | Hertsmere                                                                                                                           | Elstree and Borehamwood, Shenley                            |
| TKP19    | HTB-14091-Y4F2Y1 | Shared Ownership New Build                                        | Hertsmere                                                                                                                           |                                                             |
| TKP20    | HTB-14195-N4X6Z8 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere, Watford, Welwyn Hatfield                                                                                                 | Hatfield Peverel & Terling, Bushey, Elstree and Borehamwood |
| TKP21    | HTB-14316-S1D7H5 | Shared Ownership New Build                                        | Hertsmere                                                                                                                           | Elstree and Borehamwood                                     |
| TKP22    | HTB-14893-S0G1J8 | Shared Ownership New Build                                        | Hertsmere                                                                                                                           | Shenley                                                     |

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| TKP23 | HTB-15467-P9R6C3 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere, St Albans, Three Rivers, Watford                                                                                | Bushey, Elstree and Borehamwood, St Albans                                                              |
| TKP24 | HTB-15847-J9V6H9 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                                                                  | Elstree and Borehamwood                                                                                 |
| TKP25 | HTB-16131-C2H2N5 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                                                                  | Elstree and Borehamwood                                                                                 |
| TKP26 | HTB-16334-N1G0H5 | Shared Ownership New Build                                        | Hertsmere, Buckinghamshire                                                                                                 | Aylesbury                                                                                               |
| TKP27 | HTB-16371-D2L1F4 | Shared Ownership New Build                                        | Hertsmere                                                                                                                  | Shenley                                                                                                 |
| TKP28 | HTB-16693-W4Y9J6 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Bedford, Hertsmere                                                                                                         |                                                                                                         |
| TKP29 | HTB-16902-F7P5R7 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | East Hertfordshire, Hertsmere, Windsor and Maidenhead                                                                      | Bishops Stortford, Aldenham, Bushey, Shenley, Old Windsor                                               |
| TKP30 | HTB-16909-N7H9J3 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                                                                  |                                                                                                         |
| TKP31 | HTB-17478-Z6B9V2 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                                                                  | Elstree and Borehamwood                                                                                 |
| TKP32 | HTB-17821-W8Z2W9 | Shared Ownership New Build; Rent To Buy                           | Hertsmere, Luton, North Hertfordshire, Stevenage, Welwyn Hatfield                                                          | Letchworth Garden City, Bushey, Elstree and Borehamwood, Potters Bar, South Mimms, Knebworth, Stevenage |
| TKP33 | HTB-17931-K1G4M7 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | East Hertfordshire, Hertsmere, Welwyn Hatfield                                                                             | Hertford, Bushey, Elstree and Borehamwood, Potters Bar, Welwyn Garden City                              |
| TKP34 | HTB-17985-Z0Q6W7 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Bedford, Central Bedfordshire, Dacorum, Hertsmere, Luton, Milton Keynes, St Albans, Three Rivers, Watford, Welwyn Hatfield |                                                                                                         |
| TKP35 | HTB-18551-X3T5B9 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere, Stevenage, Welwyn Hatfield                                                                                      |                                                                                                         |
| TKP36 | HTB-18637-L0P6S4 | Shared Ownership Resales; Shared Ownership New Build              | Broxbourne, East Hertfordshire, Epping Forest, Harlow, Hertsmere, North Hertfordshire                                      | Hertford, Waltham Abbey, Hitchin                                                                        |
| TKP37 | HTB-18806-H1X2W6 | Shared Ownership New Build                                        | Hertsmere, Milton Keynes, Stevenage, Welwyn Hatfield                                                                       | Bletchley and Fenny Stratford                                                                           |
| TKP38 | HTB-18976-T7D5C2 | Shared Ownership New Build                                        | Hertsmere                                                                                                                  | Elstree and Borehamwood                                                                                 |
| TKP39 | HTB-19026-T1H4T9 | Shared Ownership New Build                                        | Hertsmere                                                                                                                  | Bushey                                                                                                  |
| TKP40 | HTB-19170-Y3S0Q3 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                                                                  | Elstree and Borehamwood, Potters Bar                                                                    |
| TKP41 | HTB-19388-J9C2W9 | Shared Ownership New Build                                        | Hertsmere                                                                                                                  | Bushey                                                                                                  |
| TKP42 | HTB-19639-N6D2C9 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                                                                  | Potters Bar                                                                                             |
| TKP43 | HTB-19816-K9J2W3 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Bedford, Dacorum, Hertsmere, Milton Keynes, St Albans, Three Rivers, Watford                                               | Leighton Buzzard, Aldenham, Bushey, Elstree and Borehamwood                                             |
| TKP44 | HTB-20786-J1Y1Z6 | Shared Ownership New Build                                        | Hertsmere                                                                                                                  | Potters Bar                                                                                             |

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| TKP45 | HTB-20958-S1S7W4 | Shared Ownership Resales; Shared Ownership New Build              | Dacorum, Hertsmere, Watford, Welwyn Hatfield                                 | Kings Langley, Tring, Bushey, Oxhey, Watford Heath, Welwyn Garden City |
| TKP46 | HTB-21258-D7C9X9 | Shared Ownership New Build                                        | Hertsmere                                                                    | Bushey                                                                 |
| TKP47 | HTB-21666-S2K7G8 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Bedford, Central Bedfordshire, Hertsmere, Milton Keynes, North Hertfordshire | Hitchin                                                                |
| TKP48 | HTB-21907-N4Z9Z0 | Shared Ownership New Build                                        | Hertsmere                                                                    | Potters Bar                                                            |
| TKP49 | HTB-22039-J0F5Q3 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                    | Potters Bar                                                            |
| TKP50 | HTB-23006-L7S1X6 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                    | Elstree and Borehamwood                                                |
| TKP51 | HTB-24637-S9D7K4 | Shared Ownership Resales; Shared Ownership New Build              | Broxbourne, East Hertfordshire, Hertsmere                                    | Warehorne, Chestnut, Potters Bar                                       |
| TKP52 | HTB-24679-Y3C3F8 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere, Welwyn Hatfield                                                   |                                                                        |
| TKP53 | HTB-24710-COM8R1 | Shared Ownership New Build                                        | Hertsmere                                                                    |                                                                        |
| TKP54 | HTB-24850-G4C4Q2 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | East Hertfordshire, Hertsmere                                                | Warehorne, Hertford, Potters Bar                                       |
| TKP55 | HTB-25358-Q6C0S5 | Shared Ownership New Build                                        | Broxbourne, Hertsmere                                                        | Chestnut, Potters Bar                                                  |
| TKP56 | HTB-25985-G2D6C7 | Shared Ownership Resales; Shared Ownership New Build              | East Hertfordshire, Hertsmere                                                | Hertford, Potters Bar                                                  |
| TKP57 | HTB-26004-G4N3S2 | Shared Ownership New Build                                        | Epping Forest, Hertsmere                                                     | Chigwell, London, Potters Bar                                          |
| TKP58 | HTB-26211-Q2F8D8 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere, North Devon, Plymouth, South Norfolk, West Suffolk                | Bushey, Morley, Bury St Edmunds, Mildenhall                            |
| TKP59 | HTB-26393-K2C2R7 | Shared Ownership New Build                                        | Hertsmere                                                                    | Bushey                                                                 |
| TKP60 | HTB-26550-F0G6L6 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere, St Albans                                                         | Elstree and Borehamwood, Potters Bar, London Colney, St Albans         |
| TKP61 | HTB-27488-Y7V9X4 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                    | Aldenham                                                               |
| TKP62 | HTB-27895-Y2Y9B6 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere, Watford, Welwyn Hatfield                                          |                                                                        |
| TKP63 | HTB-28388-V3J6H4 | Shared Ownership New Build                                        | Hertsmere                                                                    | Elstree and Borehamwood                                                |
| TKP64 | HTB-28637-X0V6M7 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                                    | Bushey                                                                 |
| TKP65 | HTB-29107-X5R7Z1 | Shared Ownership New Build                                        | Hertsmere                                                                    |                                                                        |
| TKP66 | HTB-29169-W1F4R9 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere, Watford                                                           |                                                                        |
| TKP67 | HTB-29520-Q6J9F0 | Shared Ownership New Build                                        | Hertsmere                                                                    | Bushey                                                                 |
| TKP68 | HTB-29713-V8C9D2 | Shared Ownership New Build                                        | Broxbourne, Hertsmere                                                        | Chestnut, Potters Bar, Shenley                                         |

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| TKP69 | HTB-30172-D9N6F9 | Shared Ownership Resales; Shared Ownership New Build              | Chelmsford, Colchester, Dacorum, Hertsmere, St Albans, Three Rivers, Wiltshire, Buckinghamshire | Hemel Hempstead, Bushey, Abbots Langley                                                                   |
| TKP70 | HTB-30910-M7T3S7 | Shared Ownership New Build                                        | Hertsmere                                                                                       | Potters Bar                                                                                               |
| TKP71 | HTB-31304-J6Q9M7 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                                       | Potters Bar                                                                                               |
| TKP72 | HTB-31382-T4P2Y5 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                                       | Potters Bar                                                                                               |
| TKP73 | HTB-31432-Y2V5L7 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                                                       | Bushey                                                                                                    |
| TKP74 | HTB-31816-T7T3L3 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                                                       | Elstree and Borehamwood                                                                                   |
| TKP75 | HTB-32026-P1P9S5 | Shared Ownership New Build                                        | Hertsmere                                                                                       |                                                                                                           |
| TKP76 | HTB-32037-Q0K7Q1 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere, St Albans, Three Rivers                                                              | Abbots Langley                                                                                            |
| TKP77 | HTB-32190-K0B0B7 | Shared Ownership New Build                                        | Hertsmere                                                                                       | Elstree and Borehamwood                                                                                   |
| TKP78 | HTB-35559-T0S2Q3 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere, Watford                                                                              | Kingswood, Bushey, Cassiobury, Leavesden Green, North Watford, Vicarage Road, Watford Heath, West Watford |
| TKP79 | HTB-35609-B3N5C1 | Shared Ownership New Build                                        | Hertsmere                                                                                       |                                                                                                           |
| TKP80 | HTB-36783-C3S4L7 | Shared Ownership New Build                                        | Bedford, Hertsmere, Luton, St Albans, Watford, Buckinghamshire                                  |                                                                                                           |
| TKP81 | HTB-37067-D0B1X7 | Shared Ownership Resales, Shared Ownership New Build              | Hertsmere                                                                                       | Elstree and Borehamwood                                                                                   |
| TKP82 | HTB-37862-G6X4V4 | Shared Ownership New Build                                        | Hertsmere                                                                                       |                                                                                                           |
| TKP83 | HTB-38630-F8D2P3 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Dacorum, Hertsmere, Watford, Buckinghamshire                                                    |                                                                                                           |
| TKP84 | HTB-38944-W2V4K1 | Shared Ownership New Build                                        | Hertsmere                                                                                       | Elstree and Borehamwood                                                                                   |
| TKP85 | HTB-39262-W3Q6X7 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere, St Albans                                                                            |                                                                                                           |
| TKP86 | HTB-39426-W4Q0C4 | Shared Ownership New Build                                        | Hertsmere                                                                                       | Bushey, Elstree and Borehamwood, Shenley                                                                  |
| TKP87 | HTB-39888-K7H8W3 | Shared Ownership Resales; Shared Ownership New Build              | Broxbourne, Hertsmere, St Albans, Watford, Welwyn Hatfield, Buckinghamshire                     |                                                                                                           |
| TKP88 | HTB-40216-M5X2B9 | Shared Ownership New Build                                        | Hertsmere                                                                                       | Bushey                                                                                                    |
| TKP89 | HTB-40218-N5X5C5 | Shared Ownership New Build                                        | Hertsmere                                                                                       | Bushey                                                                                                    |
| TKP90 | HTB-40220-T0W4G6 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere, St Albans, Welwyn Hatfield                                                           | Bushey, St Albans, Welwyn Garden City                                                                     |
| TKP91 | HTB-40530-C6X9P7 | Shared Ownership Resales; Shared Ownership New Build              | Broxbourne, East Hertfordshire, Hertsmere, North Hertfordshire, Stevenage, Welwyn Hatfield      | Chestnut, Ware, Potters Bar, Hitchin, Stevenage, Welwyn Garden City                                       |

