

Taylor Wimpey North Yorkshire Response to Members Questions:

- What type of partnerships with housing associations and local authorities are you involved in which deliver affordable housing?

Taylor Wimpey North Yorkshire mainly deal with the disposal of affordable housing to Registered Providers (RPs) as required through Section 106 agreements. This is our main method of delivering affordable housing within SBC. In addition, we can also carry out 'bulk sales' to Registered Providers, which can be a more attractive proposition for RPs as they can use any Homes England grant allocation they have to help fund their acquisition. Grant funding cannot be used for S106 units.

We would be open to further partnership approaches with Housing Associations and Local Authorities.

- Do you think there are ways the Council can work with private developers to increase the supply of affordable housing? If so, can you give us examples of what would encourage you to work with Councils like SBC?

More flexibility regarding the tenure of affordable housing, such as the introduction of First Homes or Discount Market Sale tenures would alleviate some of the challenges we have seen regarding the lack of demand from RP partners for Section 106 properties.

Unlocking council owned sites with a pragmatic expectation on land value, to reflect a higher percentage of on-site affordable housing delivery.

Delivering affordable housing outside S106 agreements, to unlock opportunities for grant eligible affordable housing on schemes. This can be done on Council owned sites by capturing the affordable housing requirements within the Development Agreement.

Review the on site affordable housing requirements for sites with viability issues or in lower value areas within the Borough, use First Homes or DMS to improve viability.

- The committee understands that some private led development sites may become stalled. From your experience of the industry what are the reasons that developments get stalled or do not go ahead once planning permission has been granted?

Nutrient Neutrality restrictions and securing mitigation
Viability challenges as a result of planning requirements or market movements
Onerous Planning Conditions

- What are the challenges for delivering the number/types of affordable housing set out in SBC Local Plan?

We have seen some limited demand from Registered Providers for Section 106 properties leading to delays in delivering these homes and challenges when securing an RP partner. We believe this is due to RPs prioritising grant funded opportunities rather than Section 106 opportunities.

Flexibility of intermediate tenure properties- given the low demand from RPs, this would allow us to offer an intermediate tenure ourselves rather than reliance on an RP partner.