



AFFORDABLE HOUSING STATEMENT **COURTWICK LANE, WEST SUSSEX**

Introduction

Schedule 4 of the Section 106 Agreement (dated 22nd March 2012) accompanying the Outline planning approval sets out the Affordable Housing requirements that the development must deliver.

The development of this site and the affordable housing provision within Schedule 4 are being shared equally between Barratt Homes and Bellway Homes.

For the avoidance of doubt, this statement relates to the affordable homes provided by Barratt Homes only.

Within Schedule 4, the headline affordable housing requirements are as follows:-

- A 27% affordable housing provision (**27% of 600 = 162 dwellings**)
- 10% of affordable homes to be built to lifetime home standards
- A total of 4 x 2 bed flats that are designed to be wheelchair accessible
- No more than 30 affordable homes in the same 'cluster'
- A tenure mix of 65% Affordable Rent, 35% Intermediate Housing (Shared Ownership)
- An agreed housing mix (unless otherwise agreed with the council)

The following table sets out the overall housing mix set out in Schedule 4 and then the Barratt share of this provision, split into that already approved within Phase 1 and the proposals for Phase 2.

<i>Type of dwelling</i>	<i>%</i>	<i>Number *</i>	<i>Barratt Share</i>	<i>Barratt approved Phase 1</i>	<i>Barratt proposed Phase 2 #</i>
4 bed house	2	4	2	1	1
3 bed house	30	49	25	11	14
2 bed house	38	61	30	16	14
2 bed flat	15	24	12	1	11**
1 bed flat	15	24	12	0	12
Totals -	100	162	81	29	52

*rounded up/down to nearest whole number

**proposed plots 182 & 183 in Block C to be wheelchair accessible

- All 2, 3 and 4 bed houses in proposed phase 2 meet lifetime home standards, equating to 35% of overall total and exceeding requirement for at least 10%

Location of the Affordable Housing in Phase 2

The Affordable houses are evenly located in small clusters within the southern and northern sections of the development and do not exceed clusters of 30 as per required in the Section 106. In respect of tenure mix, please refer to attached schedule for plot by plot breakdown.

Conclusion

In summary it is clear from this statement that the Barratt provision of affordable housing for this development within our Phases 1 and 2 meet all of the requirements set out in the Section 106.

**Barratt Southern Counties
February 2014**

SITE SUMMARY						
Plot No.	Property Description	House Type	Accommodation	Tenure Rented/SO	Sqm.	Sqft
11	House	27½	3 Bed 5 Person	SO	98	1055
12	House	15	2 Bed 4 Person	SO	77	828
13	House	15	2 Bed 4 Person	SO	77	828
14	FOG	ALA	2 Bed 3 Person	SO	64	690
15	House	15	2 Bed 4 Person	Rent	77	828
16	House	15	2 Bed 4 Person	Rent	77	828
17	House	15	2 Bed 4 Person	Rent	77	828
18	House	15	2 Bed 4 Person	Rent	77	828
19	House	18	4 Bed 6 Person	Rent	101	1088
9	Construction Phase A Totals				725	7801
61	House	16	3 Bed 5 Person	SO	85	911
62	House	16	3 Bed 5 Person	SO	85	911
63	House	16	3 Bed 5 Person	Rent	85	911
64	House	15	2 Bed 4 Person	Rent	77	828
65	House	15	2 Bed 4 Person	Rent	77	828
66	House	15	2 Bed 4 Person	Rent	77	828
67	House	15	2 Bed 4 Person	Rent	77	828
68	House	15	2 Bed 4 Person	Rent	77	828
69	House	15	2 Bed 4 Person	Rent	77	828
70	House	16	2 Bed 4 Person	Rent	77	828
10	Construction Phase B Totals				792	8529
90	House	27	3 Bed 5 Person	Rent	98	1055
91	House	27	3 Bed 5 Person	Rent	98	1055
92	House	27	3 Bed 5 Person	Rent	98	1055
93	House	15	2 Bed 4 Person	Rent	77	828
94	House	15	2 Bed 4 Person	Rent	77	828
95	House	15	2 Bed 4 Person	Rent	77	828
110	House	19	3 Bed 6 Person	Rent	117	1262
111	House	19	3 Bed 6 Person	Rent	117	1262
112	House	19	3 Bed 6 Person	Rent	117	1262
113	House	19	3 Bed 6 Person	Rent	117	1262
10	Construction Phase C Totals				994	10697
29	OVERALL TOTALS				2511	27027

	No.	%
SO	6	21%
Rent	23	79%
Total	29	100%

	No.	%
15	16	55%
16	3	10%
18	1	3%
19	4	14%
27	3	10%
27½	1	3%
ALA	1	3%
TOTAL	29	100%

Affordable Unit Numbers Schedule

House Type	Total S106 Units	Barratt Affordable	Phase 1 (confirmed)	Phase 2 (subject to RM Approval)
2 Bed House	61	30	16	14
3 Bed House	49	25	11	14
4 Bed House	4	2	1	1
1 Bed Flat	24	12	0	12
2 Bed Flat	24	12	1	11
TOTAL	162	81	29	52

