

## INCOMING EMAIL

From: David Reavill  
 To: Sarah Smith  
 CC: Sarah Ashton , Karen Dragovic  
 Date: 24/05/2021 10:40:24  
 Subject: RE: 5/2020/3022 Proposed Retirement Living Community, Burston Garden Centre - Affordable Housing Provision

Attachments:  
 (1) image002.jpg(4 B)

Sarah

In response to the issues raised in the letter dated 19 May 2021, point iv.

- a. These are (average) actual build costs of Council housing projects completed within the past 5 years. Unfortunately the sites within the Council's ownership available for development are typically more complex to deliver housing and can include extensive remediation costs.
- b. There are no Registered Provider schemes available to support at present. In addition Homes England grant funding cannot be used on Section 106 sites which deliver the majority of affordable housing in the district.
- c. I am unsure the point being made here. Aside from the fact no Registered Provider aside from the Council delivers social rent in the district I would argue that it is for the Council to determine how any commuted sum payment is used to best meet the housing needs of the district.
- d. No evidence is provided for this proposed Registered Provider development, I would be happy to discuss this further if the applicant is aware of a site being available along the lines presented in the letter.

If you would like to discuss any of these matters further please do contact me.

Thanks  
 David

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**From:** Sarah Smith <Sarah.Smith@stalbans.gov.uk>  
**Sent:** 19 May 2021 15:11  
**To:** David Reavill <David.Reavill@stalbans.gov.uk>  
**Cc:** Sarah Ashton <sarah.ashton@stalbans.gov.uk>  
**Subject:** FW: 5/2020/3022 Proposed Retirement Living Community, Burston Garden Centre - Affordable Housing Provision

Hi David

This item is due to be reported to committee on Wednesday. Do you have any comments on the comments he makes about the amount of affordable housing that could be provided. The published report uses the comments you gave me on the application. Is there any merit in what he is saying about the amount of affordable housing that can be provided?

Many thanks

Sarah

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**From:** David Phillips [<mailto:davidphillips@dpvconsult.co.uk>]

**Sent:** 19 May 2021 14:52

**To:** Sarah Smith <[Sarah.Smith@stalbans.gov.uk](mailto:Sarah.Smith@stalbans.gov.uk)>

**Cc:** Paul Warne <[Paul.Warne@stalbans.gov.uk](mailto:Paul.Warne@stalbans.gov.uk)>; Steve Rickard <[stephen.rickard@castleoak.co.uk](mailto:stephen.rickard@castleoak.co.uk)>; Robert Needham <[rob@inglewoodproperty.co.uk](mailto:rob@inglewoodproperty.co.uk)>; [Chris.Badger@hertfordshire.gov.uk](mailto:Chris.Badger@hertfordshire.gov.uk)

**Subject:** Re: 5/2020/3022 Proposed Retirement Living Community, Burston Garden Centre - Affordable Housing Provision

Dear Sarah

Please find attached a considered response in respect of the limited weighting officers have attached to affordable housing. In essence we are respectfully asking officers to reconsider this.

Also given the application is due to be considered at Referrals Committee next Monday I have copied in Paul Warne as it is new material that members should have the opportunity to consider.

Kind regards

David

**David Phillips**

**Director**

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