

Affordable Housing – Mark Ashwell reply to Pat Smith

I write in response to your GLRA letter regarding concerns about the delivery of affordable housing in Wokingham Borough.

The Housing Strategy for 2015 – 18 highlights our target to complete **1,000** additional affordable homes during the three year period.

The number of completions was **123** last year 2015/16.

We are anticipating **321** completions this year 2016/17 and **543** completions in 2017/18.

This increase in predicted completions is the result of the exponential nature of development within the large SDLs.

This year we are anticipating several phases within Montague Park delivering a substantial number of affordable housing units.

There are other sites with planning consent which are not yet included in our current forecasts.

1,000 completions target is very much achievable, in fact, we hope to supersede that target.

Our policy of **35% affordable housing has been secured** within S106 agreements **for all of the SDL sites.**

On **Montague Park**, this comprised of **23% affordable housing on-site** and **12% as a commuted sum** in lieu of affordable housing.

This approach allows us to facilitate affordable housing delivery in other parts of the Borough.

As an example: **£5.2 million of commuted sums** from the Montague Park development has been allocated towards the **regeneration of Phoenix Avenue.**

This is in our very own Norreys Ward in Wokingham Town which is currently being built out by our own housing company: Wokingham Housing Limited.

I hope this information allays your concerns and demonstrates our continued commitment to the delivery of affordable housing.

N.B. Our Wokingham Town Regeneration is a completely separate opportunity.

Because of its lack of pure commercial viability this does not qualify it for a percentage of affordable housing.

This criteria has been independently assessed and verified as part of the planning application process.

We are however looking at ways we can facilitate a healthy mix of residences.

I will keep you informed of the exploration of this opportunity.

Kind regards

Mark

Cllr Mark Ashwell
WBC Evendons Ward
Executive Member
Planning, Regeneration and Communities