

### Fact box: Density

Density is the measure of the amount (intensity) of development. Both residential and mixed use residential development should be within our density ranges. Our residential design standards supplementary planning document sets out how we calculate density. We may review and update this through our development management development plan document.

### Fact box: Affordable and private housing

There are two types of housing:

1. Private (or market) housing is available to either buy or rent privately on the open market.
2. Affordable housing, as set out in London Plan policy 3.10 meets the needs of households whose incomes are not enough to allow them to buy or rent decent and appropriate housing in the borough.

There are different types of affordable housing:

**Social Rented Housing** is housing that is available to rent either from the council, a housing association (known as registered provider or other affordable housing providers). Access to social housing is based on need.

**Intermediate housing** is housing at prices and rents above those of social rented but below private housing prices or rents. It can include part buy/part rent, key worker housing and intermediate rent housing.

Updated Planning Policy Statement 3: Housing (June 2011) introduces another type of affordable housing:

**Affordable rented housing** is rented housing let by registered providers of social housing to households who are eligible for social rented housing. It requires a rent of no more than 80 percent of the local market rent.

### **Affordable Housing supplementary planning document**

Our Affordable Housing supplementary planning documents set out more detail on the types of affordable housing and how we implement the Core Strategy and saved Southwark Plan affordable housing policies.

We are looking at the implications of the new affordable rent tenure through the preparation of an updated Affordable Housing SPD. We do not think that the new affordable rent tenure is affordable for people in housing need in Southwark.

Consultation on a revised Affordable Housing SPD is planned for spring 2012. Please check our website for more information at:  
[www.southwark.gov.uk/ahspd](http://www.southwark.gov.uk/ahspd)