

**To Members of the Overview/Scrutiny – Communities Committee 16 September 2009**

**The former Gas Works, Fore Street, Exmouth**

**Background**

At a recent Committee meeting an update on progress on the Docks/Former Gas Works site in Exmouth was requested by Members.

**Report**

The Housing Enabling Officer has been working closely with the developers, and our Legal Services team, to try and advance the affordable housing at the Gas Works site.

The delivery trigger for the affordable housing has not yet been met i.e. 50% of the units at the Docks have not been occupied, and they are close to completion. As the trigger point has not been reached the developers are not obligated to provide any affordable housing at this time.

I can confirm that due to the extreme difficulties in the housing market, the developers are discussing the 2004 Section 106 agreement with us. One option would allow the developer to engage with a Housing Association on the basis that the Housing Association could bid for Homes and Communities Agency grant.

Having checked with Legal Services, and after reviewing the Section 106 agreement, the total number of affordable houses will be dependent on the final build at the Docks. We are aware that the developer has submitted an amended planning application for the final phase. This application intends to increase the total number of units on the whole development to 53. If successful, the developer would have to provide 11 units instead of 10.

It appears that the developers are keen to commence building these homes as soon as possible. In addition to amending the original Section 106 agreement, we are also currently considering the possibility of the developer building out the whole site, to provide 18 affordable flats as part of a wider arrangement.

As with the current agreement, any amended proposals would be time bound.

Peter Jeffs  
Corporate Director

## Agenda Item 11

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