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| TKP92  | HTB-41279-K4R1J9 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere, North Hertfordshire, Watford                                                                 | Bushey                                                                                        |
| TKP93  | HTB-41593-W8F0P9 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                                               |                                                                                               |
| TKP94  | HTB-41858-S5P6Z0 | Shared Ownership New Build                                        | Hertsmere, Milton Keynes                                                                                | Aylesbury                                                                                     |
| TKP95  | HTB-41937-X7X8H7 | Shared Ownership New Build                                        | Central Bedfordshire, Hertsmere, Buckinghamshire                                                        | Luton, Bushey, High Wycombe                                                                   |
| TKP96  | HTB-42348-Y2X6V5 | Shared Ownership New Build                                        | Hertsmere                                                                                               |                                                                                               |
| TKP97  | HTB-42573-J5W8P6 | Shared Ownership New Build                                        | Hertsmere                                                                                               |                                                                                               |
| TKP98  | HTB-42731-L0W3C4 | Shared Ownership New Build                                        | Hertsmere                                                                                               | Elstree and Borehamwood                                                                       |
| TKP99  | HTB-43571-V1J9T9 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                                                               |                                                                                               |
| TKP100 | HTB-44058-C6N7D4 | Shared Ownership New Build                                        | Hertsmere, St Albans, Watford, Welwyn Hatfield                                                          |                                                                                               |
| TKP101 | HTB-46099-L5B2X5 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Broxbourne, East Hertfordshire, Hertsmere, Stevenage, Watford, Welwyn Hatfield                          |                                                                                               |
| TKP102 | HTB-46302-G5Z2F1 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere, St Albans, Welwyn Hatfield                                                                   | Potters Bar, Welwyn Garden City                                                               |
| TKP103 | HTB-46540-Y8D4T6 | Shared Ownership Resales; Shared Ownership New Build              | East Hertfordshire, Hertsmere, St Albans, Stevenage                                                     |                                                                                               |
| TKP104 | HTB-46690-L8V1H1 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                                                               | Elstree and Borehamwood                                                                       |
| TKP105 | HTB-47733-G5H4Q5 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Broxbourne, Central Bedfordshire, Hertsmere, North Hertfordshire, St Albans, Stevenage, Welwyn Hatfield | Leighton Buzzard, Chestnut, Potters Bar, Hitchin, St Albans, Stevenage, Hatfield, North Mymms |
| TKP106 | HTB-47970-B4M1W0 | Shared Ownership New Build                                        | Hertsmere                                                                                               | Shenley                                                                                       |
| TKP107 | HTB-49519-D5Z3Z5 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                                                               | Potters Bar                                                                                   |
| TKP108 | HTB-49922-N0D8W8 | Shared Ownership Resales; Shared Ownership New Build              | Central Bedfordshire, Dacorum, Hertsmere                                                                | Luton, Hemel Hempstead, Bushey                                                                |
| TKP109 | HTB-51644-M1S0B5 | Shared Ownership New Build                                        | Hertsmere                                                                                               | Potters Bar                                                                                   |
| TKP110 | HTB-51746-G5R0R5 | Shared Ownership New Build                                        | Hertsmere                                                                                               | Potters Bar                                                                                   |
| TKP111 | HTB-51857-V9H5Q5 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                                               | Potters Bar                                                                                   |
| TKP112 | HTB-51869-W8B1H3 | Shared Ownership New Build                                        | Hertsmere                                                                                               | Potters Bar                                                                                   |
| TKP113 | HTB-52153-W3B8H3 | Shared Ownership Resales; Shared Ownership New Build              | Epping Forest, Hertsmere                                                                                | Epping, Waltham Abbey, Potters Bar                                                            |
| TKP114 | HTB-52245-Q3L0Y4 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere, St Albans, Watford                                                                           | Bushey, Potters Bar, St Albans, North Watford                                                 |
| TKP115 | HTB-52549-G1T1K4 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                                                               | Potters Bar                                                                                   |

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| TKP116 | HTB-52553-K0P7D7 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                 | Potters Bar                                                                       |
| TKP117 | HTB-52697-Z3T9L8 | Shared Ownership New Build                                        | Hertsmere                                                 | Potters Bar                                                                       |
| TKP118 | HTB-52748-T7P0G3 | Shared Ownership New Build                                        | Hertsmere                                                 | Potters Bar                                                                       |
| TKP119 | HTB-53247-V9Z0K5 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere, St Albans                                      | Shenley, London Colney, St Albans                                                 |
| TKP120 | HTB-54269-P6M8S1 | Shared Ownership New Build                                        | Hertsmere                                                 | Potters Bar                                                                       |
| TKP121 | HTB-54272-K8P4L8 | Shared Ownership New Build                                        | Hertsmere                                                 | Potters Bar                                                                       |
| TKP122 | HTB-55314-K2P8V3 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                 | Potters Bar                                                                       |
| TKP123 | HTB-55338-Q0P4Z4 | Shared Ownership New Build                                        | Hertsmere                                                 | Potters Bar                                                                       |
| TKP124 | HTB-55364-F5T4T5 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                 | Potters Bar                                                                       |
| TKP125 | HTB-55570-V3V1T1 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                 | Elstree and Borehamwood                                                           |
| TKP126 | HTB-55753-M2W5M0 | Shared Ownership New Build; Rent To Buy                           | Hertsmere                                                 | Potters Bar                                                                       |
| TKP127 | HTB-55757-F1P4J9 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                 | Potters Bar                                                                       |
| TKP128 | HTB-55856-N9Y0C4 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere, Buckinghamshire                                | Chalfont St Giles, Chalfont St Peter, Little Chalfont, Shenley                    |
| TKP129 | HTB-57629-T0K0N1 | Shared Ownership Resales; Shared Ownership New Build              | Brighton and Hove, Epsom and Ewell, Hertsmere             | Brighton, Epsom, Potters Bar                                                      |
| TKP130 | HTB-57945-K3T4R0 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Broxbourne, Hertsmere                                     | Chestnut, Elstree and Borehamwood                                                 |
| TKP131 | HTB-59612-T4T7W7 | Shared Ownership New Build                                        | Hertsmere                                                 | Elstree and Borehamwood                                                           |
| TKP132 | HTB-60433-L0L3L1 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                 | Potters Bar                                                                       |
| TKP133 | HTB-61639-D8N0Z7 | Shared Ownership Resales; Shared Ownership New Build              | Dacorum, Hertsmere                                        | Hemel Hempstead, Potters Bar                                                      |
| TKP134 | HTB-61977-K5S6Q0 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | East Hertfordshire, Hertsmere, St Albans, Welwyn Hatfield | Ware, Elstree and Borehamwood, Potters Bar, London Colney, Hatfield               |
| TKP135 | HTB-62241-J9J5G8 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                 | Potters Bar                                                                       |
| TKP136 | HTB-63568-C1S2Q6 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere, St Albans, Welwyn Hatfield                     | Elstree and Borehamwood, Potters Bar, Shenley, London Colney, St Albans, Hatfield |
| TKP137 | HTB-64236-R6K8J4 | Shared Ownership Resales, Shared Ownership New Build              | Dacorum, Hertsmere, Three Rivers, Watford                 | Hemel Hempstead, Kings Langley, Bushey, Croxley Green, North Watford              |
| TKP138 | HTB-64599-P1D2Z5 | Shared Ownership Resales; Shared Ownership New Build              | Broxbourne, Hertsmere                                     | Chestnut, Hoddesdon, Potters Bar                                                  |

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| TKP139 | HTB-64672-K0X8J2 | Shared Ownership Resales,Shared Ownership New Build                                                       | Hertsmere                                                                                                                                          | Potters Bar                                                                                                                                                                                                                                                                                                                                                                    |
| TKP140 | HTB-64675-S6L7J4 | Shared Ownership Resales; Shared Ownership New Build                                                      | Broxbourne, Central Bedfordshire, Dacorum, East Hertfordshire, Hertsmere, North Hertfordshire, St Albans, Stevenage, Three Rivers, Welwyn Hatfield | Leighton Buzzard, Hoddesdon, Barton-le-clay, Biggleswade, Harpenden, Berkhamsted, Redbourn, Tring, Ware, Aldenham, Bushey, Elstree and Borehamwood, Potters Bar, Shenley, South Mimms, St Michael , Hitchin, Pirton, Colney Heath, Harpenden Rural, London Colney, St Albans, St Stephen, Wheathampstead, Stevenage, Abbots Langley, Hatfield, North Mymms, Welwyn Garden City |
| TKP141 | HTB-65399-L3R2H1 | Shared Ownership Resales; Shared Ownership New Build                                                      | Bath and North East Somerset, Cambridge, Hertsmere, Oxford, Welwyn Hatfield                                                                        | Bath, Castle, Elstree and Borehamwood, Oxford, Welwyn Garden City                                                                                                                                                                                                                                                                                                              |
| TKP142 | HTB-65993-Y6Z1M0 | Shared Ownership New Build                                                                                | Hertsmere                                                                                                                                          | Potters Bar                                                                                                                                                                                                                                                                                                                                                                    |
| TKP143 | HTB-66213-W1Y0P3 | Shared Ownership New Build                                                                                | Hertsmere                                                                                                                                          | Potters Bar                                                                                                                                                                                                                                                                                                                                                                    |
| TKP144 | HTB-66406-R1Y9Y8 | Shared Ownership New Build                                                                                | Hertsmere                                                                                                                                          | Bushey                                                                                                                                                                                                                                                                                                                                                                         |
| TKP145 | HTB-67896-W4Q2M9 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                         | Hertsmere, Three Rivers, Watford                                                                                                                   | Bushey, Croxley Green, Oxhey                                                                                                                                                                                                                                                                                                                                                   |
| TKP146 | HTB-68179-M0F7D6 | Shared Ownership Resales; Shared Ownership New Build; Home Ownership People with Long Term Disabilities   | Hertsmere                                                                                                                                          | Potters Bar                                                                                                                                                                                                                                                                                                                                                                    |
| TKP147 | HTB-68196-S5Z9N1 | Shared Ownership Resales; Shared Ownership New Build                                                      | Dacorum, Elmbridge, Hertsmere, North Hertfordshire, Spelthorne, St Albans, Three Rivers, Welwyn Hatfield                                           | Letchworth Garden City, Berkhamsted, Walton on Thames, Bushey, Sunbury on Thames, St Albans, Watford Rural, Welwyn Garden City                                                                                                                                                                                                                                                 |
| TKP148 | HTB-68491-N5G1D1 | Shared Ownership Resales; Shared Ownership New Build                                                      | Hertsmere, St Albans, Welwyn Hatfield                                                                                                              | Bushey, Elstree and Borehamwood, St Albans, Welwyn Garden City                                                                                                                                                                                                                                                                                                                 |
| TKP149 | HTB-69364-V7T9T5 | Shared Ownership Resales; Shared Ownership New Build                                                      | Dacorum, Hertsmere, Three Rivers, Watford                                                                                                          | Kings Langley, Bushey, Potters Bar, Abbots Langley, Croxley Green, Leavesden Green                                                                                                                                                                                                                                                                                             |
| TKP150 | HTB-69511-P5P3G4 | Shared Ownership Resales; Shared Ownership New Build                                                      | Hertsmere, Thanet, Waverley                                                                                                                        | Haslemere, Elstree and Borehamwood, Broadstairs and St Peter's, Cranleigh                                                                                                                                                                                                                                                                                                      |
| TKP151 | HTB-69714-L0Z3L8 | Shared Ownership Resales,Shared Ownership New Build,Rent To Buy,Extra Care Older Persons Shared Ownership | Hertsmere                                                                                                                                          | Shenley                                                                                                                                                                                                                                                                                                                                                                        |
| TKP152 | HTB-69837-B5Y4J6 | Shared Ownership Resales,Shared Ownership New Build,Rent To Buy                                           | Dacorum, Hertsmere, St Albans, Three Rivers, Welwyn Hatfield, Buckinghamshire                                                                      | Aylesbury, Little Chalfont, Tring, Bushey, Elstree and Borehamwood, Shenley, London Colney, St Albans, Chorleywood, Croxley Green, Welwyn Garden City                                                                                                                                                                                                                          |

