

03/01267/FUL

VARIATION OF S106 AGREEMENT FOR A CHANGE OF USE FROM OFFICES (USE CLASS B1) TO 110 RESIDENTIAL UNITS AND USE CLASS A1/A3 ON GROUND FLOOR

**At Stephenson House Off Albert Street, Bletchley
For Remitone Ltd**

INTRODUCTION AND PLANNING HISTORY

Planning permission was granted on 6th July 2005 for the above development following the completion of a S106 agreement, which it is now proposed to vary in one respect, which is of a significance to need committee approval.

The S106 agreement covered a range of issues including affordable housing, education, public art, public health, public transport and public realm works. Work has commenced on site.

PROPOSED VARIATION

A letter has been received from the Dominion Housing Group, the Registered Social Landlord providing affordable housing within the conversion of the building. The letter seeks to vary the S106 agreement to change the tenure mix but not the total number of affordable units.

At present the S106 agreement requires 30 % of the 110 units are to be affordable. The current breakdown is 15 % shared ownership, 10 % reduced market housing (with a sale price 30 % less than the prevailing market price) and 5 % social rented.

Dominion Housing Group are now seeking to vary the tenure mix to 25% shared ownership and 5 % social rented. This variation would equate to 27 shared ownership and 5 social rented units.

The variation is sought to enable the Dominion Housing Group to change the tenure as the Shared Ownership product is better understood by the general public and therefore more popular than Reduced Market Housing.

CONSULTATIONS

The Council's Housing Development Officer advised that from a housing perspective there would be no objections to this change. The shared ownership market in Milton Keynes is a long established one and it is a product that people understand and want. The most recent Housing Needs Study (2006) showed a distinct move away from reduced cost sale and low cost sale to social rent and shared ownership tenures. So switching from reduced cost to shared ownership is acceptable.

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Stephenson House, Bletchley
"Variation of legal agreement"



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(152)

CONSIDERATIONS

It is considered that the proposed variation is reasonable, as it will not reduce the quantum of affordable housing to be provided as part of the development. The revision would secure more shared ownership units than the original mix thereby addressing the needs of those on the lowest incomes.

RECOMMENDATION

It is therefore recommended that the existing agreement be varied to allow the tenure mix to comprise of 25 % shared ownership and 5% social rented.