



06.06.23

Affordable Housing Statement for 61 Dwellings at Wood Lane, Higham on the Hill

Further to Owl Homes Ltd's reserved matters application for the development of 61 homes, including 25 affordable homes on land at Wood Lane, Higham on the Hill, Leicestershire this affordable housing statement and Owl Homes affordable housing proposal has been devised and based on the executed Section 106 Agreement dated August 2022 under planning approval 21/01147/OUT as enclosed.

Tenure split proposal for the 25 dwellings to be:

Affordable Rent	19 Homes	(4 x 1 bedroom, 9 x 2 bedroom, 6 x 3 bedroom)
Shared Ownership	6 Homes	(2 x 2 bedroom, 4 x 3 bedroom)

Owl Homes have tendered the 25 affordable homes to a number of Registered Housing Providers that operate in and around Higham and who are registered with Homes England and enter into a Development Agreement to deliver the 25 homes in adherence to the timescales and triggers set out with the Section 106 Agreement.

To this end all affordable rented and shared ownership homes will be developed and transferred to a Registered Provider under this Development Agreement.

At this point Owl Homes are proceeding towards contract with Stonewater Housing Association to deliver the affordable homes on this site.

The affordable rented homes will be let at affordable rents as defined by Homes England and the shared ownership homes will be sold on the basis of Homes England standard 125 year shared ownership lease. Initial equity shares will be sold according to purchasers satisfying affordability criteria and rent will be charged on the un-sold equity in accordance with Homes England limits.

All affordable homes Gross Internal Floor Area (GIFA) will meet 85% of National Described Space Standards. All RP partners who tendered for the scheme confirmed the Owl Homes standard affordable house types are acceptable to them.

The homes have been integrated in to the overall scheme layout and the specification for these homes will enable all 61 homes to be tenure blind in terms of appearance and specification.