N.B. House type and tenure mix to be confirmed for Phase 2

Affordable Tenure Mix

Tenure	S106 %	S106 Number	Barratt Total	Phase 1	Phase 2
Rent	65%	105.3	52.65	23	29.65
Shared Ownership	35%	56.7	28.35	6	22.35
Total	100%	162	81	29	52

SITE SUMMARY						
Plot No.	Property Description	House Type	Accommodation	Tenure	Rooms	sqm
158	House	18	3 Bed 5 Person	Rent	85	811
156	House	15	2 Bed 4 Person	Rent	77	826
157	House	15	2 Bed 4 Person	Rent	77	826
159	House	275	3 Bed 5 Person	Rent	98	1046
158	House	18	3 Bed 5 Person	Rent	85	811
142	House	15	2 Bed 4 Person	Rent	77	826
141	House	15	2 Bed 4 Person	Rent	77	826
142	House	18	4 Bed 6 Person	Rent	101	1046
143	House	27	3 Bed 5 Person	Rent	85	1046
144	House	27	3 Bed 5 Person	Rent	85	1046
145	House	27	3 Bed 5 Person	Rent	85	1046
11	Phase A Totals				805	8631
157	House	16	3 Bed 5 Person	S/O	85	811
156	House	15	2 Bed 4 Person	S/O	77	826
148	House	15	2 Bed 4 Person	S/O	77	826
150	House	275	3 Bed 5 Person	S/O	98	1046
4	Phase B Totals				336	3632
155	Fat	287	2 Bed 3 Person	S/O	60	650
156	Fat	287	2 Bed 3 Person	S/O	60	650
157	Fat	110	1 Bed 2 Person	S/O	31	350
158	Fat	287	2 Bed 3 Person	S/O	60	650
159	Fat	287	2 Bed 3 Person	S/O	60	650
170	Fat	110	1 Bed 2 Person	S/O	31	350
171	House	10	3 Bed 5 Person	S/O	117	1262
172	House	10	3 Bed 5 Person	S/O	117	1262
173	House	10	3 Bed 5 Person	S/O	117	1262
174	House	10	3 Bed 5 Person	S/O	117	1262
175	House	10	3 Bed 5 Person	S/O	117	1262
10	Phase C Totals				973	8748
176	Fat	110	1 Bed 2 Person	S/O	31	350
177	Fat	110	1 Bed 2 Person	Rent	31	350
178	Fat	287	2 Bed 3 Person	Rent	60	650
179	Fat	110	1 Bed 2 Person	Rent	31	350
180	Fat	287	2 Bed 3 Person	Rent	60	650
181	Fat	110	1 Bed 2 Person	Rent	31	350
182	Fat	287	2 Bed 3 Person	Rent	60	650
183	Fat	110	1 Bed 2 Person	Rent	31	350
184	Fat	287	2 Bed 3 Person	Rent	60	650
185	Fat	110	1 Bed 2 Person	Rent	31	350
186	Fat	287	2 Bed 3 Person	Rent	60	650
187	Fat	110	1 Bed 2 Person	Rent	31	350
188	Fat	287	2 Bed 3 Person	Rent	60	650
189	Fat	110	1 Bed 2 Person	Rent	31	350
15	Phase D Totals				733	7899
214	House	15	2 Bed 4 Person	Rent	77	826
215	House	15	2 Bed 4 Person	Rent	77	826
216	Fat	110	1 Bed 2 Person	Rent	31	350
217	Fat	110	1 Bed 2 Person	Rent	31	350
218	Fat	110	1 Bed 2 Person	Rent	31	350
219	Fat	110	1 Bed 2 Person	Rent	31	350
6	Phase E Totals				388	3856
254	House	15	2 Bed 4 Person	S/O	77	826
255	House	15	2 Bed 4 Person	S/O	77	826
256	House	15	2 Bed 4 Person	S/O	77	826
257	House	15	2 Bed 4 Person	S/O	77	826
258	House	15	2 Bed 4 Person	S/O	77	826
259	House	15	2 Bed 4 Person	S/O	77	826
260	House	15	2 Bed 4 Person	S/O	77	826
261	House	15	2 Bed 4 Person	S/O	77	826
262	House	15	3 Bed 5 Person	S/O	85	811
8	Phase F Totals				631	6798
62	Overall Totals				3767	40437

	No.	%
Rent	20	38%
S/O	22	62%
TOTAL	42	100%

	No.	%
15	12	28%
16	6	14%
17	1	2%
18	4	9%
19	3	7%
20	2	4%
21	1	2%
22	12	28%
23	6	14%
TOTAL	42	100%

Affordable Unit Numbers Schedule

House Type	Total S106 Units	Barratt Affordable	Phase 1 (confirmed)	Phase 2 (subject to RM Approval)
2 Bed House	61	20	10	14
3 Bed House	49	25	11	14
4 Bed House	2	2	1	1
1 Bed Flat	24	10	0	5
2 Bed Flat	24	12	1	11
TOTAL	160	81	23	52

N.B. House type and tenure mix to be confirmed for Phase 2

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Total	100%	161	81	29	52