LAND EAST OF REED PLACE ROWDE

Approval of Full Planning Permission with Conditions

Application reference: PL/2021/07576

Decision date 28 July 2022

Discharge of Condition 11:

i) The development shall not begin until a Scheme for the provision of 100% Affordable Housing on the application site has as part of the development has been submitted to and approved in writing by the local planning authority.

ii) The Affordable Housing shall be provided in accordance with the so-approved Scheme, and shall at no time be otherwise occupied

iii) The scheme shall include:

a) The numbers, type, tenure, and location on the site of the Affordable Housing provision to be provided.
b) The timing of the construction of the Affordable Housing.
c) The arrangements to ensure that the Affordable Housing is affordable for both first and subsequent occupiers.
d) The arrangements for the transfer of the Affordable Housing to a Council-approved affordable housing Registered provider, or the management of the Affordable Housing (if no such Registered Provider is involved), and
e) Occupation of the completed affordable homes shall be by nomination in line with the Council's current Allocation Policy and Procedures.

REASON

To ensure that the development contributes towards meeting the local and ongoing requirements for affordable housing and to ensure that the affordable housing is affordable.

LAND EAST OF REED PLACE ROWDE

SCHEME OF AFFORDABLE HOUSING

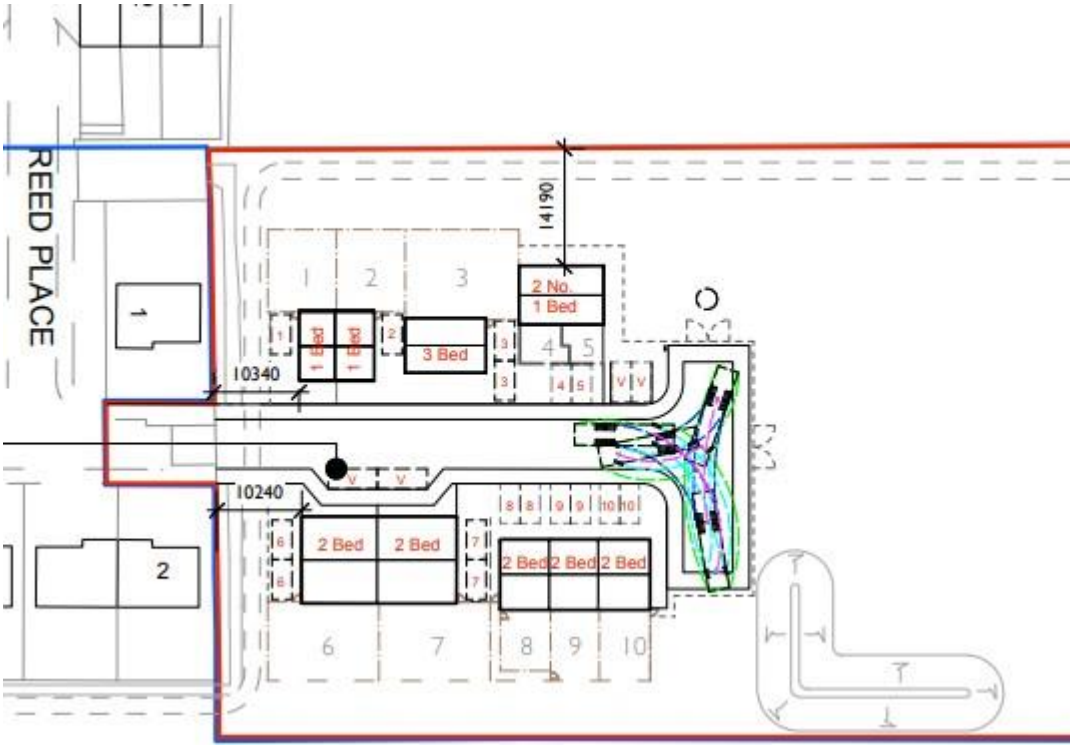
a) The numbers, type, tenure, and location on the site of the Affordable Housing provision to be provided.

The development is planned on land east of Reed Place Rowde. Wiltshire Council is both the owner and developer of the land. 100% of the development will be affordable housing.

