

Dear Sirs

The Together Housing Group operates throughout Yorkshire and, as part of its bid to the Homes and Communities Agency in May 2014 for grant assistance to develop affordable housing within Barnsley, included a site for the development of 60 houses for which a grant allocation was approved.

Earlier this year it became apparent that the land for the development could not be acquired at a value which would allow the scheme to progress. An alternative scheme was sought in order to commit the HCA funding and the current site was brought to our attention. This is for a reduced number of units and the locality has different housing needs. In our consultation with the Council's Strategic Housing section and our own Housing Management team, it was decided to include 20 bungalows to meet the demand from senior citizens in and around Darfield.

These changes had an impact on the viability of the project plus the organisation were then confronted with the 'minus one percent' rent reduction announced by the Government which made the scheme financially unviable. A cost reduction exercise, not fundamentally affecting the quality of the scheme, was achieved in our negotiations with the developer and the Association's additional funding input. Finally, this housing project was approved by the Association's Board in September 2015 and the cost break down attached to this note represents the viability assessment upon which the project could proceed without further recourse to the HCA or the Together Board, neither of which would be likely to bring results in the current financial climate.

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