



Affordable Housing Scheme

British Legion Social Club, Watts Dyke, Wrexham – The Poppies Development

Revision B
10/07/2024

Introduction

The Poppies Development at Llay has the benefit of an approved planning permission (P/2018/0933) which SG Estates has now submitted a Section 73 application (P/2024/0291). SG Estates have also submitted a planning application for an additional 9 units adjacent to the existing housing development (P/2024/1070).

The Section 73 application is needed following the revision of the approved planning layout due to the existing water main and easement not being taken into account when approval was given.

Due to the necessary changes to the layout the development now benefits from 50 new build dwellings which is 1 short from the approved layout.

The Affordable Housing scheme will cover both applications with 25% affordable housing being allocated for phase 1 and 30% affordable housing being allocated for phase 2. This results in a total of 15.2 units required. 15 plots to be built on site and 0.2 units to be covered via a commuted sum.

SG Estates would like to confirm the following with regards to the affordable housing scheme. The scheme is submitted in line with the requirements of Clause 1.1, Schedule 5 of the Phase 1 S106 Agreement which requires the following:

1. The number of Affordable Housing Units;
2. The location of the Affordable Housing Units;
3. The type of the Affordable Housing Units; and
4. The tenure of the Affordable Housing Units.

Number

15 Units to be handed over to RSL with a payment to be made for any remaining element of affordable housing required under the S106 as detailed above.

Location and Layout

Affordable housing plots to be Plots 1 – 3, 23 + 24, 30 – 32, 40 – 43 (Phase 1) & 54 – 56 (Phase 2) The dwellings will be tenure blind, ensuring that the 15no. affordable units are indistinguishable from the open market units. This will encourage social integration at the site, promote mixed communities and overall provide a positive living environment.

Type and Tenure

House Type	Tenure Type	No of Units
Alyn	Social Rent	8
Nant	Social Rent	2
Nant	Intermediate Rent	5
	Total	15

These house types offered as affordable housing remain the same as the approved plan. The Alyn house type is a 2 bed property and the Nant is a 3 bed property.

The tenure mix listed above is also relatively unchanged with the only difference being one less intermediate rent property With the addition of the 3 extra Social Rent properties for phase 2.

Timing & Delivery

The 15no Affordable Housing Units will be handed over to North Wales Housing Association (or similar). Based on the current build program the handovers will be delivered as follows:

Plots 1 – 3 Estimated completion 13/12/2024
Plots 40 – 43 Estimated completion 15-05-2025
Plots 23 + 24 Estimated completion 13-06-2025
Plots 30 – 32 Estimated completion 25-07-2025
Plots 54 – 56 Estimated completion 17-04-2026

The Remaining units will be delivered as follows

Plots 4 – 6 Estimated completion 17/10/2024
Plots 47 – 50 Estimated completion 13/11/2024
Plots 7 – 9 Estimated completion 10/12/2024
Plots 10 – 12 Estimated completion 21/01/2025
Plots 16 + 17 Estimated completion 18/02/2025
Plots 13 – 15 Estimated completion 17/03/2025
Plots 18 – 22 Estimated completion 14/04/2025
Plots 25 – 27 Estimated completion 27-06-2025
Plots 28 + 29 Estimated completion 25/07/2025
Plots 33 – 35 Estimated completion 22/08/2025
Plots 36 – 39 Estimated Completion 22/09/2025
Plots 44 – 46 Estimated Completion 17/02/2026
Plots 51 – 53 Estimated Completion 17/03/2026
Plots 57 – 59 Estimated Completion 17/05/2026

The new sequence of build allows for all the affordable plots to be delivered before completion of the open market plots

The transfer of the Affordable Housing Units

SG Estates have recently built a good working relationship with North Wales Housing Association. NWAHA have recently taken ownership of plots at our Manor Gardens, Rhostyllen Development and the full process has been a success for both parties which we hope to continue with The Poppies Development at Llay.

Occupation Criteria

All units are to be transferred to NWAHA, for occupation as affordable housing. NWAHA has confirmed that letting of social rented properties will be made to households of suitable priority on the Council's housing waiting list through the respective Housing Option team.

NWAHA has also confirmed that letting of intermediate rented properties will be made to eligible households from the 'Tai Teg' housing register. The councils Housing Option Team and Tai Teg respectively will therefore undertake necessary eligibility checks to ensure that occupiers meet the occupancy criteria and will accord with the definition of eligible persons as set out in the Affordable Housing covenants contained in the Section 106 agreement for this development.