



Affordable Housing Scheme

Watkin Jones Homes

British Legion Social Club, Watts Dyke, Llay, Wrexham

Rev. A

July 2021

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Introduction

This Affordable Housing Scheme is submitted to Wrexham Council in support of a reserved matters application submitted for the erection of 51 dwellings British Legion Social Club, Watts Dyke, Llay, Wrexham. This follows outline permission which was granted 15th October 2019 (ref. P/2018/0933).

The scheme is submitted in line with the requirements of Clause 1.1, Schedule 5 of the 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.

The affordable Housing Units are being forward sold to Adra along with an additional 10no. units which will be delivered by Adra as private rental units. We have worked closely with Adra on submission of the planning application, Adra have provided a letter of support to demonstrate the demand for such housing in Llay. This letter is enclosed at **Appendix 1**.

Site Location and Context

The site subject to these two applications is approximately 1.33 hectares in size and forms an 'L' shape around the south and western boundaries of the Royal British Legion Social Club located on the junction of Watts Dyke and Llay New Road, Llay.

The site is located in a predominately residential area located in the west of the village of Llay and is directly abutted by Alyn Waters Country Park. The site itself comprises of low value grassland, hedges lining the boundary of the site and a number of scattered trees located on the edges of the site. The site is relatively flat but gently slopes to the east towards Llay New Road.

There is a war memorial located on site adjacent to the Watts Dyke and is currently encompassed by hedging.

A public right of way abuts the southern boundary of the site and runs through to the Alyn Waters Country Park.

Location Plan



Royal British Legion, Llay, Wrexham

Details of Affordable Housing Units

Number

There will be a total of 51 units on the site. The proposal includes the provision of 13no. affordable units in line with the S106 requirement for 25% affordable housing.

Location and Layout

The 13no. Affordable Housing Units are identified with a pink marking on the Site Layout, enclosed at **Appendix 2**. The dwellings will be tenure blind, ensuring that the 13no. 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

The agreed type and tenure for the 13no. Affordable Housing Units is set out in the table below:

No. Bedrooms	Tenure Type	No. of Units
2	Social Rent	5
3	Social Rent	2
3	Intermediate Rent	6
	Total	13

Timing and Delivery

The 13no. Affordable Housing Units will be handed over to Adra in three blocks. Based on the current programme the blocks will be delivered as follows:

- Block 1 (Plots 41-44) – 06/09/2022
- Block 2 (Plots 23-28) – 01/11/2022
- Block 3 (Plots 31-33) – 22/11/2022

The remaining units will be delivered as follows:

- Plots 1-3 - 22/6/22
- Plots 48-50 – 5/7/22
- Plots 7-8 – 19/7/22
- Plots 29-30 – 22/11/22
- Plots 4-6 - 6/7/22
- Plots 45-47 – 5/7/22
- Plot 9-12 – 9/8/22
- Plot 13-17 – 23/8/22
- Plot 18-22 – 22/9/22
- Plots 34-36 – 6/12/22
- Plots 37-40 – 9/12/22
- Plot 51 (old sales cabin area) – 20/12/22

The above building sequence means that all of the affordable housing units will be delivered before the occupation of more than 85% of the open market units.

Transfer of Affordable Housing Units

Transfer to Adra (Registered Social Landlord)

All units are to be transferred to a Registered Social Landlord, Adra, for occupation as affordable housing. Watkin Jones Homes has entered into a 'subject to planning' contract with Adra for them to acquire these units once planning is granted. Social rented properties will be let by Adra at rent levels that are in accordance with Welsh Government's rent policy for social rent. Intermediate rented units will be let at affordable rent levels, which will be at least 20% below local market rents (including service charges where applicable).

Occupation Criteria

All units are to be transferred to a Registered Social Landlord, Adra, for occupation as affordable housing. Adra 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. Adra 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. An extract of Adra's intermediate allocation policy is provided at Appendix 3.

APPENDIX 1 – ADRA LETTER OF SUPPORT



Adra (Tai) Cyfyngedig,
Tŷ Coch, Llys y Dderwen,
Parc Menai,
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LL57 4BL

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Iolo Owen
Development Manager
Watkin Jones Homes
55 Ffordd William Morgan
St Asaph Business Park
St Asaph
Denbighshire
LL17 0JG

5th May 2021

Dear Iolo,

Re: Residential Development at Llay British Legion, Llay

I am writing to set out Adra's support for the proposed development at Llay Royal British Legion.

We have worked closely with Watkin Jones to develop a mixed tenure approach to this site, with Adra developing a mix of Social Rented and Intermediate Rented units on the site along with a number of private rented units.

The proposed affordable units will meet an identified housing need locally and will provide a range of accommodation for households with varying levels of income.