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| TKP153 | HTB-69862-H1C4C5 | Shared Ownership Resales,Shared Ownership New Build                                                          | Hertsmere                                                                                 | Bushey                                                                                                                                                                                                      |
| TKP154 | HTB-69865-G7H4K6 | Shared Ownership New Build                                                                                   | Hertsmere                                                                                 | Bushey                                                                                                                                                                                                      |
| TKP155 | HTB-70675-K2H4P7 | Shared Ownership Resales,Shared Ownership New Build,Rent To Buy                                              | Hertsmere, North Hertfordshire, St Albans, Stevenage, Watford                             | Kingswood, Letchworth Garden City, Elstree and Borehamwood, St Albans, Stevenage, Garston                                                                                                                   |
| TKP156 | HTB-70684-D8R9K7 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                            | Hertsmere, Watford                                                                        | Bushey, South Oxhey                                                                                                                                                                                         |
| TKP157 | HTB-70701-V6B3B2 | Shared Ownership Resales; Shared Ownership New Build; Home Ownership People with Long Term Disabilities      | Dacorum, Hertsmere, St Albans, Stevenage, Welwyn Hatfield                                 | Hemel Hempstead, Aldenham, Bushey, Elstree and Borehamwood, Potters Bar, Shenley, South Mimms, Colney Heath, London Colney, St Albans, Stevenage, Hatfield, Northaw and Cuffley, Welwyn, Welwyn Garden City |
| TKP158 | HTB-70917-R7Z2H0 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Extra Care Older Persons Shared Ownership | East Hertfordshire, Hertsmere, North Hertfordshire, St Albans, Stevenage, Welwyn Hatfield | Hertford, Elstree and Borehamwood, Potters Bar, Great Ashby, Knebworth, St Albans, Stevenage, Welwyn Garden City                                                                                            |
| TKP159 | HTB-71479-Y0B7J3 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                            | Dacorum, Hertsmere, Watford, Buckinghamshire                                              | Milton Keynes, Hemel Hempstead, Bushey, Elstree and Borehamwood, Potters Bar, Garston, Nascot Wood                                                                                                          |
| TKP160 | HTB-71539-T7R6D5 | Shared Ownership Resales; Shared Ownership New Build                                                         | Hertsmere                                                                                 | Elstree and Borehamwood                                                                                                                                                                                     |
| TKP161 | HTB-72512-H7M1Q1 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                            | Hertsmere                                                                                 | Elstree and Borehamwood                                                                                                                                                                                     |
| TKP162 | HTB-72967-N8M5R8 | Shared Ownership New Build,Rent To Buy                                                                       | Hertsmere, St Albans, Welwyn Hatfield                                                     | Elstree and Borehamwood, London Colney, St Albans, Hatfield                                                                                                                                                 |
| TKP163 | HTB-73226-B7D9D0 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                            | Hertsmere                                                                                 | Bushey, Elstree and Borehamwood                                                                                                                                                                             |
| TKP164 | HTB-73231-X4J5X4 | Shared Ownership Resales; Shared Ownership New Build                                                         | Hertsmere, St Albans                                                                      | Elstree and Borehamwood, Shenley, London Colney, St Albans                                                                                                                                                  |
| TKP165 | HTB-73842-T2X6J5 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                            | Hertsmere, Reading, Watford                                                               | Bushey, Caversham Heights, North Watford                                                                                                                                                                    |
| TKP166 | HTB-73884-W5X9M9 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                            | Hertsmere, Luton                                                                          | Elstree and Borehamwood, High Town                                                                                                                                                                          |
| TKP167 | HTB-74017-Q2B4F5 | Shared Ownership Resales; Shared Ownership New Build                                                         | Hertsmere, Welwyn Hatfield                                                                | Bushey, Elstree and Borehamwood, North Mymms                                                                                                                                                                |
| TKP168 | HTB-74048-X7Y4L8 | Shared Ownership Resales,Shared Ownership New Build                                                          | Hertsmere                                                                                 | Bushey                                                                                                                                                                                                      |



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| TKP169 | HTB-74146-D5H5J6 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                     | Hertsmere, Luton, Watford                                                                                | Bushey, Elstree and Borehamwood, Barnfield, Oxhey, South Oxhey, Watford Heath, West Watford                                                           |
| TKP170 | HTB-74302-N5N4B3 | Shared Ownership New Build,Rent To Buy                                                                | Hertsmere                                                                                                | Bushey                                                                                                                                                |
| TKP171 | HTB-74363-Q4F9J3 | Shared Ownership Resales; Shared Ownership New Build                                                  | Hertsmere, Watford                                                                                       | Bushey, South Oxhey                                                                                                                                   |
| TKP172 | HTB-74559-R3C6R5 | Shared Ownership New Build; Rent To Buy                                                               | Hertsmere                                                                                                | Potters Bar                                                                                                                                           |
| TKP173 | HTB-75046-B4G6T9 | Shared Ownership Resales,Shared Ownership New Build,Home Ownership People with Long Term Disabilities | Hertsmere, Welwyn Hatfield                                                                               | Elstree and Borehamwood, Welwyn Garden City                                                                                                           |
| TKP174 | HTB-75060-W2K3S8 | Shared Ownership New Build                                                                            | Hertsmere                                                                                                | Potters Bar                                                                                                                                           |
| TKP175 | HTB-75230-G9Z9B0 | Shared Ownership Resales,Shared Ownership New Build,Rent To Buy                                       | Cambridge, Hertsmere, Maidstone, Medway, Sevenoaks, St Albans, Tunbridge Wells, Watford, Welwyn Hatfield | West Chesterton, Bushey, Staplehurst, Rochester, Eynsford, Farningham, Otford, Sevenoaks, St Albans, Royal Tunbridge Wells, Oxhey, Welwyn Garden City |
| TKP176 | HTB-75571-L2V6Y4 | Shared Ownership Resales; Shared Ownership New Build                                                  | Broxbourne, East Hertfordshire, Hertsmere, Stevenage, Welwyn Hatfield                                    | Chestnut, Ware, Ardeley, Hertford, Stanstead Abbots, Potters Bar, Stevenage, Northaw and Cuffley, Welwyn Garden City                                  |
| TKP177 | HTB-75731-Q9N3Q0 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                     | Hertsmere                                                                                                | Potters Bar                                                                                                                                           |
| TKP178 | HTB-75998-F1X7Y7 | Shared Ownership New Build                                                                            | Hertsmere                                                                                                | Elstree and Borehamwood                                                                                                                               |
| TKP179 | HTB-76595-M7N9Q4 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                     | Hertsmere                                                                                                | Elstree and Borehamwood                                                                                                                               |
| TKP180 | HTB-76673-S0W4Q0 | Shared Ownership Resales,Shared Ownership New Build                                                   | Hertsmere, Welwyn Hatfield                                                                               | Bushey, Elstree and Borehamwood, Welwyn Garden City                                                                                                   |
| TKP181 | HTB-77084-Z7B3K9 | Shared Ownership Resales; Shared Ownership New Build                                                  | Hertsmere, Three Rivers                                                                                  | Bushey, Abbots Langley, Watford Rural                                                                                                                 |
| TKP182 | HTB-77162-J5J0S3 | Shared Ownership Resales; Shared Ownership New Build                                                  | Hertsmere                                                                                                | Bushey                                                                                                                                                |
| TKP183 | HTB-77201-M4B0W9 | Shared Ownership Resales; Shared Ownership New Build                                                  | Hertsmere, Welwyn Hatfield                                                                               | Potters Bar, Hatfield, Welwyn, Welwyn Garden City                                                                                                     |
| TKP184 | HTB-77450-L4W0B5 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                     | Hertsmere, St Albans, Welwyn Hatfield                                                                    | Elstree and Borehamwood, Colney Heath, London Colney, Wheathampstead, Hatfield, Welwyn Garden City                                                    |
| TKP185 | HTB-77484-V3F9X7 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                     | Hertsmere                                                                                                | Elstree and Borehamwood                                                                                                                               |
| TKP186 | HTB-78147-H5N9T7 | Shared Ownership New Build                                                                            | Hertsmere                                                                                                | Shenley                                                                                                                                               |
| TKP187 | HTB-79538-P6F1H4 | Shared Ownership New Build                                                                            | Hertsmere                                                                                                | Potters Bar                                                                                                                                           |

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| TKP188 | HTB-79592-Q5R9B3 | Shared Ownership Resales; Shared Ownership New Build                                            | Hertsmere, Three Rivers, Watford                                   | Aldenham, Bushey, Shenley, Chorleywood, Watford Rural, Garston, North Watford, Watford Heath        |
| TKP189 | HTB-79809-Y3S7C9 | Shared Ownership Resales; Shared Ownership New Build                                            | Hertsmere                                                          | Bushey                                                                                              |
| TKP190 | HTB-80238-B0X2B1 | Shared Ownership New Build                                                                      | Hertsmere                                                          | Shenley                                                                                             |
| TKP191 | HTB-80556-B8L0Y6 | Shared Ownership Resales, Shared Ownership New Build, Rent To Buy                               | East Hertfordshire, Hertsmere, Luton, Watford                      | Ware, Elstree and Borehamwood, Stopsley, Garston                                                    |
| TKP192 | HTB-80736-D7D7V6 | Shared Ownership Resales; Shared Ownership New Build                                            | Hertsmere                                                          | Bushey                                                                                              |
| TKP193 | HTB-80782-V0V2P0 | Shared Ownership Resales; Shared Ownership New Build                                            | Dartford, Gravesham, Hertsmere, Sevenoaks                          | Swanscombe, Northfleet, Potters Bar, Sevenoaks                                                      |
| TKP194 | HTB-80881-B6P2B4 | Shared Ownership New Build; Rent To Buy                                                         | Hertsmere                                                          | Bushey                                                                                              |
| TKP195 | HTB-80959-J5J8J0 | Shared Ownership Resales; Shared Ownership New Build                                            | Hertsmere                                                          | Bushey                                                                                              |
| TKP196 | HTB-81375-K3Z7G0 | Shared Ownership Resales; Shared Ownership New Build; Extra Care Older Persons Shared Ownership | Hertsmere                                                          | Potters Bar                                                                                         |
| TKP197 | HTB-81479-L6N3B6 | Shared Ownership New Build                                                                      | Hertsmere                                                          | Shenley                                                                                             |
| TKP198 | HTB-82147-T2K3Y6 | Shared Ownership New Build                                                                      | Hertsmere                                                          | Bushey                                                                                              |
| TKP199 | HTB-83268-H2H1R4 | Shared Ownership Resales; Shared Ownership New Build                                            | Hertsmere                                                          | Bushey                                                                                              |
| TKP200 | HTB-83537-L1K2X0 | Shared Ownership Resales; Shared Ownership New Build                                            | Hertsmere                                                          | Bushey                                                                                              |
| TKP201 | HTB-83565-M2S9D9 | Shared Ownership New Build                                                                      | Hertsmere                                                          | Potters Bar                                                                                         |
| TKP202 | HTB-84615-L3Y2L1 | Shared Ownership New Build                                                                      | Hertsmere                                                          | Bushey                                                                                              |
| TKP203 | HTB-85259-X3D3L1 | Shared Ownership Resales; Shared Ownership New Build                                            | Hertsmere, Watford                                                 | Holywell, Bushey                                                                                    |
| TKP204 | HTB-85672-T5X1M2 | Shared Ownership Resales; Shared Ownership New Build                                            | Hertsmere                                                          | Potters Bar                                                                                         |
| TKP205 | HTB-85848-N9D8S4 | Shared Ownership New Build                                                                      | Hertsmere                                                          | Bushey                                                                                              |
| TKP206 | HTB-87746-R8S5H7 | Shared Ownership New Build                                                                      | Hertsmere                                                          | Elstree and Borehamwood                                                                             |
| TKP207 | HTB-87918-L7Q0L3 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                               | Bournemouth Christchurch & Poole, Hertsmere, Three Rivers, Watford | Kingswood, Christchurch, Bushey, Abbots Langley, Croxley Green, Garston, North Watford, South Oxhey |
| TKP208 | HTB-88926-C9L8Q2 | Shared Ownership Resales; Shared Ownership New Build                                            | Dacorum, Hertsmere, Watford                                        | Hemel Hempstead, Bushey, North Watford                                                              |
| TKP209 | HTB-89085-P5V6B8 | Shared Ownership Resales; Shared Ownership New Build                                            | Hertsmere                                                          | Bushey                                                                                              |
| TKP210 | HTB-89533-P3B5P2 | Shared Ownership New Build                                                                      | Hertsmere                                                          | Bushey                                                                                              |

