



Affordable Housing Scheme Submission

Phase 3 and scheme to date - Shelford Road, Radcliffe on Trent

William Davis Limited & Longhurst Housing

Name of scheme:	Phase 3 Shelford Road, Radcliffe on Trent
Planning reference:	13/02329/OUT
Planning reference:	22/02266/REM
Date S106 signed:	27 th November 2018
Total number of affordable housing units:	46
Number of Intermediate units:	23
Number of Affordable Rent units:	15
Number of Social Rent units:	8

Programme of construction

Construction of affordable to be commenced prior to 40% occupation of market dwellings.
All affordable to be constructed and transferred to an RP by 70% occupation of market dwellings.

See schedule attached for proposed handover programme which ensure that the milestones are achieved.

Location of the affordable housing

See attached approved plan.

Affordable Housing Schedule

See attached schedule of accommodation by plot, type and tenure including forecast completion date by plot/phase.

Registered Provider

- Has a contract been signed with an RP: ***No but Heads of Terms agreed and solicitors have been instructed.***
- If No, when is it anticipated that contracts will be exchanged: ***31st March 2024***
- Name of identified Registered Provider: ***Longhurst Housing Group***

Nomination Rights:

- Does the Registered Provider have a nominations agreement with Rushcliffe Borough Council? ***Yes.***
- If No, it is required that the RP signs a nominations requirement with the Borough Council. Please ask the RP to contact the Housing Options Team Leader.
- Does the Registered Provider have appropriate local management and maintenance arrangements? ***Yes.***

Overall Scheme Against S106 Obligation:

A total of 372 dwellings have been approved by reserved matters up to and including Phase 3. Of these 112 (30%) are being delivered as affordable:

	Total Dwellings	Per S106		Actual/Proposed		Variation By Phase		Rolling Variation	
		Private - 70%	Affordable - 30%	Private	Affordable	Private	Affordable	Private	Affordable
Phase 1	103	72	31	72	31	0	0	0	0
Phase 2a	31	22	9	17	14	-5	5	-5	5
Phase 2b	86	60	26	65	21	5	-5	0	0
Phase 3	152	106	46	106	46	0	0	0	0
Phase 4	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Total	372	260	112	260	112	0	0		

The S106 requires a tenure split of 19% social rented (22 units), 39% affordable rented (43 units) and 42% Intermediate/Shared Ownership (47 units). Phase 3 fully addresses the minor variations that were seen in earlier phases such that on completion the number of dwellings delivered by tenure will be fully compliant to the S106 requirements:

	Affordable Only	Per S106			Actual/Proposed			Variation			Rolling Variation		
		Social Rented - 19%	Affordable Rent - 39%	Shared Ownership - 42%	Social Rent	Afford Rent	Shared Ownership	Social Rent	Afford Rent	Shared Ownership	Social Rent	Afford Rent	Shared Ownership
Phase 1	31	6	12	13	6	10	15	0	-2	2	0	-2	2
Phase 2a	14	3	5	6		11	3	-3	6	-3	-3	4	-1
Phase 2b	21	4	8	9	8	7	6	4	-1	-3	1	3	-4
Phase 3	46	9	18	19	8	15	23	-1	-3	4	0	0	0
Phase 4	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Total	112	22	43	47	22	43	47	0	0	0			

In terms of the types of affordable dwellings delivered by tenure in each phase, this is confirmed as:

	Phase 1			Phase 2			Phase 3		
	Social Rent	Afford Rent	Discount Market	Social Rent	Afford Rent	Discount Market	Social Rent	Afford Rent	Discount Market
1 Bed Maisonette	6			8			4		
1 Bed Bungalow		1							
2 Bed Bungalow		2					2		
2 Bed House		2	9		10	5		10	11
3 Bed House		5	6		8	4		5	12
4 Bed House							2		
	6	10	15	8	18	9	8	15	23
Total Dwellings	31			35			46		

Date AHS submitted to Rushcliffe Borough Council for approval:	6th February 2024
Date AHS approved by the Borough Council:	