The proposed market rented units will assist Adra in generating additional income that will be used to deliver additional affordable housing across Wrexham and other areas of North Wales. Adra also works closely with Betsi Cadwaladr Health Board to make private rented accommodation available to health care workers.

The proposed development has received the full support of Adra's Board and will assist in the delivery of much needed affordable and market housing across North East Wales.

Yours sincerely,

Paul Humphries
Development Consultant

APPENDIX 2 – AFFORDABLE HOUSING PLAN

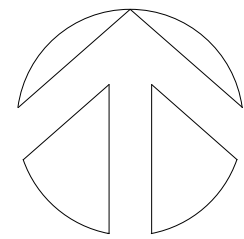
IMPORTANT NOTE:

ALL DIMENSIONS AND LEVELS SHOWN ON THIS DRAWING ARE TO BE CHECKED BY THE CONTRACTOR/ MANUFACTURER PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE OR THE MANUFACTURE OF ANY SITE COMPONENTS.

THIS DRAWING IS NOT TO BE SCALED.

DIMENSIONS ARE INDICATED IN MILLIMETRES UNLESS CLEARLY STATED OTHERWISE.

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SITE PLAN

Legend

- Access / Door To dwelling.
- 1800mm high close boarded fence.
- Indicates 1.8m High Brick Wall with piers.
- Indicates 1.8m High Curved Brick Wall with piers.
- Line to delineate application site boundary.
- Line to delineate land owned by client.
- Timber gates to be erected to rear gardens (as indicated on site layout).
- Proposed tree planting. (Refer to Landscape Layout for further details).
- Adra - Affordable units.
- Adra - Market Rent.
- Indicates trees to be removed.
- Indicates trees to be remained. Category A & B trees.
- Indicates timber shed.

Revision:	By:	Date:
P1 Preliminary Issue to Client.	RIC	20.11.20
P2 Lincoln housetype substituted with 892 type to Clients' request.	BP	05.01.21
P3 Amended to client comments.	BP	14.01.21
P4 Amended to client comments.	BP	03.03.21
P5 Amended to client comments.	BP	09.03.21
P6 Amended to client comments.	BP	15.03.21
P7 Amended to client comments.	BP	18.03.21
P8 Amended to client comments.	BP	06.04.21
P9 Amended to client comments.	IF	14.04.21
P10 Amended to planner comments.	AW	10.06.21

PLANNING

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Client:

Project Title:

Residential Development

Address:

Royal British Legion,
Watts Dyke,
Llay, Wrexham

Drawing Title:

Proposed Site Layout

Drawing No:

WJ/RBL/PSL/01

Dwn:

Ckd:

Date:

BP

ST

20/11/2020

Scale:

Paper Size:

Rev:

1:500

A2

P10

Royal British Legion, Llay, Wrexham

APPENDIX 3 - ADRA INTERMEDIATE RENTAL ALLOCATION PROCESS

Adra Intermediate Rental Allocation Process

Application / Allocation Process

Applications and shortlists for Adra Intermediate Rental properties will be administered through the Tai Teg's, Affordable Homes Register.

Applicants are normally:

- unlikely to be offered social housing
- unable to meet the cost of open market rents due to limited income
- unable to purchase property through various schemes e.g. due to not having a sufficient deposit

Applicants will be advised that an Intermediate Rental Policy applies when relevant and that applicants will be required to satisfy the criteria specified below to be considered for an allocation

Adra will allocate its Intermediate Rental properties to nominated applicants meeting the following eligibility criteria:

- a) *Applicants who are registered on the Tai Teg Affordable Housing Register*
- b) *and must:*
 - **Age** – *be at least 18 years old*
 - **be in housing need** *due to one or more of the following:*
 - *current accommodation being unaffordable*
 - *no security of tenure*
 - *accommodation not suitable for the household's needs*
 - *need to be closer to family or employment*
 - **have a gross household income** *between the range specified by the Affordable Homes Register Scheme and unable to afford to purchase or rent a property suitable for their needs. Applicants must complete an Income and Expenditure affordability assessment to demonstrate that they are financially able to maintain a tenancy to the specified rent level*
 - *be in employment and not fully dependent on benefits*
 - *be able to afford the housing costs (i.e. the whole sum of money due under a tenancy agreement, inclusive of any service charges) and these should equate to no more than approximately 30% of gross income*
 - *(Exception: Service Personnel – can register even if on Zero income – subject to initial assessment, however need to have local connection, family connection or local base whilst in the forces)*
- c) *and have*
 - *a local **connection** to the community area the property is situated – either residing or working in the community area for the previous 12 months or have a close family connection with having a family member residing in that community for at least 5 years*
 - *if no applicant meets the above criteria, applicants from the neighbouring communities within the Local Authority area will be considered*