

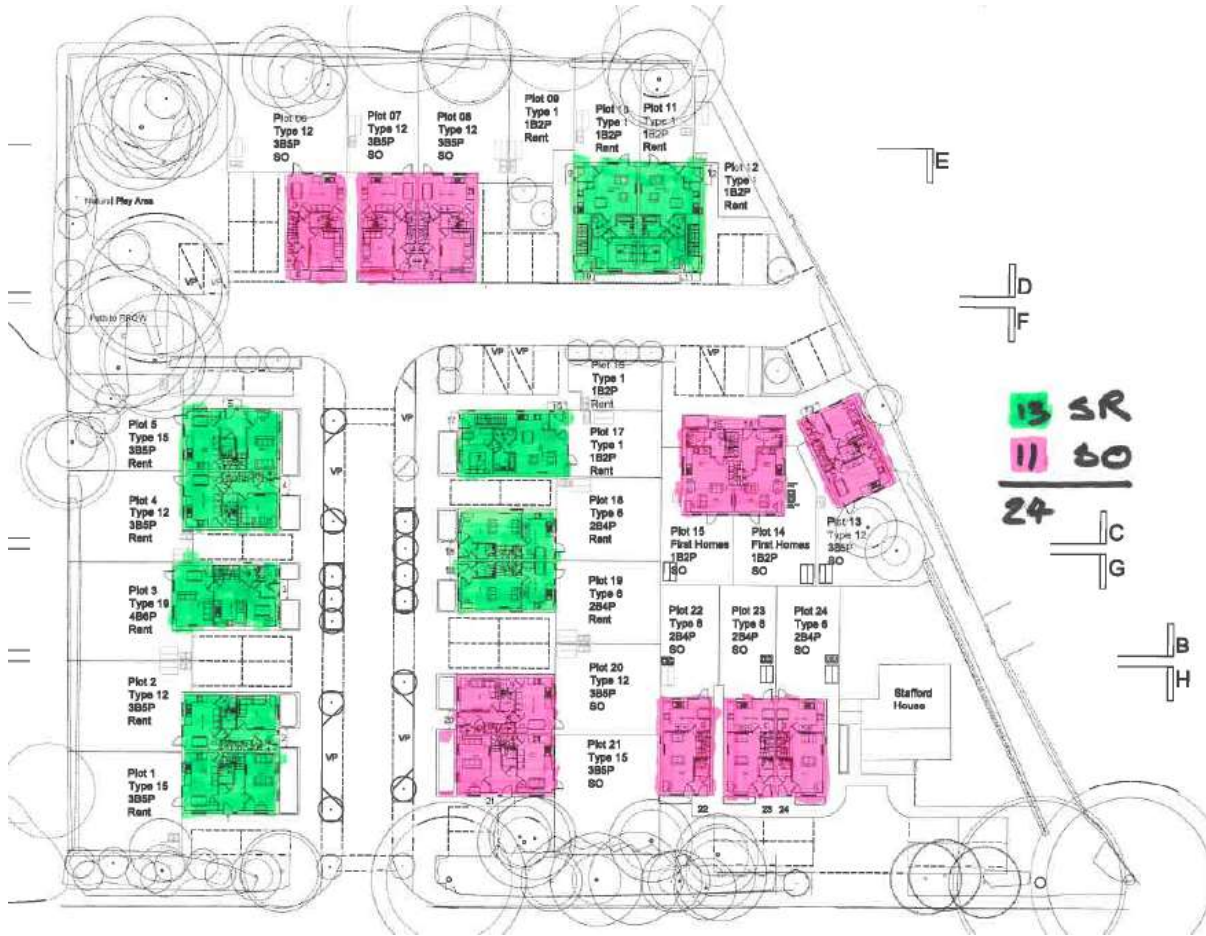
Windmill Court Update – Tenure, Nominations & Planning

24 April 2023

Tenure:

As a result of changes to our appraisal model it has become possible to deliver the whole scheme as affordable and remove the formerly proposed market sale and first homes units.

The scheme will now deliver 13 new homes for General Needs as Social Rent (SR) and 11 for Shared Ownership (SO). The below is a cut of a revised tenure plan to demonstrate the location of the SR units coloured green and the SO units in pink.



The Schedule of Accommodation associated with this drawing is detailed below:

Plot No	Property Type	Bedrooms / Bedspaces	Tenure	Form of Structure - HOUSES
1	House	3 bed, 5 person	Social Rent	Semi Detached
2	House	3 bed, 5 person	Social Rent	Semi Detached
3	House	4 bed, 6 person	Social Rent	Detached
4	House	3 bed, 5 person	Social Rent	Semi Detached
5	House	3 bed, 5 person	Social Rent	Semi Detached
9	Maisonette	1 bed, 2 person	Social Rent	Semi Detached
10	Maisonette	1 bed, 2 person	Social Rent	Semi Detached

Plot No	Property Type	Bedrooms / Bedspaces	Tenure	Form of Structure - HOUSES
11	Maisonette	1 bed, 2 person	Social Rent	Semi Detached
12	Maisonette	1 bed, 2 person	Social Rent	Semi Detached
16	Maisonette	1 bed, 2 person	Social Rent	Semi Detached
17	Maisonette	1 bed, 2 person	Social Rent	Semi Detached
18	House	2 bed, 4 person	Social Rent	Semi Detached
19	House	2 bed, 4 person	Social Rent	Semi Detached
6	House	3 bed, 5 person	Shared Ownership	Detached
7	House	3 bed, 5 person	Shared Ownership	Semi Detached
8	House	3 bed, 5 person	Shared Ownership	Semi Detached
13	House	3 bed, 5 person	Shared Ownership	Detached
14	House	1 bed, 2 person	Shared Ownership	Semi Detached
15	House	1 bed, 2 person	Shared Ownership	Semi Detached
20	House	3 bed, 5 person	Shared Ownership	Semi Detached
21	House	3 bed, 5 person	Shared Ownership	Semi Detached
22	House	2 bed, 4 person	Shared Ownership	Semi Detached
23	House	2 bed, 4 person	Shared Ownership	Semi Detached
24	House	2 bed, 4 person	Shared Ownership	Detached

All stakeholders have been consulted and are supportive of the revised affordable housing plan.

Covenants:

These changes to tenure to deliver the whole site as affordable, together with the retention of Stafford House, means that the last remaining covenant to overcome is the requirement to provide extra care sheltered housing. Sovereign has clearly demonstrated that there is no demand for this type of housing in this location, and the present Windmill Court facility has never been fully occupied. This will be addressed as part of the affordable housing statement when the planning application is submitted.

Nominations:

The exact details of the local lettings plan are to be agreed with West Berkshire Council Housing Enabling team, and the final decision will ultimately rest with them. However, we are proposing the following to WBC:

- 1 bed maisonettes only; First Priority / First cascade - Returning Windmill Residents.
- Second cascade (should all the homes not be occupied by returning Windmill Residents)- Older Persons from Mortimer / Potential connection to Mortimer.
- Third and Final cascade – General Needs Housing to anyone on the housing register in West Berkshire.

We would image that there would be sufficient demand to let all of the homes during the first and second cascade. However, if this is not the case, I hope that we will need to let the homes on a general needs basis, because we cannot have empty stock

Planning Application

Landscaping drawings are now being finalised and the target date for submission of the full planning application has been set to 19 May 2023.