

Affordable Housing Scheme

Land at White Post Road

Bodicote

19/00895/REM



DAVID WILSON HOMES
WHERE QUALITY LIVES

David Wilson Homes Mercia

October 2020

Contents

1. Introduction

2. Scheme Details

3. Request for Approval

Introduction

Under the terms of the S106 Agreement (dated 20th November 2017) the owner must submit an 'Affordable Housing Scheme' to be approved by the Council. The definition of the Affordable Housing Scheme within the S106 is set out below.

1.1.5

“ ‘the Affordable Housing Scheme’ means the scheme submitted in accordance with the Planning Permission which shall include details of: (i) the numbers, type, tenure and location on the Site of the Affordable Housing, and (ii) the timing of the construction of the Affordable Housing and it’s phasing in relation to the occupancy of the Market Housing Units, and (iii) the arrangements for the transfer of the Affordable Housing to a Registered Provider, and (iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the Affordable Housing, and (v) the occupancy criteria to be used for determining the identity of the occupiers of the Affordable Housing and the means by which such occupancy criteria shall be enforced”

Scheme Details.

The S106 Agreement requires 30% of the total dwellings to be provided as Affordable Housing with a tenure split of 70% rent and 30% intermediate tenure.

The table below shows the number, type and tenure of the Affordable Housing. The location is shown on the Affordable Housing Plan at appendix A. Also in the table below are target dates for completion of the Affordable plots. The forecast build programme allows for 100% of the Affordable Housing to be completed and transferred to the Registered Provider before 65% of the Market Housing is occupied.

