

16th December 2011

Proposed s106 Heads of Terms

- To Provide 22 No. units (being 15% of the total units on site) as "affordable housing units" through an R.S.L such units built to the same specification as the open market units. Where agreement can not be reached to transfer to an R.S.L, a commuted sum of £770,000 (being based on 22 units @ 35k discount per unit) to be paid by Gleeson and to be used in the locality for affordable housing, in lieu of on site provision.
- To pay (50% upon commencement of development, and 50% on 100th occupation) the sum of £130,150 for contribution to off site open space, all as per BMBC "Open Space Provision on New Housing Developments (SPG20)". Please note such contribution does not take account of any "equipped children's play areas" sum as this will be provided on site. The breakdown for such commuted sum is as follows:
 - 35 No. 2 Beds @ £738 = £25,830
 - 84 No. 3 Beds @ £885 = £74,340
 - 29 No. 4 Beds @ £1,034 = £29,986
 - £130,156**
- To provide on site a children's play area (Details included with the application) and to provide a mechanism for future maintenance of said play area.
- To implement the recommendations of our "green travel plan", which is included in the application.