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| TKP211 | HTB-90644-V8T7W0 | Shared Ownership New Build; Rent To Buy                           | Hertsmere                                                                                            | Shenley                                                                                                                                                                                                         |
| TKP212 | HTB-91324-M8V8R0 | Shared Ownership Resales,Shared Ownership New Build               | Broxbourne, East Hertfordshire, Hertsmere                                                            | Hoddesdon, Hertford, Bushey                                                                                                                                                                                     |
| TKP213 | HTB-91369-R5Y5X2 | Shared Ownership New Build,Rent To Buy                            | Hertsmere, St Albans                                                                                 | Elstree and Borehamwood, Potters Bar, St Albans                                                                                                                                                                 |
| TKP214 | HTB-91716-G9H2N8 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere, St Albans                                                                                 | Potters Bar, South Mimms, London Colney, St Albans                                                                                                                                                              |
| TKP215 | HTB-92230-Y6X3K4 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere, St Albans, Watford, Welwyn Hatfield                                                       | Bushey, St Albans, Garston, Hatfield, Welwyn Garden City                                                                                                                                                        |
| TKP216 | HTB-92427-W3X0L0 | Shared Ownership Resales; Shared Ownership New Build              | Central Bedfordshire, East Hertfordshire, Hertsmere, North Hertfordshire, St Albans, Welwyn Hatfield | Fairfield Park, Harpenden, Letchworth Garden City, Stotfold, Bengoe Rural, Hertford, Potters Bar, Codicote, Great Ashby, Hitchin, Offley, Pirton, St Ippolyts, Weston, Wymondley, St Albans, Welwyn Garden City |
| TKP217 | HTB-92682-C6D1Z7 | Shared Ownership Resales,Shared Ownership New Build               | Hertsmere, St Albans, Welwyn Hatfield                                                                | Elstree and Borehamwood, London Colney, Welwyn                                                                                                                                                                  |
| TKP218 | HTB-92837-C4M7X3 | Shared Ownership New Build                                        | Hertsmere                                                                                            | Bushey, Elstree and Borehamwood                                                                                                                                                                                 |
| TKP219 | HTB-93467-F4N4N5 | Shared Ownership Resales,Shared Ownership New Build               | Hertsmere                                                                                            | Elstree and Borehamwood                                                                                                                                                                                         |
| TKP220 | HTB-94399-C5C9M7 | Shared Ownership Resales,Shared Ownership New Build,Rent To Buy   | Hertsmere, St Albans, Welwyn Hatfield                                                                | Redbourn, Aldenham, Elstree and Borehamwood, Shenley, South Mimms, Colney Heath, London Colney, St Albans, Hatfield, North Mymms, Welwyn, Welwyn Garden City                                                    |
| TKP221 | HTB-94463-P3P0G9 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                                                            | Aldenham, Bushey                                                                                                                                                                                                |
| TKP222 | HTB-95141-Z8J4V2 | Shared Ownership Resales; Shared Ownership New Build              | Dacorum, Hertsmere, Three Rivers                                                                     | Hemel Hempstead, Bushey, Abbots Langley                                                                                                                                                                         |
| TKP223 | HTB-95908-V8W3Q0 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere                                                                                            | Bushey                                                                                                                                                                                                          |
| TKP224 | HTB-96248-D8T2C1 | Shared Ownership New Build                                        | Hertsmere                                                                                            | Bushey                                                                                                                                                                                                          |
| TKP225 | HTB-96456-P2J2L4 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                                                            | Bushey                                                                                                                                                                                                          |
| TKP226 | HTB-96659-P1S8K5 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere, St Albans                                                                                 | Aldenham, Bushey, Elstree and Borehamwood, Shenley, South Mimms, Colney Heath, London Colney, St Albans                                                                                                         |
| TKP227 | HTB-96981-J9X4X3 | Shared Ownership Resales,Shared Ownership New Build,Rent To Buy   | Dacorum, East Hertfordshire, Hertsmere, Stevenage                                                    | Hemel Hempstead, Hertford, Elstree and Borehamwood, Stevenage                                                                                                                                                   |
| TKP228 | HTB-97377-D8N2H3 | Shared Ownership New Build                                        | Hertsmere                                                                                            | Elstree and Borehamwood                                                                                                                                                                                         |

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| TKP229 | HTB-98030-D3L4Z0  | Shared Ownership Resales; Shared Ownership New Build                                                                 | Hertsmere                                                     | Elstree and Borehamwood                                                                                                                                                                                           |
| TKP230 | HTB-98372-W2S2K1  | Shared Ownership Resales; Shared Ownership New Build                                                                 | Hertsmere                                                     | Bushey                                                                                                                                                                                                            |
| TKP231 | HTB-98677-D6N6D3  | Shared Ownership Resales; Shared Ownership New Build                                                                 | Dacorum, Hertsmere, St Albans, Watford                        | Berkhamsted, Hemel Hempstead, Aldenham, Bushey, St Albans, Cassiobury                                                                                                                                             |
| TKP232 | HTB-99728-K2N9S4  | Shared Ownership New Build                                                                                           | Hertsmere                                                     | Bushey                                                                                                                                                                                                            |
| TKP233 | HTB-100135-C8K5S9 | Shared Ownership New Build                                                                                           | Hertsmere                                                     | Aldenham, Bushey                                                                                                                                                                                                  |
| TKP234 | HTB-101658-R0Q9F8 | Shared Ownership Resales; Shared Ownership New Build                                                                 | Central Bedfordshire, Hertsmere, Three Rivers, Watford        | Apsley End, Bushey, Watford Rural, Watford Heath                                                                                                                                                                  |
| TKP235 | HTB-102095-D3J2H7 | Shared Ownership New Build                                                                                           | Hertsmere                                                     | Potters Bar                                                                                                                                                                                                       |
| TKP236 | HTB-104369-S8S3P9 | Shared Ownership New Build                                                                                           | Hertsmere                                                     | Elstree and Borehamwood                                                                                                                                                                                           |
| TKP237 | HTB-104872-Y5G1H9 | Shared Ownership Resales; Shared Ownership New Build                                                                 | Dacorum, Hertsmere, New Forest, Three Rivers, Buckinghamshire | Wendover, Amersham, Chalfont St Giles, Chalfont St Peter, Chenies, Chesham, Great Missenden, Berkhamsted, Chipperfield, Kings Langley, Bushey, Milford on Sea, Beaconsfield, Gerrards Cross, Chorleywood, Sarratt |
| TKP238 | HTB-105000-V3S7K3 | Shared Ownership New Build; Rent To Buy                                                                              | Hertsmere                                                     | Elstree and Borehamwood                                                                                                                                                                                           |
| TKP239 | HTB-105417-L8X7N3 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Home Ownership People with Long Term Disabilities | Hertsmere, North Hertfordshire, St Albans                     | Elstree and Borehamwood, Hitchin, St Albans                                                                                                                                                                       |
| TKP240 | HTB-106330-J5N5J9 | Shared Ownership New Build                                                                                           | Hertsmere                                                     | Bushey                                                                                                                                                                                                            |
| TKP241 | HTB-106569-Z6J8N1 | Shared Ownership Resales; Shared Ownership New Build                                                                 | Hertsmere                                                     | Bushey                                                                                                                                                                                                            |
| TKP242 | HTB-106592-B2C9X0 | Shared Ownership New Build; Rent To Buy                                                                              | Hertsmere                                                     | Bushey                                                                                                                                                                                                            |
| TKP243 | HTB-106594-Z9G6Y2 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Home Ownership People with Long Term Disabilities | Hertsmere                                                     | Elstree and Borehamwood                                                                                                                                                                                           |
| TKP244 | HTB-107111-X9H3C2 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Home Ownership People with Long Term Disabilities | Hertsmere                                                     | Potters Bar                                                                                                                                                                                                       |
| TKP245 | HTB-108514-F9Q7B4 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                                    | Hertsmere                                                     | Bushey                                                                                                                                                                                                            |
| TKP246 | HTB-108603-S2Q8W1 | Shared Ownership New Build                                                                                           | Hertsmere                                                     | Elstree and Borehamwood                                                                                                                                                                                           |
| TKP247 | HTB-110269-L3Q7Y1 | Shared Ownership New Build                                                                                           | Hertsmere                                                     | Elstree and Borehamwood                                                                                                                                                                                           |

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| TKP248 | HTB-110821-N6W5H9 | Shared Ownership Resales; Shared Ownership New Build                                                                                                            | Hertsmere                                                                      | Elstree and Borehamwood                                                                                                                                                                                                   |
| TKP249 | HTB-111002-Y1C5N2 | Shared Ownership Resales; Shared Ownership New Build                                                                                                            | Hertsmere                                                                      | Elstree and Borehamwood                                                                                                                                                                                                   |
| TKP250 | HTB-111024-N2D9M5 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                                                                               | Dacorum, Hertsmere, North Hertfordshire, Three Rivers, Welwyn Hatfield         | Marsworth, Bourne End, Letchworth Garden City, Slip End, Latimer, Berkhamsted, Chipperfield, Aldenham, Bushey, Shenley, Abbots Langley, Chorleywood, Sarratt, Essendon, Welwyn Garden City                                |
| TKP251 | HTB-111110-C1P9J6 | Shared Ownership Resales; Shared Ownership New Build                                                                                                            | Hertsmere                                                                      | Bushey                                                                                                                                                                                                                    |
| TKP252 | HTB-111328-K7X4C1 | Shared Ownership Resales; Shared Ownership New Build                                                                                                            | Brighton and Hove, Broxbourne, Epping Forest, Hertsmere, Mid Sussex, St Albans | Preston Park, Chestnut, Chigwell, Epping, Theydon Bois, Potters Bar, Burgess Hill, Haywards Heath, Lindfield, St Albans                                                                                                   |
| TKP253 | HTB-113586-L4Y2H7 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Extra Care Older Persons Shared Ownership; Home Ownership People with Long Term Disabilities | Hertsmere                                                                      | Elstree and Borehamwood                                                                                                                                                                                                   |
| TKP254 | HTB-117729-T4D4R0 | Shared Ownership Resales; Shared Ownership New Build                                                                                                            | Hertsmere                                                                      | Bushey                                                                                                                                                                                                                    |
| TKP255 | HTB-118007-B9P3B0 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                                                                               | Hertsmere                                                                      | Bushey, Elstree and Borehamwood                                                                                                                                                                                           |
| TKP256 | HTB-119507-C2V9Q9 | Shared Ownership Resales; Shared Ownership New Build                                                                                                            | Dacorum, Hertsmere, St Albans, Three Rivers, Watford                           | Bourne End, Hemel Hempstead, Kings Langley, Aldenham, Bushey, Colney Heath, London Colney, St Albans, Abbots Langley, Chorleywood, Croxley Green, Sarratt, Watford Rural, Garston, Leavesden Green, Nascot Wood, Woodside |
| TKP257 | HTB-119689-H5X8J8 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                                                                               | Epping Forest, Hertsmere, St Albans, Welwyn Hatfield                           | Chigwell, Elstree and Borehamwood, Potters Bar, Colney Heath, St Albans, Hatfield, Welwyn Garden City                                                                                                                     |
| TKP258 | HTB-120792-Y9X4W6 | Shared Ownership New Build; Rent To Buy                                                                                                                         | Hertsmere                                                                      | Bushey                                                                                                                                                                                                                    |
| TKP259 | HTB-121141-P4C1D8 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                                                                               | Hertsmere, St Albans                                                           | Harpenden, Bushey, Elstree and Borehamwood, Potters Bar, Shenley, Colney Heath, London Colney, St Albans, Wheathampstead                                                                                                  |
| TKP260 | HTB-122062-Y8C9X0 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                                                                               | Hertsmere                                                                      | Bushey                                                                                                                                                                                                                    |

