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| <b>Briefing Audience</b>                         | Brent Knoll Parish Council Briefing Paper – 31 <sup>st</sup> October 2017  |
| <b>Author</b>                                    | Duncan Harvey – Affordable Housing Policy and Development Manager<br>Housing, Health and Wellbeing Services<br>Direct: +44 (0)1278 436440<br>Email: duncan.harvey@sedgemoor.gov.uk   |
| <b>Contact</b>                                   | Esther Carter – Affordable Housing Project Officer<br>Direct: +44 (0)1278 435599<br>Email: esthe.carter@sedgemoor.gov.uk   |
| <b>Brent Knoll Affordable Housing Initiative</b> | <b>Land at Station Road in Brent Knoll</b>   |
| <b>Brent Knoll</b>                               | <u>Stage 2 – Detailed Site Feasibility Investigations</u>  |
| <b>Funding Grant Award Community Housing</b>     | <p>Members have previously approved to accept the grant award of REVENUE funding of up to £30,000 from the SDC Community Housing Fund (“SDC CHF”).</p> <p>Members approved that the above revenue grant is to be used to carry out feasibility studies associated with the possible construction of twenty homes on land in Station Road.</p> <p>Members agreed to approve the EG Carter suite of feasibility works and investigation, along with approving payment with the satisfactory completion of these works (when done).</p> <p>I confirmed these arrangements in writing, by letter to the PC on 25<sup>th</sup> July 2017.</p> <p>The final value of these stage-two investigations came to £29,664.</p> <p>I am pleased to report that EG Carter have commissioned the following feasibility investigations, as listed below:</p> <ul style="list-style-type: none"><li>▪ Preparation of initial design and village character assessment.</li><li>▪ Highway and drainage consultation - Barnaby Associates.</li><li>▪ Investigations and CCTV survey works associated with the existing surface water network</li><li>▪ Topographical and buried services survey</li><li>▪ Ecological survey</li><li>▪ Arboriculture survey</li><li>▪ Acoustic survey</li><li>▪ Site investigation desk top study</li><li>▪ Traffic count and transport statement</li><li>▪ Landscape design</li><li>▪ Pre-application fees</li><li>▪ Utility searches and water application</li><li>▪ Legal fees for preparation of the Option Agreement</li><li>▪ Option Sum and contribution towards the Vendor’s legal fees</li></ul> <p>On a positive note, the majority of these investigations have been completed.</p> <p>Disappointingly, EG Carter are still waiting for final reports from some of the above list.</p> <p>This slower than anticipated completion of the full suite of these investigations has pushed the project timetable back slightly. This is disappointing.</p> <p>I have impressed on EG Carter the urgency of completing this exercise in a timely manner.</p> <p>EG Carter have assured me that they expect that all investigations will be completed during November 2017.</p> <p>Once the full suite of investigation reports have been received by EG Carter, copies of these will be made available to Brent Knoll Parish Council and Sedgemoor DC.</p> <p><u>Members Decision Required:</u> Members are asked to note the latest project update</p> |

### **Current Project Proposal**

To date, the information from the above investigations have not unearthed anything which would be considered “project threatening”.

Furthermore, the current proposals remain the same as before. These are listed below:

- The development proposals for the parcel of land would see 15 new homes built
- The land owner has indicated that the land in Station Road is available, subject to an acceptable final form of development.
- The extent of land to be developed, and the broad form of development is unlikely to change significantly. The detailed plotting of the units, open space and so on will be subject to further refinement and discussion.

These discussions will be informed by the outcome of the current site investigations.

- Assuming 15 were to be built, a total of 6 new affordable-homes (“AH”). This quantum of AH would equate to a policy compliant 40%.

SDC are exploring the possibility of increasing the AH numbers to 60%.

- We have secured confirmation from South Western Housing Society that they wish to build all 15 homes. They will be taking on the commercial risk associated with the sale of the market homes to fund their ambition to deliver the above policy 60% affordable housing proposal.
- The affordable housing units will be provided on-site.
- The initial layout would see the AH being well integrated with the open market homes.
- The AH will be provided free from public sector investment.
- The AH tenure split has yet to be finalised, but would be broadly in line with the HNA.
- All homes have same appearance and specification.
- The TCPA s106 agreement must include a local letting (sale) plan for the allocation (sale) of the affordable housing units. This LLP will prioritise local people seeking an affordable home will have first refusal for new and future vacancies.

Member Decision Required: Members may wish to consider working on the wording of the local letting plan over the next few months. I have attached an example of a recent local letting plan recently adopted in Mark for reference.

### **Public Consultation**

The next public consultation event has been organised for the 15<sup>th</sup> November 2017. The event will run from 3pm to 7pm in the Jubilee Room (Brent Knoll Village Hall). Revised potential layouts will be on display.

Information has been provided for inclusion into the parish magazine.

Additional posters will be put up in the village.

