

Extra Care explanatory note

- During our pre-application ENDC requested that we consider the possibility of an affordable extra care facility being provided on our site. The basis of this request was the County Council's evidence ('Study of Housing and Support Needs of Older People across Northamptonshire' (2017) which evidenced the need for additional extra care to be provided in Oundle. Additionally, we were also advised of the emerging Local Plan's policy requirement to consider the provision of accommodation for older people on the site.
- ENDC advised us that if we provided the extra care facility on site specifically for 100% affordable extra care it was acceptable to ENDC that this could be provided in lieu of the traditional approach to the provision of affordable housing.
- We have submitted an Outline application for 130 units in total (65 of which are private units and 65 of which are affordable extra care units which in effect equates to 50% of the provision on site being affordable – policy is currently 40% affordable)
- We commissioned a piece of independent research which approached the leading Extra Care providers and have only had interest from Housing21 who would like to acquire the site. The other providers advised us that the location of the site and size of extra care did not suit their business models.
- PH have worked proactively to secure ENDC's desire for extra care in Oundle and has entered into a period of exclusivity with Housing21 to deliver the extra care facility on site.
- Housing21 has worked closely with us to secure the provision and took the opportunity to their board in December 2019 and the board have approved the scheme to proceed. However, they cannot proceed any further towards contract until the Outline has been approved
- We have entered into s106 negotiations with ENDC to agree the affordable housing mechanism prior to committee. These discussions are at a very advanced stage and we have the principles of the mechanism agreed subject to a few minor amendments
- The mechanism proposed is that PH will gift the land to Housing21 to enable them to build the extra care scheme
- We would usually build and sell the affordable housing to a HA and in turn we would make a profit (in line with NPPF guidance) on the sale of the units, but in this instance we will be gifting the land to Housing21 (although we will still need to buy the land from the landowner so it will have a cost to us, but at no return)
- It has been made clear by Housing21 that the only way that the scheme will be viable is if they receive grant funding from Homes England as without it, the scheme would not be viable and the only way they can achieve the funding is by us gifting them the land

- If, prior to Housing21 taking a transfer of the land they advise that they will not be proceeding, we will in turn submit a revised scheme with a policy compliant 40% affordable housing on site
- We are proposing for the transfer of the land to take place once Housing21 have achieved Reserved Matters for the extra care facility. We believe that this will ensure delivery of the site.
- If for any reason Housing21 cannot proceed with the opportunity, the land will be returned to us and we will ensure that the policy compliant level of affordable housing (40%) is delivered on site