

## Affordable Housing Provider Conditions

Whenever a provider of affordable housing requires the support of Hale Parish Council (HPC), the following conditions must be met:

### Structure and Support of the Provider

1. The requirement of HPC is for the provider to be a Charity.
2. The affordable housing must be shown to be meeting an identified local parish housing need with homes for rent. All affordable homes are to be allocated strictly in accordance with procedures and policies that have been documented by the provider and approved by the Parish Council.
3. The provider must detail how it will ensure that no property will be lost from the affordable housing sector and how properties will be retained in perpetuity for qualified tenants under its approved policy.
4. An acceptable business plan is required, to be submitted to the Parish Council.
5. No director of the provider, co-optee or member of a committee shall have any financial interest in any contract or other transaction with the provider or with any other group member, or be granted a benefit by the provider.
6. HPC must be assured that rents have been calculated to be affordable to tenants and viable for the long-term maintenance and management of the properties.
7. HPC must be assured that status of the properties as affordable housing is enshrined in the constitution of the provider and, where appropriate through any approved planning permission.
8. The provider will include in all relevant documents covering its relationships with the various other parties, a detailed dispute resolution procedure and commitment to abide by such procedure.
9. The provider will demonstrate to HPC that it has quality and breadth of expertise, management capability and succession planning to successfully deliver their short and long term plans. The provider should have professional indemnity cover for those running the organisation.
10. The provider must satisfy HPC that it has a solid contractual commitment in the event that it ceases to operate and/or becomes insolvent, that all assets and donated funds will transfer to an equivalent vehicle and all agreed terms and conditions will be upheld.

11. The provider will agree to produce 5 year plans, reviewed every 3 years, for submission to HPC with details of sites under consideration.
12. The provider must demonstrate to HPC that it has majority support of Hale Parishioners.

### Planning

13. Proposed sites for building must be endorsed by NFNPA and approved by HPC as suitable.
14. The design, size and number of properties proposed by the provider must be supported by HPC as appropriate for the particular site location.
15. A range of property sizes should be considered.
16. Full and detailed planning applications should be submitted. Outline planning applications will not be supported by HPC.
17. It would be preferred that all affordable housing is as energy efficient as is reasonably practicable.

### Tenancy

18. Any general allocation policy of the provider and the specific allocation policy and processes for any proposed schemes to serve Hale, must accord with **HPC assessment of need**. Any future changes to policies and processes for Hale specific schemes will require the approval of HPC.
19. The provider will have in place a mechanism to protect against properties being blocked long term by tenants who no longer meet the tenancy criteria.