

Low-Cost Market Housing Relief Policy

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1. Regulation 49A of the Community Infrastructure Regulations 2010 (as amended) allows a Charging Authority to make discretionary social housing relief available in the area in which the chargeable development will be situated.
2. For the purposes of this policy, a dwelling could be considered for discretionary social housing relief where:
 - (a) The dwelling is sold for no more than 80% of its market value (where the market value at any time is the price which the dwelling might reasonably be expected to fetch if sold at that time on the open market);
 - (b) The dwelling is sold in accordance with paragraph 3 below, and;
 - (c) The liability to pay CIL in relation to the dwelling remains with the person granted discretionary social housing relief.
3. The SDNPA is not responsible for allocating the housing to be granted relief. Therefore, it is advised that any dwellings granted discretionary social housing relief should be allocated to the satisfaction of the SDNPA and in accordance with the requirements of the Local Housing Authority responsible for the area in which the chargeable development is located.
4. Social housing relief is given by deducting the floorspace of the qualifying dwellings from what would otherwise be the amount of liability to CIL that would arise in respect of the chargeable development.
5. The procedure for claiming exemption of this discretion must follow the same procedure as social housing relief, as set out in Regulations 50 – 53 of the Community Infrastructure Regulations 2010 (as amended).
6. **This mechanism is offered at the Authority's discretion: this policy does not oblige the Authority to accept any such offer or application.** Any parties interested in paying CIL in this manner are therefore strongly encouraged to enter discussions with the SDNPA before any application is submitted in order to establish whether the principle of the low-cost market housing relief is likely to be suitable in that instance.
7. This Low-cost Market Housing Policy takes effect on **1 April 2017**.