

My preference would be to amend the condition rather than a S106 as this could jeopardise the Homes England funding.

I have had similar discussions with Bolton Council last week about another site and they have proposed the following wording for the condition:

Draft Condition re: 100% Affordable Housing

Affordable Housing Statement - Prior To First Occupation

No dwelling shall be occupied unless and until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i. the number, type, and tenure of the affordable housing to be provided which shall consist of not less than **XX** units;*
- ii. the arrangements for the management of the affordable housing by an affordable housing provider;*
- iii. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- iv. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.*

This condition shall not be binding upon a mortgagee, chargee or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (however appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable housing or any persons or bodies deriving title through such mortgagee or chargee or Receiver. This condition shall cease to apply (and shall be of no further effect) to any dwelling in respect of which the full equity has been acquired by the individual owner/purchaser and/or their mortgagee OR any dwelling in respect of which a statutory or voluntary right to buy or acquire has been exercised.

Reason

In accordance with Policy IPC1 of Bolton's Core Strategy.