FOI REF:	17826
RESPONSE SENT:	05/11/2026

Request.

Can you please tell me: -

What was the total funding gap for the originally proposed 100 affordable/social-rented homes?

What exact Homes England grant application or funding discussion took place, and why was CWR deemed ineligible?

Was a model involving a registered provider + Homes England grant + Council land/HRA borrowing tested?

What CIL and S106 receipts are attributable to CWR, what has been committed, and was redirecting any of these resources to affordable housing modelled?

Has the Council modelled sacrificing some land value/developer return, or using future overage/improved viability, specifically to secure 100 social-rented homes

How many households are on the Social housing register in 2026, 2025, 2024?

Response

1. There was no commitment to 100 social or affordable homes. The Development Prospectus used for the procurement of a development partner refers to a floorspace figure and notes that 40% of this should be for affordable housing. That mirrored the Council's affordable housing policy at the time but was subsequently overtaken by the new policy, which requires 25% on brownfield land. That Policy also notes that there needs to be a viability test if that % is not met. It would be inappropriate to comment further as we are expecting the imminent submission of the developer's planning application.

2. Homes England do not fund affordable housing; that comes through via a S106 provision – that is, it expects cross subsidy from the development itself. Only if there is no cross-subsidy available will it offer grant to ensure there is some affordable housing.

3. As per 2 above, no HE grant was available. The Council is continuing to explore options around the provision of affordable housing within the scheme.

4. Cabinet has agreed to ringfence up to £4.5m of CIL towards the project and decisions around how that funding is to be used is ongoing and being negotiated. S106 contributions cannot be estimated due to the planning application not being submitted yet.

5. As noted above, the Council continues to explore means to provide affordable housing within the scheme.

6. All data is accurate as of the 31 March, i.e. end of the financial year:

2023/24: 1544

2024/25:1607

2025/26: 1698