### **Brent Knoll Affordable Housing Steering Group**



**Option 1: 15 Homes / 32 Parking Spaces**

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|--|-------------------------------------|
| <b>Advantages:</b>   | <b>Issues:</b>                      |
| - Houses widely spaced                                     | - Front dominated by cars           |
| - Green edges  | - Road is too straight              |
| - Buildings set back to line of neighbours on Station Road | - Centre of development too forward |

I like this one.....  
 Add your sticker to show your preference



**Option 1: 15 Homes / 39 Parking Spaces**

- |                                  |   |
|----------------------------------|---|
| <b>Advantages:</b>               | <b>Issues:</b>                                  |
| - Less Formal                    | - Loss of privacy to neighbours on Station Road |
| - Cars moved into middle of site | - Centre dominated by cars                      |
|                                  | - Centre too formal                             |

I like this one.....  
 Add your sticker to show your preference



**Option 1: 15 Homes / 34 Parking Spaces**

- |                                  |   |
|----------------------------------|---|
| <b>Advantages:</b>               | <b>Issues:</b>                                |
| - Stronger front to Station Road | - Building line steps forward on Station Road |
| - Better enclosure of street     | - Centre dominated by cars                    |
| - Less formal                    |   |
| - Green edges                    |   |

I like this one.....  
 Add your sticker to show your preference

**Revised Possible Project Timetable**

July thru to Mid November 2017: EG Carter complete and evaluate the implications associated with the detailed stage-two feasibility exercise on the site.

January 2018: Brent Knoll Parish Council presented with a modified and more defined development proposal for site – incorporating feedback from the consultation event

February 2018: Possible submission of TCPA planning application.

July 2018: Possible commencement of construction of the new homes.

Summer 2019: Possible milestone for new residents to move in.

Members Decision Required: Members are asked to note the latest project timetable.

## Potential Local Letting (Sale) Plan for Brent Knoll Affordable Housing Project

It is important to note that it will not possible to secure a local letting (sale) plan for the open market homes. This letting plan will only apply to the affordable units.

Sitting above the letting plan will be another section detailing what the affordable units can and cannot be used for.

This letting plan will apply to first lets (affordable sales) and all future lets (affordable sales).

### Proposed LLP Wording

Not allow or permit the Affordable Housing Units to be occupied otherwise than by Qualifying Persons and of whom has been allocated an Affordable Housing Unit in accordance with the provisions below

#### Category 1:

An Affordable Housing Unit will only be allocated to a Qualifying Person who has immediately prior to such allocation been ordinarily resident / living within the Parish of Brent Knoll ("the Parish") for a continuous period of previous FIVE (5) years or they have within the last five (5) years previously resided in the Parish

#### Category 2:

In the event that Registered Provider is unable to allocate any of the Affordable Housing Units in the manner referred to in Category 1 above within ten (10) Working Days of the Affordable Housing Units becoming available for Occupation the Registered Provider shall allocate any such units to a Qualifying Person who has an immediate family relative (being parents' grandparents or children)

#### Category 3:

In the event that the Registered Provider is unable to allocate any of the Affordable Housing Units in accordance with the manner referred to in paragraphs Categories 1 and 2 above within a further ten (10) Working Days following the expiration of the time period referred to in paragraph xxxx then the Registered Provider shall allocate any such units to a Qualifying Person who have previously lived in the parish for at least two (2) years during the previous five (5) years

#### Category 4:

In the event that the Owners are unable to allocate any of the Affordable Housing Units in accordance with either the manner referred to paragraphs Categories 1 to 3 above within a further ten (10) Working Days following the expiration of the time period referred to in paragraph xxxx then the Registered Provider shall allocate the Affordable Housing Units to a Qualifying Person with a member of the Qualifying Persons' household who has permanent employment of at least sixteen (16) hours a week within the Parish and has been in that employment for the previous six (6) months

#### Category 5;

In the event that the Owners are unable to allocate any of the Affordable Housing Units in accordance with either the manner referred to paragraphs Categories 1 to 4 within a further ten (10) Working Days following the expiration of the time period referred to in paragraph xxxx then the Registered Provider shall allocate the Affordable Housing Units to a Qualifying Person who immediately prior to such allocation meet the criteria of Category 1 but in lieu of the reference therein to the Parish there shall be substituted reference to any of the following neighbouring parishes of [ Need instructions as to other parishes ]

#### Category 6:

In the event that the Owners are unable to allocate any of the Affordable Housing Units in accordance with either the manner referred to paragraphs Categories 1 to 5 above the Registered Provider shall allocate the Affordable Housing Units to any other Qualifying Persons (i) to (iv)

Upon the initial allocation of the Affordable Housing Units and upon any subsequent allocations to the Registered Provider will notify the Council in writing (addressed to the Affordable Housing and Development Manager of Strategic and Business Services) within seven (7) Working Days of any Qualifying Persons who have accepted the offer of an Affordable Housing Unit