The development will consist of 10 dwellings of the following types:

Plot number	Type	SqM	Tenure
1	1 bed, 2 person house	58.3	Shared ownership
2	1 bed, 2 person house	58.3	Shared ownership
3	3 bed, 5 person house	94.5	Social rent
4	1 bed, 2 person ground floor flat	50.6	Social rent
5	1 bed, 2 person first floor flat	56.9	Social rent
6	2 bed, 4 person bungalow M4(2)	76.4	Social rent
7	2 bed, 4 person bungalow M4(2)	76.4	Social rent
8	2 bed, 4 person house	81	Shared ownership
9	2 bed, 4 person house	81	Shared ownership
10	2 bed, 4 person house	81	Social rent

M4(2) bungalows:
The two bungalows are built to M4(2) accessibility standards, as set out in Building Regulations Part M. In line with these requirements, the bungalows have been fitted with a bath. However, it is anticipated that residents may require a level access shower rather than a bath. Showers will be retrofitted according to the needs of the incoming tenants.



b) The timing of the construction of the Affordable Housing

It is envisaged that the Principal Contractor/Ground Worker will start on site in December 2023. The development is to be built with volumetric MMC and the total build time is thus significantly shortened with an estimated completion date of the end of December 2024

c) The arrangements to ensure that the Affordable Housing is affordable for both first and subsequent occupiers.

The development has two tenure types, shared ownership and social rent. Both tenure types (which will be identical in form) will be valued independently when nearing completion. The shared ownership properties will be sold to people who can demonstrate their need for affordable housing through a financial assessment carried out by Wiltshire Council's Housing Income Manager. Applicants will be able to purchase a share (up to 95%) and will pay 3% a year on retained equity which is referred to as "rent" .

Example:

House type	Estimated value	% purchased	Mortgage	Weekly "rent"
1 bed 2 person houses	£190,000	25%	£47,500	£81.93
2 bed 4 person houses	£220,000	25%	£55,000	£94.86

The remaining homes will be available for social rent via the Homes4Wiltshire choice based letting system. The rent will be calculated through the formula rent calculation based on an open market rental value of the completed dwellings. Social rent is approximately 50% of the open market rent rate.

House type	Estimated value	Estimated weekly social rent
I bed 2 person flats	£200,000	£80.20
2 bed 4 person house	£220,000	£94.45
2 bed 4 person bungalows	£200,000	£94.45
3 bed 5 person house	£230,000	£113.41

Please note these estimated values were calculated in 2020 and will be updated by an independent valuation. The shared ownership calculations are based on the purchase of a 25% share, but purchasers may look to buy any share between 10% and 95%.

The rents paid by social renters and shared occupancy owners are similar, but most people in shared ownership will, in addition, be paying a mortgage on the purchased portion of their home, whilst building their equity.

Both tenures will pay a small service charge for the upkeep of areas and resources held in common, ie landscape and sewerage treatment. This service charge will be calculated when costs are known, but tenants eligible for housing benefit will usually receive additional benefit to cover this cost.

The homes are to be built with high levels of insultation and energy saving features, including 6KW of photo-voltaics that will provide an EPC A rating, meaning that outgoings on fuel will be considerably lower than the average home, making the homes even more affordable.

Shared ownership

The leases for the shared ownership properties will cap ownership below 100%. This will ensure that the homes are not released on to the open market. When wishing to end the shared ownership arrangement, shared owners will need to offer their purchased share to the Council for first refusal. If re-purchase is not taken up by the Council, the shared owner will be able to sell their equity, but the lease will continue to assure the Council's interest and residual share.

Social rent

The tenant(s) will be able to apply to purchase their homes under the right to buy legislation after the qualifying period. The Housing Act 1985 that enshrines this right, is primary legislation and the local authority is powerless to prevent this, although, in some circumstances such properties may be re-purchased by the Council.

d) The arrangements for the transfer of the Affordable Housing to a Council-approved affordable housing Registered provider, or the management of the Affordable Housing (if no such Registered Provider is involved)

Wiltshire Council is both the owner and developer of the site. The land will be appropriated from the Council's General Fund, into the Housing Revenue Account (HRA). The homes will be managed within the HRA.

If, at any point in the future, the Council decides to seek transfer these dwellings to another provider, national guidance on stock transfers will be followed and the stock will be transferred to a Registered Provider approved by the Council. The agreement with the Registered Provider taking control of the transferred stock will include provision for nominations for these affordable homes to be allocated as follows:

i) at initial allocation – 100% Council nominations; and thereafter

ii) 75% Council nominations and 25% nominations by the chosen Registered Provider

unless otherwise agreed in writing with the Council.

e) Occupation of the completed affordable homes shall be by nomination in line with the Council's current Allocation Policy and Procedures.

The homes for rent will be advertised on the Homes4Wiltshire website and allocated through their choice based letting system. Local connection will be considered as the first priority.

Shared ownership homes will also be advertised on the Homes4Wiltshire website to applicants on their open market register. In addition, articles in the local paper and parish magazine will advertise availability to local people.

Date 7/3/24