

Affordable Housing Statement Regarding Development of Land off Brunswick Street, Thurnscoe

Background

Keepmoat have been working on proposals acceptable to BMBC and local residents for the redevelopment of the unoccupied land off Brunswick Street in Thurnscoe. As part of this process, we have set out the following Affordable Housing provision.

Approach

The site comprises 60 dwellings all of which are to be transferred to an Affordable Housing provider upon build completion. All dwellings are expected to be delivered to the provider outside of a section 106 agreement as this delivery strategy enables a more viable Affordable Housing offer to be given by Registered Providers.

The dwellings will be used for Affordable Rent purposes and the provider will sign up to Barnsley Metropolitan Borough Council's nominations framework agreement (if they are not already on it).

The mix of dwellings is as follows;

- 8no 2 bed 3 person bungalows
- 34no 2 bed 4 person houses
- 18no 3bed 5 person houses

All dwellings are to DQS standards.

The provision of Affordable Housing exceeds that of planning policy within the local area. However appraisals working on an Open Market Sale basis have not been able to demonstrate a viable development.

Proposed Dates for Delivery

Action	Date
Obtain Planning Permission	June 2019
Start on site	January 2020
Completion of Phase	June 2021

Summary

With this in mind, we are seeking approval from BMBC to allow the proposed number of Affordable Homes to be delivered on the site and furthermore, delivered outside of a Section 106 Agreement. This will guarantee the delivery of the development.

We will remain in close dialogue with BMBC throughout and will work collaboratively to ensure we deliver a scheme which meets the aspirations of all parties whilst supporting the local community.