

<b>What is the difference between Social and Affordable Housing</b>	
Social Housing	Up to 50% below commercial rates
Affordable Housing – National Policy	Up to 20% below commercial rates
Affordable Housing – West Midlands Combined Authority policy	Local people pay no more than 35% of their salary on mortgages or rent.

<b>Affordable Homes included in the Smallbrook Ringway Centre Planning Application</b>	
Birmingham City Council policy for affordable homes	35% of major new developments (Policy TP31 of the Birmingham Development Plan)
Current Smallbrook Ringway Centre application in its original form.	0%
Revised proposal for Smallbrook Ringway Centre	59 x one-bedroom flats/59 x two-bedroom flats = 7%.
Further revised proposal	71 x three-bedroom flats = 4.4% of total number of units but equivalent to 10.5%* one- and two- bedroom flats in terms of financial value/floor area.  *planning condition requires that this be 15% should the 9.5% subsidy not be forthcoming.
Additional affordable flats subsidised by West Midlands Combined Authority (yet to be applied for)	9.5%
<b>Total Proposed Affordable Housing</b>	<b>20%</b>