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| TKP261 | HTB-122934-X8V7B7 | Shared Ownership New Build; Rent To Buy                                                                              | Dacorum, Hertsmere, St Albans, Watford, Welwyn Hatfield, Buckinghamshire                                                                                    | Milton Keynes, Harpenden, Hemel Hempstead, Tring, Bushey, Elstree and Borehamwood, London Colney, Cassiobury, Garston, South Oxhey, Hatfield                                                                                                   |
| TKP262 | HTB-123226-F5P5W6 | Shared Ownership New Build                                                                                           | Central Bedfordshire, Dacorum, East Hertfordshire, Hertsmere, Milton Keynes, North Hertfordshire, St Albans, Three Rivers, Welwyn Hatfield, Buckinghamshire | Aylesbury, Leighton Buzzard, Biggleswade, Flitwick, Harpenden, Letchworth Garden City, Stotfold, Woburn Sands, Berkhamsted, Kings Langley, Ware, Elstree and Borehamwood, London Colney, St Albans, Abbots Langley, Welwyn, Welwyn Garden City |
| TKP263 | HTB-123352-Z3P7R1 | Shared Ownership New Build                                                                                           | Hertsmere                                                                                                                                                   | Elstree and Borehamwood                                                                                                                                                                                                                        |
| TKP264 | HTB-125200-J9L7N0 | Shared Ownership Resales; Shared Ownership New Build                                                                 | Hertsmere                                                                                                                                                   | Elstree and Borehamwood                                                                                                                                                                                                                        |
| TKP265 | HTB-126924-Z2P5X0 | Shared Ownership Resales; Shared Ownership New Build                                                                 | Central Bedfordshire, Dacorum, Hertsmere, St Albans, Three Rivers, Watford, Buckinghamshire                                                                 | Aylesbury, Leighton Buzzard, Berkhamsted, Hemel Hempstead, Kings Langley, Bushey, Elstree and Borehamwood, St Albans, Abbots Langley, Chorleywood, Croxley Green, Watford Rural, Leavesden Green, North Watford, Oxhey, Watford Heath          |
| TKP266 | HTB-131117-L8J2Z4 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                                    | Hertsmere                                                                                                                                                   | Elstree and Borehamwood                                                                                                                                                                                                                        |
| TKP267 | HTB-131243-Z1Y5X9 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                                    | Hertsmere                                                                                                                                                   | Bushey                                                                                                                                                                                                                                         |
| TKP268 | HTB-133814-B9K2C0 | Shared Ownership New Build; Rent To Buy                                                                              | Hertsmere                                                                                                                                                   | Elstree and Borehamwood                                                                                                                                                                                                                        |
| TKP269 | HTB-133950-Q9F8D3 | Shared Ownership New Build; Rent To Buy                                                                              | Hertsmere, St Albans, Welwyn Hatfield                                                                                                                       | Elstree and Borehamwood, St Albans, Hatfield                                                                                                                                                                                                   |
| TKP270 | HTB-134233-J8Z9X8 | Shared Ownership New Build                                                                                           | Central Bedfordshire, Hertsmere, North Hertfordshire, St Albans, Watford, Welwyn Hatfield                                                                   | Leighton Buzzard, Letchworth Garden City, Aldenham, Bushey, Elstree and Borehamwood, Potters Bar, Shenley, St Albans, South Oxhey, Hatfield, Welwyn Garden City                                                                                |
| TKP271 | HTB-134265-G9C0X5 | Shared Ownership New Build                                                                                           | Hertsmere                                                                                                                                                   | Bushey                                                                                                                                                                                                                                         |
| TKP272 | HTB-136497-B1Q9Z4 | Shared Ownership New Build                                                                                           | Folkestone & Hythe, Hertsmere                                                                                                                               | Folkestone, Elstree and Borehamwood                                                                                                                                                                                                            |
| TKP273 | HTB-137195-P6Y8J4 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Home Ownership People with Long Term Disabilities | Hertsmere                                                                                                                                                   | Elstree and Borehamwood                                                                                                                                                                                                                        |

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| TKP274 | HTB-137769-X6M8L2 | Shared Ownership Resales; Shared Ownership New Build                                                    | Central Bedfordshire, East Hertfordshire, Hertsmere, Luton, Milton Keynes, North Hertfordshire, St Albans, Stevenage, Watford, Welwyn Hatfield     | Harpenden, Hockliffe, Woburn Sands, Redbourn, Hertingfordbury, Potters Bar, High Town, St Michael , Knebworth, Stevenage, North Watford, Hatfield                                     |
| TKP275 | HTB-138127-V5C7C2 | Shared Ownership Resales; Shared Ownership New Build                                                    | Hertsmere, Welwyn Hatfield                                                                                                                         | Elstree and Borehamwood, Welwyn Garden City                                                                                                                                           |
| TKP276 | HTB-138429-D3Q7T8 | Shared Ownership Resales; Shared Ownership New Build                                                    | Hertsmere, Watford                                                                                                                                 | Bushey, Cassiobury, South Oxhey                                                                                                                                                       |
| TKP277 | HTB-138788-N0C5Y9 | Shared Ownership Resales; Shared Ownership New Build                                                    | Dacorum, Hertsmere, Three Rivers, Watford                                                                                                          | Hemel Hempstead, Kings Langley, Bushey, Abbots Langley, Watford Rural, Garston, Leavesden Green                                                                                       |
| TKP278 | HTB-138953-G6B4Z7 | Shared Ownership New Build                                                                              | Hertsmere                                                                                                                                          | Bushey                                                                                                                                                                                |
| TKP279 | HTB-139337-M7N6X2 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                       | Basildon, Braintree, Chelmsford, Colchester, Dacorum, Dartford, Epping Forest, Guildford, Hertsmere, Maidstone, St Albans, Welwyn Hatfield, Woking | Southend-on-dea, Braintree Central & Beckers Green, Chelmsford, Birch, Hemel Hempstead, Dartford, Chigwell, Guilford, Potters Bar, Harrietsham, St Albans, Welwyn Garden City, Woking |
| TKP280 | HTB-140854-D2K2S8 | Shared Ownership Resales; Shared Ownership New Build                                                    | Chelmsford, Dacorum, Hertsmere, Watford, Buckinghamshire                                                                                           | Aylesbury, Chelmsford, Hemel Hempstead, Bushey, Woodside                                                                                                                              |
| TKP281 | HTB-140938-R3B5T3 | Shared Ownership Resales; Shared Ownership New Build; Home Ownership People with Long Term Disabilities | Hertsmere                                                                                                                                          | Bushey, Shenley                                                                                                                                                                       |
| TKP282 | HTB-141230-S3N3Y6 | Shared Ownership New Build                                                                              | Hertsmere, St Albans, Three Rivers, Watford                                                                                                        | Redbourn, Bushey, Elstree and Borehamwood, Croxley Green, North Watford, West Watford                                                                                                 |
| TKP283 | HTB-141504-R5J8X7 | Shared Ownership New Build                                                                              | Central Bedfordshire, Hertsmere                                                                                                                    | Harlington, Bushey                                                                                                                                                                    |
| TKP284 | HTB-143147-T3B8J0 | Shared Ownership Resales; Shared Ownership New Build                                                    | Hertsmere, St Albans, Watford                                                                                                                      | Bushey, St Albans, South Oxhey                                                                                                                                                        |
| TKP285 | HTB-143619-L1Z9Z5 | Shared Ownership Resales; Shared Ownership New Build                                                    | Hertsmere, Watford                                                                                                                                 | Bushey, South Oxhey                                                                                                                                                                   |
| TKP286 | HTB-144035-G5J7M8 | Shared Ownership Resales; Shared Ownership New Build                                                    | Hertsmere                                                                                                                                          | Bushey                                                                                                                                                                                |
| TKP287 | HTB-144262-R6C7L9 | Shared Ownership Resales; Shared Ownership New Build                                                    | Hertsmere, Welwyn Hatfield                                                                                                                         | Bushey, Elstree and Borehamwood, Welwyn Garden City                                                                                                                                   |
| TKP288 | HTB-144778-V7M1J7 | Shared Ownership Resales; Shared Ownership New Build                                                    | Hertsmere, Watford                                                                                                                                 | Bushey, South Oxhey                                                                                                                                                                   |
| TKP289 | HTB-145605-T4L8T6 | Shared Ownership Resales; Shared Ownership New Build                                                    | Broxbourne, Hertsmere                                                                                                                              | Chestnut, Elstree and Borehamwood                                                                                                                                                     |
| TKP290 | HTB-145950-B1T2L9 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                       | Dacorum, Hertsmere, St Albans, Three Rivers                                                                                                        | Berkhamsted, Hemel Hempstead, Potters Bar, St Albans, Abbots Langley                                                                                                                  |

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| TKP291 | HTB-146924-Y2P0G8 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Broxbourne, Guildford, Harlow, Hertsmere, Thurrock                                                                                                 | Chestnut, Newhall, Guilford, Potters Bar, Stanford-le-Hope                                                                                                                                                                                                                                                                                                                 |
| TKP292 | HTB-147097-C2T2J7 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                                                                                                          | Elstree and Borehamwood                                                                                                                                                                                                                                                                                                                                                    |
| TKP293 | HTB-147172-C3C1M6 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                                                                                                          | Shenley                                                                                                                                                                                                                                                                                                                                                                    |
| TKP294 | HTB-147368-F2H3M1 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere, Watford                                                                                                                                 | Bushey, Elstree and Borehamwood, Cassiobury, Garston, North Watford, South Oxhey                                                                                                                                                                                                                                                                                           |
| TKP295 | HTB-147424-W2L9G6 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere, Milton Keynes, Welwyn Hatfield                                                                                                          | Elstree and Borehamwood, Central Milton Keynes, Woughton, Welwyn Garden City                                                                                                                                                                                                                                                                                               |
| TKP296 | HTB-147554-N0T5L6 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                                                                                                          | Elstree and Borehamwood                                                                                                                                                                                                                                                                                                                                                    |
| TKP297 | HTB-147558-L5T0S8 | Shared Ownership New Build                                        | Hertsmere                                                                                                                                          | Bushey                                                                                                                                                                                                                                                                                                                                                                     |
| TKP298 | HTB-147791-F7R1T1 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere, St Albans                                                                                                                               | Shenley, London Colney                                                                                                                                                                                                                                                                                                                                                     |
| TKP299 | HTB-148634-X0J1G9 | Shared Ownership Resales; Shared Ownership New Build              | Dacorum, Hertsmere, Luton, St Albans, Stevenage, Watford, Welwyn Hatfield                                                                          | Hemel Hempstead, Elstree and Borehamwood, Shenley, Leagrave, Colney Heath, London Colney, Stevenage, Garston, Leavesden Green, North Watford, Hatfield, Welwyn Garden City                                                                                                                                                                                                 |
| TKP300 | HTB-149224-W4T3X2 | Shared Ownership Resales; Shared Ownership New Build              | Broxbourne, East Hertfordshire, Epping Forest, Harlow, Hertsmere, North Hertfordshire, South Cambridgeshire, St Albans, Stevenage, Welwyn Hatfield | Chestnut, Hoddesdon, Harpenden, Letchworth Garden City, Bengo Rural, Eastwick, Great Amwell, Hertford, Hertford Heath, Sawbridgeworth, Stanstead Abbots, Wareside, Churchgate Street, Foster Street, Newhall, Roydon, Upshire, Waltham Abbey, Potters Bar, Codicote, Hitchin, Royston, Stevenage, Hatfield, Northaw and Cuffley, Welwyn, Welwyn Garden City, Woolmer Green |
| TKP301 | HTB-149719-T2C4V7 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere, St Albans, Watford                                                                                                                      | Bushey, St Albans, Cassiobury, Oxhey, Watford Heath                                                                                                                                                                                                                                                                                                                        |
| TKP302 | HTB-152488-Z6W5R2 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy | Hertsmere, St Albans, Watford                                                                                                                      | Bushey, Elstree and Borehamwood, St Albans, North Watford                                                                                                                                                                                                                                                                                                                  |
| TKP303 | HTB-152769-V2Z9X4 | Shared Ownership Resales; Shared Ownership New Build              | East Hertfordshire, Hertsmere                                                                                                                      | Ware, Bengo Rural, Hertford, Watton-at-Stone, Potters Bar                                                                                                                                                                                                                                                                                                                  |
| TKP304 | HTB-153278-C2Y6N8 | Shared Ownership Resales; Shared Ownership New Build              | Hertsmere                                                                                                                                          | Potters Bar                                                                                                                                                                                                                                                                                                                                                                |



