

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 31 March 2020 16:23

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Queensway, Bognor Regis

Please upload the below to the above application. Correspondence

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk



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From: Arjan De Jong <Arjan.DeJong@arun.gov.uk>

Sent: 11 March 2020 14:22

To: Adrian Burrows

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: RE: Queensway, Bognor Regis

Hi Adrian,

The draft Section 106 will refer to the affordable housing requirements which are as set out in my original email below but will not refer to specific values.

The S106 will contain an annex which sets out the process the applicant is expected to follow in order to meet the obligations of the agreement, which will include seeking offers for the affordable element from Registered Providers. So it will be at this stage where formal offers will be made/discussed.

Regards,

Arjan

Arjan de Jong | Interim Housing Strategy & Enabling Manager, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37714 | External: +44 (0) 1903 737714 | E-mail: arjan.dejong@arun.gov.uk

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From: Adrian Burrows

Sent: 11 March 2020 12:58

To: Arjan De Jong <Arjan.DeJong@arun.gov.uk>

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: Re: Queensway, Bognor Regis

hi arjan,

thanks for the below which is a great help.

I need to now put these draft into the draft section 106 we have in circulation between Maria, myself and Adc's solicitor/ barrister Jeremy Cook.

shall i just put the 650K figure into the draft for the 24 suits scheme or how does this get formalised?

thanks,

A

On 11 Mar 2020, at 12:36, Arjan De Jong <Arjan.DeJong@arun.gov.uk> wrote:

Hi Adrian,

Thank you for your email and apologies for the delayed response.

Without Prejudice subject to valuation and viability

Ball park figure which Arun Housing could be prepared to offer is £650k for the 5 x rented on the 24 unit scheme

Ball park figure for the 7 x rented on the 31 unit scheme is £900k

We do not currently purchase shared ownership although we do have partners we work with who may be willing to acquire these. Alternatively, Registered Providers may be interested in acquiring both the rented and shared ownership.

These values are subject to contract and valuation and assume no ground rent or other outgoings and low service charges.

We would anticipate paying land value up front and stage payments throughout build as you suggest.

Let me know if you require anything further.

Regards,

Arjan

Arjan de Jong | Interim Housing Strategy & Enabling Manager, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37714 | External: +44 (0) 1903 737714 | E-mail: arjan.dejong@arun.gov.uk
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From: Adrian Burrows [REDACTED]
Sent: 03 March 2020 17:02
To: Arjan De Jong <Arjan.DeJong@arun.gov.uk>
Subject: Fwd: Queensway, Bognor Regis

Begin forwarded message:

From: Adrian Burrows [REDACTED]
Subject: Re: Queensway, Bognor Regis
Date: 3 March 2020 at 16:57:47 GMT
To: Arjan De Jong <Arjan.DeJong@arun.gov.uk>

Dear Ajan,

Without Prejudice subject to valuation and viability.

Many thanks for the below.

We look forward to working with you on this exciting project.

I attach below:

1. the schedule of accommodation for the 24 units scheme.

In respect of the 24 unit scheme i propose that all 7x1 bed flats at first floor are affordable.

I propose 5 affordable rented and 2 shared ownership.

we assess these to be worth between 150 to 200k each. for the purpose of this (without prejudice exercise , may i propose we say 175k each although we have not had the building valued comprehensively for a considerable time).

we assess the rents to be around £9,600 per year.

2. I also attach below the layout plans for the 31 unit scheme which shows the floor areas on them.

i would propose 9x1 bed units at first floor are affordable.

from your email below it appears 7 would be affordable rented and 2 would be affordable shared ownership.

we would currently guesstimate the units would be 200k each and rent for 10,200pa.

It would be helpful to have a guide on what we could expect from ADC in respect of these units (which i presume applies in the same way to both schemes) and how and when it would be paid to us? presumably plot value up front(?) then stage payments during the build (?). if correct, presumably the lender needs to see the relevant agreement and I need to see a draft asap pls.

I greatly look forward to your feed back on this to enable Maria to proceed with her various tasks.

thanks,

Adrian

On 3 Mar 2020, at 15:46, Arjan De Jong
<Arjan.DeJong@arun.gov.uk> wrote:

Dear Adrian,

With reference to our conversation this morning regarding the above scheme.

- I confirm there would be a requirement to provide 30% affordable housing on site (Local Plan policy AH SP2) and within the affordable element the requirement would be for 75% rented and 25% intermediate (normally this is in the form of shared ownership).
- For a 24 dwelling scheme this would equate to 7.2 dwellings (5 x rented and 2 x intermediate plus £16,000 (calculated as 0.2 x £80,000)) and for a 31 dwelling scheme 9.3 (7 x rented and 2 x intermediate plus £24,000 (calculated as 0.3 x £80,000)) units.
- Where an applicant is of the opinion that affordable housing is not viable on-site, the Council would require that the applicant provide a viability report to support the assertion. The Council would undertake an independent

assessment, the costs of which the applicant would be required to meet.

- Should on-site provision be deemed unviable, the alternatives would be to provide the equivalent number of dwellings elsewhere in the district or to pay a commuted sum calculated at £80,000 per dwelling. Neither of these alternatives is favoured by the Council.
- In order for the Council to give you an indicative figure for the affordable element of both a 24 dwelling scheme and a 31 dwelling scheme I would be grateful if you could supply the number, size and type of dwellings as well as the indicative sales value. Once we have received this information we'll be in a position to give you an idea of the level of offer you could expect. Please note this figure is purely indicative and does not represent a formal offer from the Council.
- Finally, as discussed Arun Housing is keen to explore opportunities to expand its property portfolio so once the scheme has advanced to this stage Arun Housing would be keen to discuss the option of securing the affordable dwellings.

Please contact me should you have any further questions.

Regards,

Arjan

Arjan de Jong | Interim Housing Strategy & Enabling Manager, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37714 | External: +44 (0) 1903 737714 | E-mail: arjan.dejong@arun.gov.uk
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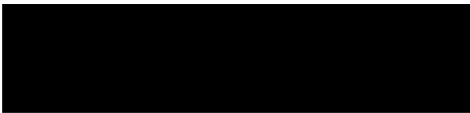
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