

From: Peter Lock [REDACTED]
Sent: Thursday, November 14, 2024 11:46 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: [External] >> Affordable Housing Bull Field redetermination

Morning David,
Thank you for consulting me on the proposed affordable mix it is appreciated.

The proposed affordable mix is fine as it matches the recommended mix within the LHNA.

We can wait & see if there is a change in government guidance in respect of First Homes following the recent NPPF consultation. Just an observation, you might struggle to deliver the 2 x 3 bed First Homes within the £250k price cap following the 30% discount being applied. If government guidance removes the requirement for First Homes in due course then obviously this will not be an issue.

You might want to consider the clustering of the affordable housing as most is in a single cluster currently and I am not sure how PINS will view this.

I hope this helps.

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From: [REDACTED]
Sent: 14 November 2024 10:47
To: Peter Lock [REDACTED]
Cc: [REDACTED] >
Subject: [External] >> Affordable Housing Bull Field redetermination

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Morning Peter

Many thanks for your time recently on Jacks and your quick response there.

With the Bull Field proposals shortly coming back before you there is the opportunity to tweak the mix slightly to hit the latest needs assessment.

We have set this out in the table below and in the attached layout.

	LHNA recommended mix		Proposed Mix		
	Shared Ownership	Affordable Housing	Shared Ownership	First Homes	Affordable Housing
1-bed	20% (2)	25% (7)	0% (0)	17% (2)	25% (7)
2-bed	45% (6)	30% (8)	0% (0)	51% (6)	30% (8)
3-bed	35% (4)	35% (9)	17% (2)	17% (2)	34% (9)
4+ bed		10% (3)	0% (0)	0% (0)	10% (3)

[Recommended Housing Mix - Local Housing Needs Assessment \(June 2024\)](#)

Do you agree with the proposals as shown? We will need to update the UU to reflect this. In doing so we are also happy if you are to broaden the scope of First Homes to be this tenure or S/O subject to any change in government guidance and as agreed within any updated AH Scheme to be agreed with you as per the Jacks layout which has seemed to work well.

Let us know any thoughts on this, happy to run through on a call but hopefully otherwise this makes sense!

Kind Regards

[Redacted]

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Kind Regards,

[Redacted]

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