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| TKP305 | HTB-153957-C4C2K6 | Shared Ownership Resales; Shared Ownership New Build                                                                 | Canterbury, Hertsmere, Luton, Milton Keynes, St Albans, Stevenage, Watford, Welwyn Hatfield       | Broad Oak, Elstree and Borehamwood, Leagrave, Central Milton Keynes, St Albans, Stevenage, North Watford, Welwyn                                                                                                                                                                                           |
| TKP306 | HTB-155969-L1S6Z3 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                                    | Dacorum, Hertsmere, Watford                                                                       | Chipperfield, Bushey, Woodside                                                                                                                                                                                                                                                                             |
| TKP307 | HTB-156403-W8Y6W8 | Shared Ownership Resales; Shared Ownership New Build                                                                 | Hertsmere                                                                                         | Potters Bar                                                                                                                                                                                                                                                                                                |
| TKP308 | HTB-157239-L2V0G6 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                                    | Broxbourne, Chelmsford, East Hertfordshire, Epping Forest, Harlow, Hertsmere, Uttlesford, Watford | Chestnut, Hoddesdon, Chelmsford, Bishops Stortford, Eastwick, Stanstead Abbots, Stanstead St Margarets, Churchgate Street, Epping, Newhall, Pinnacles, Bushey, Elstree and Borehamwood, Great Dunmow, West Watford                                                                                         |
| TKP309 | HTB-157243-J7B7S4 | Shared Ownership New Build; Rent To Buy                                                                              | Braintree, Hertsmere, Luton, Watford                                                              | The Colnes, Aldenham, High Town, North Watford                                                                                                                                                                                                                                                             |
| TKP310 | HTB-158102-S0F6J6 | Shared Ownership New Build                                                                                           | Central Bedfordshire, Hertsmere, Stevenage                                                        | Shefford, Potters Bar, Stevenage                                                                                                                                                                                                                                                                           |
| TKP311 | HTB-158606-Y5X6K7 | Shared Ownership Resales; Shared Ownership New Build                                                                 | Hertsmere                                                                                         | Potters Bar                                                                                                                                                                                                                                                                                                |
| TKP312 | HTB-159156-G4H0Z4 | Shared Ownership Resales; Shared Ownership New Build                                                                 | Central Bedfordshire, Dacorum, Epping Forest, Hertsmere, St Albans, Three Rivers, Watford         | Leighton Buzzard, Ampthill, Apsley End, Clophill, Hemel Hempstead, Kings Langley, Potten End, Waltham Abbey, Aldenham, Bushey, Elstree and Borehamwood, Shenley, London Colney, St Albans, Abbots Langley, Chorleywood, Croxley Green, Cassiobury, Garston, Nascot Wood, North Watford, Oxhey, South Oxhey |
| TKP313 | HTB-159342-Q3J6B0 | Shared Ownership Resales; Shared Ownership New Build                                                                 | Hertsmere                                                                                         | Elstree and Borehamwood                                                                                                                                                                                                                                                                                    |
| TKP314 | HTB-159939-R5Y3V7 | Shared Ownership Resales; Shared Ownership New Build                                                                 | Hertsmere, Watford                                                                                | Bushey, Oxhey, South Oxhey                                                                                                                                                                                                                                                                                 |
| TKP315 | HTB-160658-G7L4F1 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Home Ownership People with Long Term Disabilities | Hertsmere                                                                                         | Bushey                                                                                                                                                                                                                                                                                                     |
| TKP316 | HTB-160668-Q7P2N3 | Shared Ownership Resales; Shared Ownership New Build                                                                 | Bracknell Forest, Dacorum, Hertsmere                                                              | Bracknell, Hemel Hempstead, Bushey, Elstree and Borehamwood                                                                                                                                                                                                                                                |
| TKP317 | HTB-163210-D2T3T7 | Shared Ownership Resales; Shared Ownership New Build                                                                 | Hertsmere                                                                                         | Elstree and Borehamwood                                                                                                                                                                                                                                                                                    |

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| TKP318 | HTB-163303-K0G0B7 | Shared Ownership New Build; Rent To Buy                                                                 | Dacorum, Hertsmere, North Hertfordshire, St Albans, Welwyn Hatfield              | Bourne End, Hemel Hempstead, Tring, Shenley, Codicote, London Colney, St Albans, Wheathampstead, Welwyn Garden City                                                                     |
| TKP319 | HTB-163361-W6W4V7 | Shared Ownership Resales; Shared Ownership New Build                                                    | Broxbourne, Hertsmere                                                            | Chestnut, Potters Bar                                                                                                                                                                   |
| TKP320 | HTB-168203-D5W2Z3 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                       | Hertsmere                                                                        | Elstree and Borehamwood                                                                                                                                                                 |
| TKP321 | HTB-169237-W0M3L9 | Shared Ownership New Build; Rent To Buy                                                                 | Broxbourne, Hertsmere, St Albans, Stevenage, Welwyn Hatfield                     | Chestnut, Harpenden, Elstree and Borehamwood, Potters Bar, St Albans, Stevenage, Hatfield                                                                                               |
| TKP322 | HTB-169455-B9Y8X1 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                       | Dacorum, Hertsmere, Stevenage, Three Rivers, Watford, Welwyn Hatfield            | Hemel Hempstead, Shenley, Stevenage, Abbots Langley, Watford Rural, North Watford, Oxhey, South Oxhey, West Watford, Hatfield, Welwyn Garden City                                       |
| TKP323 | HTB-169990-V4T5C7 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                       | Cambridge, Hertsmere, Southampton                                                | Arbury, Millbrook, Bushey                                                                                                                                                               |
| TKP324 | HTB-170004-B9Y8N8 | Shared Ownership Resales; Shared Ownership New Build                                                    | Hertsmere                                                                        | Potters Bar                                                                                                                                                                             |
| TKP325 | HTB-171334-Q4W8W0 | Shared Ownership New Build                                                                              | Hertsmere                                                                        | Potters Bar                                                                                                                                                                             |
| TKP326 | HTB-171998-L3B5C0 | Shared Ownership Resales; Shared Ownership New Build                                                    | Hertsmere, Watford                                                               | Bushey, Elstree and Borehamwood, Oxhey, South Oxhey, Woodside                                                                                                                           |
| TKP327 | HTB-172840-G3B8X6 | Shared Ownership Resales; Shared Ownership New Build; Home Ownership People with Long Term Disabilities | Hertsmere                                                                        | Potters Bar                                                                                                                                                                             |
| TKP328 | HTB-172877-L3T5N1 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy                                       | Broxbourne, East Hertfordshire, Hertsmere, Welwyn Hatfield                       | Hoddesdon, Ware, Buntingford, Great Munden, Hertford, Little Munden, Sacombe, Stanstead Abbots, Watton-at-Stone, Potters Bar, Essendon, Northaw and Cuffley, Welwyn, Welwyn Garden City |
| TKP329 | HTB-173160-Z7H1N8 | Shared Ownership Resales; Shared Ownership New Build; Home Ownership People with Long Term Disabilities | Hertsmere, Welwyn Hatfield                                                       | Elstree and Borehamwood, Welwyn Garden City                                                                                                                                             |
| TKP330 | HTB-173466-V1R1D1 | Shared Ownership Resales; Shared Ownership New Build                                                    | Hertsmere                                                                        | Elstree and Borehamwood                                                                                                                                                                 |
| TKP331 | HTB-173914-M5K4V6 | Shared Ownership New Build; Rent To Buy                                                                 | Hertsmere                                                                        | Bushey                                                                                                                                                                                  |
| TKP332 | HTB-174082-F6L7F0 | Shared Ownership New Build                                                                              | East Hertfordshire, Hertsmere, St Albans, Three Rivers, Watford, Welwyn Hatfield | Ware, Bushey, Elstree and Borehamwood, Potters Bar, London Colney, Batchworth, North Watford, Welwyn Garden City                                                                        |
| TKP333 | HTB-174368-L1B9M4 | Shared Ownership New Build                                                                              | Hertsmere                                                                        | Elstree and Borehamwood                                                                                                                                                                 |

