

## **Swallow House Lane, Hayfield**

### **Affordable Housing Supporting Statement, Bloor Homes**

**September 2012**

This statement sets out Bloor Homes' proposal for the delivery of affordable housing within the proposed development at Swallow House Lane, reflecting our recent discussions with High Peak Borough Council. A Section 106 Agreement is to be completed to secure the planning obligations associated with the application, including Affordable Housing, an overview of such provisions is provided within this statement.

#### **Affordable Housing Provision**

30% of the homes within the development are to be provided as Affordable Housing, in accordance with current planning policy; Housing Needs in High Peak – Supplementary Planning Document – Adopted November 2007.

Bloor Homes' proposal for Affordable Housing provision is supported by Kate Hall, Housing Strategy Officer at High Peak, following consultation regarding development of this scheme, see attached emails for reference.

The development provides 20 new homes in total, which equates to the provision of six affordable homes on site.

All six of the affordable homes are agreed to be two bed, three person houses to meet the Housing Needs of the Hayfield Parish.

#### **Tenure**

Five of the affordable homes will be made available for Social Rent, with the remaining unit to be provided for Intermediate Affordable Housing.

Bloor Homes have entered into negotiations with Equity Housing Group in respect of the transfer of the affordable homes once build complete, Equity are in the process of obtaining Board Approval to enter into contract with Bloor Homes. It is intended that Equity will manage the affordable homes and allocate to those in housing need, in accordance with the Councils nominations strategy.

## **Location**

The location of the affordable homes within the development is supported by Kate Hall at High Peak BC. The Council appreciate that from a Registered Providers management perspective, it is not practical to 'pepper pot' six units within a scheme of this size. The affordable housing will be delivered in accordance with the overall build programme for the development.

## **Section 106 Agreement**

A new Section 106 Agreement will be completed as part of Bloor Homes planning application for development of this scheme, the key points this should reflect in terms of affordable housing provisions are as follows:

- I. Provision of 30 per cent affordable housing
- II. 80 per cent of affordable homes to be made available for Social Rent
- III. 20 per cent of affordable homes to be made available for Intermediate Affordable Housing
- IV. An variance to point i, ii or iii above to be agreed in writing with the Council
- V. All affordable units to comply with HCA minimum HQI standards as published in 2007, for unit size, unit noise and unit layout
- VI. Definitions to reflect NPPF
- VII. Intermediate Affordable Housing deliverable as Shared Ownership or Shared Equity in line with NPPF
- VIII. No staircasing restrictions on Intermediate Affordable Housing
- IX. Provision for alternative affordable housing tenure or payment of a commuted sum in lieu of rented units in the event that the Developer is unable to enter into a legally binding contract with a Registered Provider within six months of grant of planning consent
- X. Location of units on site as per approved planning layout, or in locations as otherwise agreed in writing with the Council
- XI. Affordable units to be delivered as part of the overall development build programme
- XII. Inclusion of a standard Mortgagee in Possession clause in line with lenders requirement
- XIII. Obligations, other than those relating to the affordable housing units, should not be enforceable against a Registered Provider or owner of a designated affordable dwelling
- XIV. No Code requirement as no grant funding to be received

## Diane Aldcroft

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**From:** Kate Hall <Kate.Hall@highpeak.gov.uk>  
**Sent:** 06 September 2012 15:41  
**To:** Diane Aldcroft  
**Subject:** RE: Swallow House Lane, Hayfield

Hi Diane,

Apologies for the delay in responding to your email. We are happy to support your suggested location of the affordable units on the proposed site plan I received from Tony.

Please note I will starting maternity leave at the end of next week so please direct any future emails regarding this site to my colleague Joanna Mckendrick

[joanna.mckendrick@highpeak.gov.uk](mailto:joanna.mckendrick@highpeak.gov.uk)  
0845 129 7777 ext 4564

Regards  
Kate

**Kate Hall**  
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**From:** Diane Aldcroft [mailto:diane.aldcroft@bloorhomes.com]  
**Sent:** 05 September 2012 08:22  
**To:** Kate Hall  
**Subject:** FW: Swallow House Lane, Hayfield

Hi Kate

I am preparing an affordable housing statement in relation to our planning application for this scheme and would be grateful if you could confirm your support for the location of the units on site, following our discussions regarding management. I did try to email with a copy of our layout but I keep receiving a message that your inbox is full, did you receive a copy from Tony?

Many thanks

Diane

**Diane Aldcroft**  
Development Manager

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**From:** Tony Newton  
**Sent:** 17 August 2012 08:45  
**To:** Diane Aldcroft; 'Kate Hall'

## Diane Aldcroft

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**From:** Kate Hall <Kate.Hall@highpeak.gov.uk>  
**Sent:** 16 August 2012 11:48  
**To:** Diane Aldcroft  
**Subject:** RE: Swallow House Lane, Hayfield

Hi Diane,

Just to confirm following our conversation,

We would be happy with the provision of 6 x 2b4p units and would be happy to consider both Shared ownership and shared equity products for the 20% requirement for intermediate housing but would need to discuss this with the RP once selected.

I will come back to you with further guidance on the requirement for CSH level 3.

Regards

Kate

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**From:** Diane Aldcroft [mailto:diane.aldcroft@bloorhomes.com]  
**Sent:** 14 August 2012 17:23  
**To:** Kate Hall  
**Subject:** FW: Swallow House Lane, Hayfield

Hi Kate

Please can you clarify your Policy requirement for Code for Sustainable Homes Level 3 on all Affordable Dwellings as I can't seem to locate reference to this within your Draft Core Strategy or SPD.

Many thanks

Diane

Diane Aldcroft  
Development Manager

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**From:** Diane Aldcroft  
**Sent:** 14 August 2012 17:05  
**To:** 'Kate Hall'  
**Cc:** Tony Newton; Steve Feneley  
**Subject:** RE: Swallow House Lane, Hayfield

Hi Kate

Thanks for providing your swift response.