
Affordable Housing Statement: Pendle Garage, Clitheroe Road, Barrow, Ribble Valley

The Proposed development at Pendle Garage, Barrow will provide 29 affordable units funded by the Homes & Community Agency at Affordable Rent and let to local people in housing need.

Information from the Housing Needs survey states that a large demand for affordable housing is required for the Wisewell/Barrow Ward. The housing strategy Officer, at ribble Valley Council is fully supportive of the scheme which will provide a mix of houses, apartments and bungalows. This development will assist in meeting this need.

As is highlighted in the Councils Housing Needs Survey houses prices and private rents continue to increase whilst the availability of mortgage finance remains a key issue for those wishing to enter the housing market. The need to provide good, quality, affordable and sustainable homes within the borough could therefore not be more pressing and as such this development will provide an ideal opportunity to bring forward much needed housing to meet the needs of the local community.

Bowsall Ltd are looking to develop this scheme with Great Places Housing Group who are one of the major Housing Associations with the Ribble Valley

Pendle Garage—Clitheroe Road, Barrow.

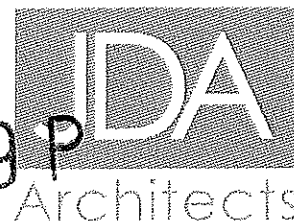
SUBJECT TO CONTRACT

07th February 2013

Vendor:	Bowsall Ltd 3 King St Salford M3 7DG																											
Purchaser:	TO BE CONFIRMED																											
Property:	Pendle Garage, Subject to Contract <table><tr><td colspan="7">Pendle Garage - Clitheroe Rd, Barrow Subject to Contract</td></tr><tr><td>Property Type</td><td>Floor Area</td><td>No. of Units</td><td>Tenure</td><td>Offer Price</td><td>Total Offer</td><td>OMV</td></tr><tr><td>2 Bedroom</td><td>60sqm</td><td>9</td><td>Affordable Rent</td><td>£80,000.00</td><td>£720,000.00</td><td></td></tr></table>							Pendle Garage - Clitheroe Rd, Barrow Subject to Contract							Property Type	Floor Area	No. of Units	Tenure	Offer Price	Total Offer	OMV	2 Bedroom	60sqm	9	Affordable Rent	£80,000.00	£720,000.00	
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2 Bedroom	60sqm	9	Affordable Rent	£80,000.00	£720,000.00																							
Tenure:	Freehold (to be confirmed)																											
Price:	£720,000 (seven hundred and twenty thousand pounds)																											
Specification:	10 Year NHBC Warranty Code for Sustainable Homes Level 3																											
Contract Arrangements:	20% deposit payable on exchange to be released to the vendor. Balance on final completions.																											
Timetable:	Target for exchange of contracts: to be agreed Current target for practical completions: to be agreed																											
Vendors Solicitors:	To be advised																											
Purchasers Solicitors:	Crofton's Solicitors The Lexicon Mount Street Manchester M2 5FA Contact: Richard Clarke Telephone: 0161 214 6180 Email: richardc@croftons.co.uk																											
Contract conditionality:	Grant of planning permission for the proposed scheme. A S106 Town and Country Planning Act Agreement acceptable to Registered Provider																											
Conditionality of Purchaser's Offer:	Independent validation of the market values of the shared ownership plots. Internal approval by Registered Provider/Management Team .																											

Subject to Contract

320130169P



Pendle Garage, Barrow
BUILDINGS FOR LIFE
INFORMAL ASSESSMENT.

Submitted 20 Nov 2012

Criteria	Score	Evidence
Environment and community		
01. Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?	0	Whilst some facilities such as the public house and parks in the immediate area, community facilities such as shops are further afield
02. Is there an accommodation mix that reflects the needs and aspirations of the local community?	1	Accommodation specifically discussed with Ribble Valley Housing Strategy who have evidenced need for Bungalows along with two and three bedroom units.
03. Is there a tenure mix that reflects the needs of the local community?	1	The suggested mix of socially rented and shared ownership will be agreed with Housing Strategy
04. Does the development have easy access to public transport?	1	Site within walking distance to bus stops and the local train station is less than 1 mile away. Please refer to HQI section 1 score
05. Does the development have any features that reduce its environmental impact?	1	All dwellings to achieve Code for Sustainable Homes Level 3. Please refer to design assessment as provided by approved assessor
Character		
06. Is the design specific to the scheme?	1	Dwelling types have been specifically designed to meet the challenges of both the street-scape and the end user. Please refer to Design and Access Statement
07. Does the scheme exploit existing buildings, landscape or topography?	0.5	Whilst the existing garage is lost to demolition, the existing topography is extensively utilized with mature trees retained on the site and protected.
08. Does the scheme feel like a place with distinctive character?	1	With a distinctive design and a mix of scale the development will certainly deliver its own character which will be heightened with the landscape proposals and creation of place etc.
09. Do the buildings and layout make it easy to find your way around?	1	The buildings and layout create a legible scheme with the main street running from West to East and connecting the various Homezones which offer access to the dwellings themselves.
10. Are streets defined by a well-structured building layout?	0.5	The dwellings are well structured and create small courts/homezones which led the street design