	Plot	House Type	Accommodation	Tenure Rented/SO/IMR	Sq.M.	Ft2	Target Date	
DWH	7	SH50	2bed 4person	SO	69.68	750	Dec-21	
	8	SH50	2bed 4person	SO	69.68	750	Dec-21	
	9	SH50	2bed 4person	SO	69.68	750	Dec-21	
	10	SH50	2bed 4person	SO	69.68	750	Dec-21	
	11	SH55	3bed 5person	SO	89	958	Dec-21	
	12	SH52	3bed 5person	SO	86.03	926	Dec-21	
	20	SH72	2bed 4person	Rent	65.4	704	Dec-21	
	21	N107	1bed 2person	Rent	49.05	528	Dec-21	
	22	N107	1bed 2person	Rent	49.05	528	Dec-21	
	23	N107 VT	1bed 2person	Rent	58.99	635	Dec-21	
	24	N107	1bed 2person	Rent	49.05	528	Dec-21	
	25	N107	1bed 2person	Rent	49.05	528	Dec-21	
	26	N107	1bed 2person	Rent	49.05	528	Dec-21	
	27	DWB33	3bed 5person	Rent	77.2	831	Dec-21	
	28	DWB33	3bed 5person	Rent	77.2	831	Dec-21	
	41	SH50	2bed 4person	Rent	69.68	750	Mar-22	
	42	SH50	2bed 4person	Rent	69.68	750	Mar-22	
	43	SH50	2bed 4person	Rent	69.68	750	Mar-22	
	44	SH50	2bed 4person	Rent	69.68	750	Mar-22	
	45	SH50	2bed 4person	Rent	69.68	750	Mar-22	
	46	SH50	2bed 4person	Rent	69.68	750	Mar-22	
	64	N107	1bed 2person	Rent	49.05	528	May-22	
	65	MAI GF	2bed 4person	Rent	61.32	660	May-22	
	66	MAI FF	2bed 4person	Rent	69.67	700	May-22	
	67	MAI GF	2bed 4person	Rent	61.32	660	May-22	
	68	MAI FF	2bed 4person	Rent	69.67	700	May-22	
	69	N107	1bed 2person	Rent	49.05	528	May-22	
	70	SH50	2bed 4person	Rent	69.68	750	May-22	
	71	SH50	2bed 4person	Rent	69.68	750	May-22	
	72	SH50	2bed 4person	Rent	69.68	750	May-22	
	82	N107	1bed 2person	Rent	49.05	528	Mar-23	
	83	N107	1bed 2person	Rent	49.05	528	Mar-23	
	84	N107 VT	1bed 2person	Rent	58.99	635	Mar-23	
	85	N107	1bed 2person	Rent	49.05	528	Mar-23	
	86	N107	1bed 2person	Rent	49.05	528	Mar-23	
	87	N107	1bed 2person	Rent	49.05	528	Mar-23	
	88	SH72	2bed 4person	Rent	65.4	704	Mar-23	
	89	SH52	3bed 5person	Rent	86.03	926	Mar-23	
	90	SH52	3bed 5person	Rent	86.03	926	Mar-23	
	91	SH52	3bed 5person	SO	86.03	926	Mar-23	
	92	SH52	3bed 5person	SO	86.03	926	Mar-23	
	93	SH52	3bed 5person	SO	86.03	926	Mar-23	
	130	SH52	3bed 5person	Rent	86.03	926	Jun-23	
	131	SH52	3bed 5person	Rent	86.03	926	Jun-23	
	132	SH54	4bed 6person	Rent	102.57	1104	Jun-23	
	133	SH54	4bed 6person	Rent	102.57	1104	Jun-23	
	134	SH52	3bed 5person	SO	86.03	926	Jun-23	
	135	SH55	3bed 5person	SO	89	958	Jun-23	
	176	SH52	3bed 5person	SO	86.03	926	Oct-23	
	177	SH52	3bed 5person	SO	86.03	926	Oct-23	
	178	SH50	2bed 4person	SO	69.68	750	Oct-23	
	179	SH50	2bed 4person	SO	69.68	750	Oct-23	
	180	SH72	2bed 4person	Rent	65.4	704	Oct-23	
	BARRATT	202	T50	2bed 4person	SO	69.68	750	Dec-22
		203	T50	2bed 4person	SO	69.68	750	Dec-22
		204	T50	2bed 4person	SO	69.68	750	Dec-22
		205	T50	2bed 4person	SO	69.68	750	Dec-22
		210	T50	2bed 4person	Rent	69.68	750	Sep-22
		211	T50	2bed 4person	Rent	69.68	750	Sep-22
		212	T50	2bed 4person	Rent	69.68	750	Sep-22
		213	T50	2bed 4person	Rent	69.68	750	Sep-22
		214	T50	2bed 4person	Rent	69.68	750	Sep-22
		215	T50	2bed 4person	Rent	69.68	750	Sep-22
		216	T55	3bed 5person	Rent	89	958	Sep-22
		231	T50	2bed 4person	Rent	69.68	750	Dec-21
		232	T50	2bed 4person	Rent	69.68	750	Dec-21
		233	T50	2bed 4person	Rent	69.68	750	Dec-21
		234	T50	2bed 4person	Rent	69.68	750	Dec-21
		235	T50	2bed 4person	SO	69.68	750	Dec-21
		236	T55	3bed 5person	SO	89	958	Dec-21
		240	T55	3bed 5person	SO	89	958	Jun-22
		241	T52	3bed 5person	SO	86.03	926	Jun-22
		242	T52	3bed 5person	Rent	86.03	926	Jun-22
		243	T52	3bed 5person	Rent	86.03	926	Jun-22
		254	T50	2bed 4person	Rent	69.68	750	Mar-22
		255	T50	2bed 4person	Rent	69.68	750	Mar-22
		256	T50	2bed 4person	Rent	69.68	750	Mar-22
		257	T50	2bed 4person	Rent	69.68	750	Mar-22
		258	T55	3bed 5person	Rent	89	958	Mar-22
		259	T50	2bed 4person	Rent	69.68	750	Mar-22
	260	T52	3bed 5person	Rent	86.03	926	Mar-22	
	261	T52	3bed 5person	Rent	86.03	926	Mar-22	
	276	T50	2bed 4person	SO	69.68	750	Mar-22	
	277	T50	2bed 4person	SO	69.68	750	Mar-22	
		84						

The affordable housing will be transferred to Aster Housing Group. Contracts were unconditionally exchanged on 25th September 2020.

The following details of the lettings, sales and affordability criteria has been provided by Aster Housing Group.

Aster Lettings Manager (Affordable Rented Homes):

- All applicants will qualify for social housing in accordance with the Local Authority Allocations policy and Aster Group Lettings criteria.
- All affordable housing for rent will be advertised via the Local Authority Choice Based Lettings scheme.
- The Local authority will have 100% nomination rights for all initial lets and 75% of subsequent lets.
- All applicants will have affordability assessed as part of the pre-allocation assessment process.
- All applicants will be allocated property suitable to the household need and to promote a settled community.

Aster Head of Sales (Shared Ownership Homes):

- Applicants must have a household income of less than £80,000 per annum
- Applicants must complete an affordability assessment to confirm that they are unable to purchase a property suitable for their needs on the open market (and determine what share % they can afford)
- Applicants must register with Help to Buy South to prove eligibility for Shared Ownership (i.e. aren't purchasing as a second home)
- Where applicable, applicants need to evidence that they meet any local connection criteria contained in the S106
- Armed Forces personnel are to be given priority

3. Request for Approval

This Affordable Housing Scheme meets the requirements of the S106 Agreement and therefore formal approval for the affordable housing proposal is requested.

Tim Good

David Wilson Homes Mercia

(BDW Trading Ltd)