



Loss of Existing Homes

Policy R2: Protecting Existing Homes

- A. Proposals which result in the net loss of housing will not be supported. The Council will protect existing market residential homes and floorspace across the borough and will not allow the amalgamation of existing self-contained (Class C3) homes.

Places for Everyone Links

JP-Strat 1, JP-Strat 5, JP-Strat 9, JP-Strat 10, JP-Strat 11, JP-Strat 12, JP-Strat 14, JP-H1, and JP-H4

Relevant Strategic Objectives

SO1, SO6, and SO8

- 4.12. Allowing the loss of existing homes does not help meet the need for new homes in Trafford and the requirement established by PfE. The loss of a home counts against net housing delivery, requiring an additional property to be provided to make up for the loss.
- 4.13. Since the introduction of the Housing Delivery Test in 2018, Trafford has been required to produce four Housing Delivery Test Action Plans, with the last being in 2022 with the adoption of PfE. Prior to this, Trafford had not delivered enough net homes to meet its annual requirement. This was predominantly as a result of the poor delivery of housing developments but the loss of existing homes to conversions and amalgamations of dwellings was a contributing factor.
- 4.14. It may still be considered to convert or amalgamate properties to bring them up to standard, but only if the existing homes are substandard so that safe and good quality accommodation, and that which is space standard compliant, can be provided. This would be where the existing homes are significantly below the minimum size standards and without adequate natural daylight and ventilation.



- 4.15. Houses in Multiple Occupation (HMO) play a role in the private rented sector in providing low-cost accommodation, which can be accessed by a range of key workers as well as by professionals on middle income earnings which are not sufficient to enter home ownership. HMOs contribute to the housing land supply and are counted as self-contained homes based on a ratio of 1 to 1.8 and therefore the conversion of these properties to single dwelling houses negatively impacts on the existing housing stock in Trafford.
- 4.16. The loss of homes to other uses would be considered appropriate where it can achieve the strategy and vision of this Local Plan as a whole, for example through the creation of arts and cultural uses including museums, art galleries and exhibition spaces, where appropriate.

Consultation Question 4-2

Do you support Policy R2? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.