



Mick Jefferson
Managing Director
Seddon Homes Limited
Birchwood One Business Park
Dewhurst Road
Birchwood
Warrington
WA3 7GB

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By email – Mick.jefferson@seddonhomes.co.uk

Dear Mick

RE: Affordable Units at Dinting Road, Glossop

Roger Hannah previously provided a letter dated 13th August 2024 which detailed the marketing process undertaken, parties approached, and the outcome of acquiring a Registered Provider for 35 affordable units at Dinting Road, Glossop. This letter should be read in conjunction with the previous letter which can be viewed in Appendix 1.

Following the initial marketing process and resulting lack of interest and capability to acquire the 35 affordable units, we were instructed by Seddon Homes to reapproach parties to determine if their position had changed. The decision to reapproach parties was due to the Autumn Budget 2024 which may have increased RP's funding ability to acquire more affordable units.

Roger Hannah have reached out to previous bidders for the affordable units to determine if their position had changed following the recent budget announcements. The RPs confirmed that their position remained the same and they do not have the capability to acquire the 35 units.

Roger Hannah contacted previously interested parties; Great Places, Onward Homes, and Peaks and Plains Housing Trust. All three parties confirmed that they were unable to pursue the units at this time due to existing commitments and lack of capacity to progress any additional affordable units. We have also contacted Jigsaw, Together Housing and Your Housing Group who were focusing on other commitments during the initial marketing period. Again, these parties confirmed that they do not have the ability to acquire additional S106 affordable housing units at this time.

As detailed in our previous letter, it remains increasingly difficult to secure RP partners for affordable units required via planning agreement. Demand nationally is low due to RPs preference for grant funded schemes whereby they can tailor schemes to their own requirements and concentration on sites where they can deliver larger numbers of affordable homes. Reduced cashflow, rent increase limits, and rising costs are also challenges impacting RPs ability to acquire S106 units. We have provided a recent HBF report which examines the decline in S106 affordable housing. The report can be viewed in Appendix 2.

I trust this updated note is sufficient for your purposes but do let me know if you need anything more. Should you have any queries or require anything further please do not hesitate to get in touch.



Tom McDonald MRICS
For and on behalf of
ROGER HANNAH LTD

Mobile: 07800 549 049

Email: tommcdonald@rogerhannah.co.uk

Appendix 1 – Roger Hannah Letter

Appendix 2 – HBF Affordable Housing Report