

Clare Whiting

From: Matthew Phillips
Sent: 12 July 2016 17:01
To: planning_admin
Subject: Oak View, Chapple Lane, Bronington

Housing response – P/2016/0647

From: Maureen Lee
Sent: 01 July 2016 16:47
To: Matthew Phillips
Subject: FW: Geoff Lloyd P/2016/0003 - Oak View, Chapple Lane, Bronington

Hi Matthew,

Please find attached the reply from Group Cynefin who manage our Affordable Housing Register.

Please would you inform the Seller, Mr Aylott of their response.

Kind Regards

Mo

From: Gerwyn Lloyd [<mailto:Gerwyn.Lloyd@grwpcynefin.org>]
Sent: 01 July 2016 16:37
To: Maureen Lee
Subject: RE: Geoff Lloyd P/2016/0003 - Oak View, Chapple Lane, Bronington

Good afternoon Mo

I have looked on the register, only one applicant has Bronington as an area of choice (3rd choice).

Their income levels would not allow them to finance a property of £375k.

If we had an enquiry from an applicant with a high income (over £45,000 pa) we would have refused them for the register, as their income should be sufficient to buy a property on the open market without assistance.

Kind regards

Gerwyn



Cyswllt/Contact
54 Stryd Y Dyffryn,
Dinbych, LL16 3BW
DX: 23288 DENBIGH

Cyfyngau Cymdeithasol/Social Media
twitter.com/Grwp_Cynefin
facebook.com/GrwpCynefin

Gerwyn Lloyd
Swyddog Cartrefi Fforddiadwy (Prynu)
Affordable Homes Officer (Purchasing)

Cyswllt/Contact
post@grwpcynefin.org
Ffôn/Phone: 0300 111 2122
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Ysgrifennwch ataf yn Gymraeg neu Saesneg
Write to me in Welsh or English
grwpcynefin.org

Mwy na thai • More than housing



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Rhybudd - Mae'r neges yma i ddefnydd y derbynnydd a enwir uchod yn unig. Mae unrhyw farn a fynegir yn yr e-bost hwn yn berthnasol i'r unigolyn a anfonodd y neges ac ni ddylid cymeryd fod Grŵp Cynefin o'r un farn. Ni allwn dderbyn cyfrifoldeb am unrhyw golled neu ddifrod sy'n codi o ddefnyddio'r e-bost hon.

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From: Maureen Lee [<mailto:Maureen.Lee@wrexham.gov.uk>]
Sent: 30 June 2016 12:26
To: Gerwyn Lloyd; Gwen Roberts
Subject: RE: Geoff Lloyd P/2016/0003 - Oak View, Chapple Lane, Bronington

Sorry guys, did you reply to me on this one ???

Mo

From: Maureen Lee
Sent: 22 June 2016 14:18
To: 'Gerwyn Lloyd'; 'Gwen Roberts'
Subject: FW: Geoff Lloyd P/2016/0003 - Oak View, Chapple Lane, Bronington

Hi Both,

This is a very long shot but I have to confirm that there is no one on our waiting list that is able to afford a property which was given a restriction on planning application some years ago and is now up for sale at £375K. See emails below.

I think I almost certainly know the answer but could you confirm whether we have anyone who may meet this criteria currently on our register ?

Many thanks
Regards

Mo

Oak View, Chapple Lane, Bronington

Mo,

Just to put you in the picture with this, the property is currently subject to a planning condition that limits occupancy to someone who is

- a) employed or last employed on a rural enterprise in the locality or, if there are no such eligible person;
- b) someone who is eligible for affordable housing.

It has taken a little while but the property has now been on the market at £375,000 for almost a year and whilst there has been some interest in the property, no one who qualifies under a) has come forward. The applicant is considering applying to remove the occupancy condition, but in addition to evidence that the property has been adequately marketed at appropriate value (which would appear to be the case based on recent correspondence I have exchanged with Mr Aylott, who is acting on behalf of Mr Lloyd, the applicant/owner of Oak View), we would need evidence that the property is either unsuitable for affordable housing or there is no one who would qualify who is willing/able to purchase it.

In light of the above, Mr Aylott would need some indication as to whether you think the property is suitable for affordable housing (both in terms of location as well as size and value) and if so, if there is anyone on the affordable housing register who would be interested.

If there is someone who qualifies and may be interested, they would need to be put in contact with Mr Aylott to discuss the potential of putting in an offer with the estate agents. If not, then confirmation of that would be sufficient.

If you needed to find the site on ProPrinter, the post code is SY13 3HP.

Regards

Matthew

- Oak View, Chapple Lane, Bronington

Dear Maureen,

I have recently had a meeting with Matthew Phillips in respect of Mr Lloyd.

We discussed the value of the property and agreed after looking at all the information available a price of £375,000 with the restriction being taken into account.

As you will appreciate the restriction includes 'People from the Council's affordable housing register', therefore my question is:-

- Are you aware of anyone on the affordable housing register who would be able/willing to purchase the property at £375,000.

Thank you in anticipation of your assistance in this matter.

Kind regards

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

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