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| TKP334 | HTB-174521-R5K7V0 | Shared Ownership Resales; Shared Ownership New Build                          | Dacorum, Hertsmere, St Albans, Three Rivers                                                                                           | Hemel Hempstead, Elstree and Borehamwood, St Albans, Abbots Langley, Chorleywood                                                                                                                          |
| TKP335 | HTB-174537-M0J4Y5 | Shared Ownership New Build                                                    | Hertsmere                                                                                                                             | Elstree and Borehamwood                                                                                                                                                                                   |
| TKP336 | HTB-174835-V1Z5B4 | Shared Ownership Resales; Shared Ownership New Build                          | Hertsmere, Watford                                                                                                                    | Bushey, Cassiobury, Leavesden Green, Nascot Wood, North Watford, West Watford                                                                                                                             |
| TKP337 | HTB-175011-X9N0L9 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy             | Central Bedfordshire, Hertsmere, North Hertfordshire, Welwyn Hatfield                                                                 | Biggleswade, Henlow, Elstree and Borehamwood, Hitchin, Welwyn Garden City                                                                                                                                 |
| TKP338 | HTB-175139-Y4G4L7 | Shared Ownership New Build                                                    | Broxbourne, Hertsmere                                                                                                                 | Chestnut, Elstree and Borehamwood, Potters Bar                                                                                                                                                            |
| TKP339 | HTB-176145-H7X4Y8 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy             | Hertsmere                                                                                                                             | Bushey                                                                                                                                                                                                    |
| TKP340 | HTB-176578-Y8Z8L8 | Shared Ownership Resales; Shared Ownership New Build                          | Central Bedfordshire, Hertsmere                                                                                                       | Leighton Buzzard, Biggleswade, Elstree and Borehamwood                                                                                                                                                    |
| TKP341 | HTB-176851-Y3X6X3 | Shared Ownership Resales; Shared Ownership New Build                          | Hertsmere                                                                                                                             | Elstree and Borehamwood                                                                                                                                                                                   |
| TKP342 | HTB-177166-J9N5L6 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy             | Hertsmere, St Albans, Stevenage, Three Rivers, Watford                                                                                | Bushey, Elstree and Borehamwood, St Albans, Stevenage, Watford Rural, Oxhey                                                                                                                               |
| TKP343 | HTB-177500-D2H3V2 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy             | Dacorum, Hertsmere, St Albans, Three Rivers, Watford                                                                                  | Hemel Hempstead, Potters Bar, St Albans, Croxley Green, North Watford, West Watford                                                                                                                       |
| TKP344 | HTB-177678-L5W6Y2 | Shared Ownership New Build; Home Ownership People with Long Term Disabilities | Hertsmere                                                                                                                             | Aldenham                                                                                                                                                                                                  |
| TKP345 | HTB-177716-L6T9N0 | Shared Ownership Resales; Shared Ownership New Build                          | Broxbourne, Dacorum, East Hertfordshire, Hertsmere, North Hertfordshire, St Albans, Stevenage, Three Rivers, Watford, Welwyn Hatfield | Hoddesdon, Hemel Hempstead, Ware, Bushey, Hitchin, St Albans, Stevenage, Abbots Langley, South Oxhey, Hatfield, Welwyn Garden City                                                                        |
| TKP346 | HTB-178198-P9B8T4 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy             | Hertsmere, St Albans, Three Rivers, Watford                                                                                           | Redbourn, Aldenham, Bushey, Elstree and Borehamwood, Colney Heath, London Colney, St Albans, Abbots Langley, Batchworth, Chorleywood, Croxley Green, Watford Rural, Garston, Oxhey, South Oxhey, Woodside |
| TKP347 | HTB-178284-W7N9Q7 | Shared Ownership New Build; Rent To Buy                                       | Hertsmere                                                                                                                             | Elstree and Borehamwood                                                                                                                                                                                   |
| TKP348 | HTB-178351-K0Y8F2 | Shared Ownership Resales; Shared Ownership New Build                          | Hertsmere                                                                                                                             | Shenley                                                                                                                                                                                                   |
| TKP349 | HTB-178666-L6B7K7 | Shared Ownership Resales; Shared Ownership New Build; Rent To Buy             | Hertsmere, St Albans, Three Rivers, Watford, Welwyn Hatfield                                                                          | Bushey, Elstree and Borehamwood, Potters Bar, St Albans, Croxley Green, South Oxhey, Welwyn Garden City                                                                                                   |

|        |                   |                                                      |                                                                   |                                                                                                  |
|--------|-------------------|------------------------------------------------------|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| TKP350 | HTB-179136-H0J6V8 | Shared Ownership New Build; Rent To Buy              | Broxbourne, Dacorum, East Hertfordshire, Hertsmere, St Albans     | Chestnut, Hoddesdon, Harpenden, Hemel Hempstead, Ware, Stanstead Abbots, Elstree and Borehamwood |
| TKP351 | HTB-179309-N0P7B5 | Shared Ownership Resales; Shared Ownership New Build | Hertsmere                                                         | Bushey                                                                                           |
| TKP352 | HTB-179312-R7M7N4 | Shared Ownership Resales; Shared Ownership New Build | Hertsmere                                                         | Potters Bar                                                                                      |
| TKP353 | HTB-179397-P6R2S8 | Shared Ownership Resales; Shared Ownership New Build | Hertsmere                                                         | Elstree and Borehamwood, Shenley, South Mimms                                                    |
| TKP354 | HTB-179827-T5D2R7 | Shared Ownership Resales; Shared Ownership New Build | Hertsmere                                                         | Elstree and Borehamwood                                                                          |
| TKP355 | HTB-180108-F6B9H0 | Shared Ownership Resales; Shared Ownership New Build | Hertsmere                                                         | Potters Bar                                                                                      |
| TKP356 | HTB-180674-C3K2R2 | Shared Ownership Resales; Shared Ownership New Build | Hertsmere                                                         | Elstree and Borehamwood                                                                          |
| TKP357 | HTB-180868-G5T8J8 | Shared Ownership Resales; Shared Ownership New Build | Hertsmere                                                         | Potters Bar                                                                                      |
| TKP358 | HTB-181273-M4V3N6 | Shared Ownership New Build                           | Hertsmere, Rother, Swale, Thanet, Thurrock, Tonbridge and Malling | Grays, Elstree and Borehamwood, Westfield, Hartlip, Ramsgate, West Malling                       |
| TKP359 | HTB-181339-W7H2V7 | Shared Ownership Resales; Shared Ownership New Build | Hertsmere, St Albans, Welwyn Hatfield                             | Potters Bar, St Albans, Welwyn Garden City                                                       |
| TKP360 | HTB-181515-T4M2M6 | Shared Ownership Resales; Shared Ownership New Build | Hertsmere                                                         | Aldenham, Bushey, Elstree and Borehamwood, Potters Bar, Shenley                                  |
| TKP361 | HTB-181721-R9S4L3 | Shared Ownership Resales; Shared Ownership New Build | Hertsmere                                                         | Bushey                                                                                           |

# Appendix JS6

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## Affordable Housing as a Separate Material Consideration



## Affordable Housing as a Separate Material Consideration

1. Regarding the weight to be attached to the proposed affordable housing benefits at the appeal site, as I set out in my proof of evidence, the need is acute, the benefits are considerable, and the weight in the planning balance should be **very substantial**. Affordable housing is a material benefit and should therefore be awarded its own weight in the planning balance.
2. Many appeal decisions issued by Inspectors and the Secretary of State (“SoS”) have recognised affordable housing as an individual benefit and have specifically awarded affordable housing provision its own weight in the planning balance. Some examples are summarised below.

| Appeal Ref.            | Site Name                                                 | Decision Type | Decision  | Date      | Paragraph Ref. | Weight to Affordable Housing | Paragraph Text                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------|-----------------------------------------------------------|---------------|-----------|-----------|----------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APP/M0655/W/17/3178530 | Land at Peel Hall, Warrington                             | SoS           | Allowed   | 09-Nov-21 | 24             | Very substantial             | <i>" He further agrees (IR524) that <u>the provision of affordable housing attracts very substantial weight</u>, for the reasons given."</i>                                                                                                                                                                                                                                                                                                                      |
| APP/A2280/W/20/3259868 | Land off Pump Lane, Rainham, Kent                         | SoS           | Dismissed | 03-Nov-21 | 33             | Substantial                  | <i>"...The Secretary of State considers that the weight to be afforded to the delivery of housing in the light of the housing land supply shortfall is substantial (all IR12.201). Similarly, the Secretary of State agrees at IR12.202 that for the reasons given there is an acute need for affordable housing and in light of that, <u>the delivery of at least 25% of the residential units as affordable accommodation attracts substantial weight</u>."</i> |
| APP/W1850/W/20/3244410 | Land North of Viaduct adj. Orchard Business Park, Ledbury | SoS           | Allowed   | 15-Mar-21 | 27             | Substantial                  | <i>"For the reasons given in IR16.122-16.123, the <u>Secretary of State also gives substantial weight to the delivery of affordable housing</u>."</i>                                                                                                                                                                                                                                                                                                             |
| APP/Y0435/W/17/3169314 | Newport Road and Cranfield Road                           | SoS           | Dismissed | 25-Jun-20 | 32             | Significant                  | <i>"Weighing in favour of the proposal, <u>the Secretary of State affords the provision of affordable housing significant weight</u> and also affords the provision of market housing significant weight."</i>                                                                                                                                                                                                                                                    |
| APP/E5330/W/19/3233519 | Land at Love Lane, Woolwich                               | SoS           | Dismissed | 03-Jun-20 | 28             | Substantial                  | <i>"The Secretary of State considers that, in terms of benefits, <u>the provision of housing benefits and affordable housing benefits each carry substantial weight</u>."</i>                                                                                                                                                                                                                                                                                     |

|                            |                                                                 |           |           |           |    |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------|-----------------------------------------------------------------|-----------|-----------|-----------|----|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APP/Q3115/W/1<br>9/3230827 | Oxford Brookes University, Wheatley Campus                      | SoS       | Allowed   | 23-Apr-20 | 35 | Very substantial | 35 "...Given the seriousness of the affordable housing shortage in South Oxfordshire, described as "acute" by the Council, he agrees with the Inspector at IR13.111, that the delivery of up to 500 houses, 173 of which would be <u>affordable, are considerations that carry very substantial weight.</u> "<br><br>IR 13.111 " <u>The Framework attaches great importance to housing delivery that meets the needs of groups with specific housing requirements. In that context and given the seriousness of the affordable housing shortage in South Oxfordshire, described as "acute" by the Council, the delivery of up to 500 houses, 173 of which would be affordable, has to be afforded very substantial weight irrespective of the fact that the Council can demonstrate a 3/5YHLS.</u> " |
| APP/G1630/W/1<br>8/3210903 | Land at Fiddington, Ashchurch near Tewkesbury                   | SoS       | Allowed   | 22-Jan-20 | 20 | Substantial      | "...The Secretary of State agrees with the Inspector, and further considers that <u>the provision of affordable housing in an area with a serious shortfall would be of significant benefit and attracts substantial weight in favour of the proposal.</u> "                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| APP/A0665/W/1<br>4/2212671 | Darnhall School Lane                                            | SoS       | Dismissed | 04-Nov-19 | 28 | Substantial      | "The Secretary of State agrees that the social benefits of <u>the provision of affordable housing should be given substantial weight</u> , for the reasons set out at IR408-411."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| APP/P4605/W/1<br>8/3192918 | Former North Worcestershire Golf Club, Hanging Land, Birmingham | SoS       | Allowed   | 24-Jul-19 | 33 | Significant      | 30 " <u>Weighing in favour the Secretary of State considers that the 800 family homes, including up to 280 affordable homes is a benefit of significant weight.</u> "                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| APP/E2001/W/1<br>8/3207411 | Hutton Cranswick                                                | Inspector | Dismissed | 05-Jun-19 | 39 | Significant      | "However, <u>aside from the provision of affordable housing (to which I attach significant weight)</u> , the provisions are essentially intended to mitigate the effect of the development-although they could be of some benefit to the wider public, and I have therefore given them very limited weight."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| APP/P0119/W/1<br>7/3191477 | Coalpit Heath, South Gloucestershire                            | Inspector | Allowed   | 06-Sep-18 | 61 | Substantial      | "There are three different components of the housing that would be delivered: market housing, affordable housing (AH) and custom-built housing(CBH). <u>They are all important and substantial weight should be attached to each component for the reasons raised in evidence by the appellants, which was not substantively challenged by the Council, albeit they all form part of the overall housing requirement and supply. The fact that the much needed AH and CBH are elements that are no more than that required by policy is irrelevant –they would still comprise significant social benefits that merit substantial weight.</u> "                                                                                                                                                       |
| APP/L3815/W/1<br>6/3165228 | Land at the Corner of Oving Road and A27, Chichester            | Inspector | Allowed   | 18-Aug-17 | 63 | Substantial      | "Moreover, the provision of 30% policy compliant affordable houses carries weight where the Council acknowledges that affordable housing delivery has fallen short of meeting the total assessed affordable housing need, notwithstanding a recent increase in delivery. With some 1,910 households on the Housing Register in need of affordable housing, in spite of stricter eligibility criteria being introduced in 2013 there is a considerable degree of unmet need for affordable housing in the District. <u>Consequently I attach substantial weight to this element of the proposal.</u> "                                                                                                                                                                                                |

