

Small Sites Housing Development Update

Call In – Part 1 Responses

The project is delayed again after previous multiple delays.

All delays are directly as a result of the original main subcontractor going out of business including the latest delays. This has continued to present challenges throughout the rest of the project magnified due to the use of offsite manufactured building system. These are all explained in the July 2017 Cabinet report and the latest January 2019 Cabinet report and in other responses in this report.

The tenure mix has changed completely since the original plans.

The mix of housing on this project has always been governed by Section 106 Agreement which sets out which homes are to be for 'market' tenures and which homes are to be for 'affordable' tenures and how many of each on each site. The Agreement allows the market units to be either for market rent or market sale. Similarly the Agreement allows affordable units to be either for affordable rent or for affordable low cost home ownership sale. The current mix still complies with the original Section 106 Agreement albeit that the originally planned private market rent homes have been switched to private market sale for project viability reasons. The affordable units are still the same tenure as they have always been and the Section 106 Agreement requirements will be followed should anything need to change in future in terms of prior approval by the planning department.