|                                                              |                                                                           |           |           |           |               |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------|---------------------------------------------------------------------------|-----------|-----------|-----------|---------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APP/P1425/W/1<br>5/3119171                                   | Mitchelswood Farm, Newick, Lewes                                          | SoS       | Allowed   | 23-Nov-16 | 18            | Significant      | "For the reasons given at IR196-201 the Secretary of State agrees that <u>the provision of 20 affordable homes is a tangible benefit of significant weight.</u> "                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| APP/G1630/W/1<br>4/3001706                                   | Cornerways, High Street, Twynning                                         | Inspector | Allowed   | 13-Jul-15 | 63            | Very substantial | "... Table 7.16 of the Strategic Housing Market Assessment [SHMA] Update [CDA17] identifies that the net annual need for affordable housing in Tewkesbury is 587 dwellings. This is more than twice the equivalent figure for the neighbouring District of Wychavon, despite the fact that Tewkesbury's population is little more than two thirds of that in Wychavon. <u>The Inspector in the Wychavon appeal found that the provision of affordable housing in that case: "...is a clear material consideration of significant weight that mitigates in favour of the site being granted planning permission"; the Secretary of State agreed.</u> Given the much larger quantum of identified need in Tewkesbury and the magnitude of the accumulated shortfall in affordable housing delivery, <u>it would be appropriate to attribute very substantial weight to this important benefit of the proposal.</u> " |
| APP/E2001/A/13<br>/2200981 and<br>APP/E2001/A/14<br>/221394  | Brickyard Lane, Melton Park, East Riding                                  | SoS       | Dismissed | 25-Jun-15 | 11            | Substantial      | "However, he also agrees with the Inspector's conclusion that <u>substantial weight should attach to the proposals in proportion to the contribution they would make to the supply of affordable housing.</u> "                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| APP/K2420/A/13<br>/2208318                                   | Land surrounding Sketchley House, Watling Street, Burbage, Leicestershire | SoS       | Allowed   | 18-Nov-14 | 13 / IR 6.19  | Substantial      | 13. "For the reasons given at IR11.20-IR11.23, the Secretary of State agrees with the Inspector's findings in relation to affordable housing, and with his conclusion at IR11.23 that the need for affordable housing is acute and warrants the provision offered by the appeal proposal."<br><br>IR 6.19 "In those circumstances, there is no reason to depart from the statutory basis to providing for affordable housing set out in policy 15 of the Core Strategy. The policy takes account of the needs identified in the SHMA (2008) and was found to be sound by the Core Strategy Inspector. Hence, although <u>substantial weight should be given to the affordable housing offered, that weight should not be overwhelming.</u> "                                                                                                                                                                       |
| APP/H1840/A/1<br>3/2199085 and<br>APP/H1840/A/1<br>3/2199426 | Pulley Lane, Droitwich Spa                                                | SoS       | Allowed   | 02-Jul-14 | 23 / IR 8.126 | Very significant | 23. "For the reasons given at IR8.112-8.126, the Secretary of State agrees with the Inspector's conclusion at IR8.127 that the Council does not have a 5-year supply of housing land and the appeal scheme is necessary to meet the housing needs of the district, including the need for affordable housing."<br><br>IR 8.126 "It seems to me that the Council has largely ignored the affordable housing need in its evidence. The poor delivery record of the Council has also been largely overlooked. The Council's planning balance is struck without any apparent consideration being given to one of the most important reasons why housing in Droitwich Spa is needed. <u>From all evidence that is before me the provision of affordable housing must attract very significant weight in any proper exercise of the planning balance.[4.47]"</u>                                                         |



# Appendix JS7

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Relevant Secretary of State and Appeal Decisions



# Relevant Secretary of State and Appeal Decisions

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- 1.1 Brief summaries of appeal decisions relevant to the appeal, are summarised below. The full decisions are included as Appendices.

***Appeal Decision: Roundhouse Farm, Land off Bullens Green Lane, Colney Heath (June 2021) - (CD5.1)***

- 1.2 An appeal, where I gave evidence, at Colney Heath located partially in Welwyn Hatfield Borough Council and partially in St Albans District Council decided in June 2021 supports the view that the delivery of affordable housing in authorities with shortfalls in affordable housing delivery can contribute towards demonstrating Very Special Circumstances. At Paragraphs 53 and 54 of the decision the Inspector was clear that:

*“The uncontested evidence presented by the appellant on affordable housing for both local authorities illustrates some serious shortcomings in terms of past delivery trends. In relation to WHBC, the affordable housing delivery which has taken place since 2015/16 is equivalent to a rate of 23 homes per annum. The appellant calculates that the shortfall stands in the region of 4000 net affordable homes since the 2017 SHMA Update, a 97% shortfall in affordable housing delivery. If the shortfall is to be addressed within the next 5 years, it would require the delivery of 1397 affordable homes per annum. In SADC, the position is equally as serious. Since the period 2012/13, a total of 244 net affordable homes have been delivered at an average of 35 net dwellings per annum. Again, this equates to a shortfall also in the region of 4000 dwellings (94%) which, if to be addressed in the next 5 years, would require the delivery of 1185 affordable dwellings per annum.*

*The persistent under delivery of affordable housing in both local authority areas presents a critical situation. Taking into account the extremely acute affordable housing position in both SADC and WHBC<sup>1</sup>, I attach **very substantial weight to the delivery of up to 45 affordable homes** in this location in favour of the proposals.” (my emphasis).*

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<sup>1</sup> St Albans District Council and Welwyn Hatfield Borough Council.

- 1.3 In her conclusions at paragraph 78, the Inspector goes on to consider the planning balance and states that:

*“The proposals would cause harm by reason of inappropriateness and harm to openness. Both of these attract substantial weight. I have also attached moderate weight to harm to the character and appearance of the area. However, these appeals involves two local authority areas, both of which have acute housing delivery shortages and acute affordable housing need. The proposals would make a contribution towards addressing these needs in the form of market, self-build and affordable housing in both WHBC and SADC. I have attached very substantial weight to the provision of both market housing and affordable housing. I have attached substantial weight to the provision of self-build housing. These factors, when considered collectively demonstrate that very special circumstances do exist.”* (my emphasis).

**Appeal Decision: Maitland Lodge, Billericay (November 2022) - (CD5.2)**

- 1.4 A Green Belt site proposal for 47 dwellings, including 21 (45%) affordable housing units at Maitland Lodge, Billericay was allowed at appeal in November 2022.
- 1.5 Giving evidence at the appeal I demonstrated a shortfall of almost 2,500 homes and a net delivery of affordable housing of just five dwellings per annum over the past seven years. The Inspector described affordable housing delivery in Basildon as “abysmal” with an “acute and persistent” shortfall. The Inspector recognised that the delivery shortfall represents a significant conflict with the NPPF, specifying that:

*“Each of the 2,494 affordable homes that should have been built, but have not, represent a missed opportunity to help alleviate the housing concerns of individuals and families. The situation represents a significant conflict with the economic and social overarching objectives set out in paragraph 8 of the Framework.”*

- 1.6 The Inspector went on to place very substantial weight on the delivery of the proposed affordable housing at the site, stating:

*“The proposed provision of 45% of total units, at 21 homes, is in excess of the policy requirements. However, given the critical situation regarding affordable housing delivery in the Borough, I place **very substantial positive weight** on all of the proposed affordable homes, not just those over and above policy requirements.”* (my emphasis)

**Appeal decision: Land North of Kennel Lane, Billericay (December 2022) - (CD5.13)**

1.7 This decision concerns an appeal for 200 dwellings, including 72 (36%) affordable homes, in the Green Belt. It was allowed in December 2022.

1.8 At paragraph 61, the Inspector discusses the on-site provision of affordable housing on the Green Belt site in relation to the evidence presented:

*“There is a persistent trend of a significant number of people being unable to access their own affordable home in the Borough unless suitable, technically unconstrained, well located housing sites which are capable of meeting those needs, are brought forward now.”*

1.9 When considering the historic and future supply affordable housing shortfalls presented by the Appellant, the Inspector stated at paragraph 64 that:

*“In summary, the evidence before me demonstrates an ongoing acute and continuing extremely bleak outlook for local affordable housing provision for a further protracted period. The capability of the appeal proposal to contribute significantly to addressing the existing and predicted very serious affordable housing shortfall within the next 5 years attracts considerable weight in favour of this appeal.”*

1.10 In evaluating whether very special circumstances existed, the Inspector concluded that the provision of affordable housing on site constituted a benefit with considerable weight:

1.11 *“I have found that the current local planning policy context has and will continue to significantly hinder the supply and delivery of market and affordable housing in the Borough for a further protracted period. At this moment in time, the appeal proposal is an appropriate opportunity to significantly boost the supply of both market and affordable homes for local people in the short term in the absence of a new development plan for the Borough. I have concluded that these considerations both weigh considerably in favour of the appeal proposal.*

**Appeal Decision: Land between Lodge Lane and Burtons Lane, Little Chalfont, Amersham (March 2023) - (CD5.14)**

- 1.12 An appeal within the Green Belt at Little Chalfont located in Buckinghamshire Council decided in March 2023 supports the view that very substantial weight should be afforded to the delivery of affordable housing in authorities with a shortfall in affordable housing provision (Paragraph 129):

*“...both the main parties afford the proposed provision of 215 units of market housing and 152 affordable housing, **very substantial weight.**”*

- 1.13 The Inspector also acknowledges the importance of my affordability evidence which is of particular relevance for this appeal as Hertsmere Borough Council's lower quartile affordability ratio currently stands at 19.73, the highest in the East of England (Paragraph 131 of the appeal decision):

*“For the last 15 years, the median and lower quartile levels of affordability within the District have been considerably higher in Buckinghamshire than the wider south-east. In respect of median house prices and lower quartile prices, the Little Chalfont ward has been significantly higher than for the rest of Buckinghamshire. A similar pattern is found for median private rents, which are higher across Buckinghamshire than the rest of the south-east.”*

**Secretary of State Decision: Pulley Lane, Droitwich Spa (July 2014) - (CD5.15)**

- 1.14 The Inspector recognised that the contribution of the scheme in meeting some of the affordable housing deficit in the area cannot be underestimated (Inspector's Report, Page 89). The Inspector set out under paragraph 8.123 of their Report that:

*“The SOS should be aware that a major plank of the Appellant's evidence is the significant under provision of affordable housing against the established need Figure and the urgent need to provide affordable housing in Wychavon. If the position in relation to the overall supply of housing demonstrate a general district-wide requirement for further housing, that requirement becomes critical and the need overriding in relation to the provision of affordable housing. The most recent analysis in the SHMA (found to be a sound assessment of affordable housing needs) demonstrates a desperate picture bearing hallmarks of overcrowding, barriers to getting onto the housing ladder and families in crisis.”*

1.15 The Inspector continued under paragraph 8.123 of his report to state that *“the SHMA indisputably records that affordability is at crisis point. Without adequate provision of affordable housing, these acute housing needs will not be met. In terms of the NPPF’s requirement to create inclusive and mixed communities at paragraph 50, this is a very serious matter. Needless to say, these socially disadvantaged people were not represented at the Inquiry.”*

1.16 The level of significance attached to affordable housing provision was addressed through paragraph 8.124 of the Inspectors Report where he stated that:

*“These bleak and desperate conclusions are thrown into even sharper focus by an examination of the current circumstances in Wychavon itself. Over the whole of the District’s area, there is presently a need for 268 homes per annum. These are real people in real need now. Unfortunately, there appears to be no early prospect of any resolution to this problem...Given the continuing shortfall in affordable housing within the District, I consider the provision of affordable housing as part of the proposed development is a clear material consideration of significant weight that mitigates in favour of the site being granted planning permission” (Inspectors Report, page 111).*

1.17 This statement is supplemented at paragraph 8.125 by the Inspector considering that *“from all the evidence that is before me the provision of affordable housing must attract very significant weight in any proper exercise of planning balance.”*

### **Overview of Secretary of State and Appeal Decisions**

1.18 The decisions above emphasise the great weight which the Secretary of State has, on various occasions, attached to the provision of affordable housing in the consideration of planning applications. Inspectors have agreed that affordable housing is a significant benefit in its own right. Some of the key points I would highlight from these examples are that:

- Affordable housing is an important material consideration;
- The importance of unmet need for affordable housing being met immediately;
- Planning Inspectors and the Secretary of State has attached State have attached very significant weight to the provision of affordable housing; and
- Even where there is a five-year housing land supply material benefits of the scheme can weigh in favour of development.