

Appendix 1

Fylde Affordable Housing Delivery Tables Feb 2020

2015/16 AFFORDABLE DELIVERY											
Address	Dwellings	Affordable	Developer and RSL	Comments	Completed	S106	HCA SHG	LA SHG	RCGF	Free Land	Tenure mix and size
Former Kwik Save Site St Davids Road, St Annes 16/0081	15	15	Great Places	Started on site March 2015	Feb-16			x		x	7 x 2B4PH 8 x 3B5PH All AR
Richmond Avenue, Wrea Green 12/0072	53	8	Wain Homes and Great Places	Start on site Spring 2015	June 2015	x			x		
		23									

2016/17 AFFORDABLE DELIVERY								
Ref	Site	Total	Affordable Housing arrangements	No AH units	RSL Partner	Developer	Status	Tenure mix and size
13/0526	Riversleigh Farm	83	30% affordable	16 AR 4 SO delivered April 2016	For Viva	Prospect	Affordable rented handed over and 4 units of shared ownership in 16/17. Handover expected July 2017.	25 units 16 x 3B4PH AR 9 X 2B3PH LCHO
12/0765	The Heathers, Staining (Chain Lane)	42	30% affordable	8x AR	ForViva	Jones Homes	Completed May 2016 on AR	12 units – 8x AR and 4 x SO all 2 b4ph
13/0786	BAE site, Warton	275	s106 to 12/0550 secures 10%	4 AR	Muir	Barratt / Pioneer	Nov 16 4 handed over for affordable rent. 9 units in June 2017. Further 7 at least 18 months off.	20 AR (2b4ph) 5 DMS All 2 bed
12/0419 14/0613	Kirkham Triangle east 'Brookwood Park' On HCA completions	117	4 AR/35	4AR	For Viva	Story Homes	Initial 4 handed over Oct 16.	Total site 35 27 Affordable Rent 23x2bh 3x 3bh 8 DMS 3b4ph
11/0763	The Pastures, Mowbreck	100	29	15 AR 14 SO	For Viva and Heylo	Rowland Homes	15 AR and 14 SO	

	Lane, Wesham							
				65				AR = 47 S/O= 18

2017/18 AFFORDABLE DELIVERY								
Ref	Site	Total	Affordable Housing arrangements	No AH units	RSL Partner	Developer	Status	Tenure mix and size
16/0239	YPAD	12	100% 18-25 year olds	12	YMCA	YMCA	Affordable rent with rents discounted	12 1 bed flats all AR
13/0526	Riversleigh Farm	83	30% affordable	5 SO	For Viva	Prospect	Affordable rented handed over and 4 units of shared ownership in 16/17. Handover of SO in July 2017.	25 units 16 x 3B4PH AR 16/17 9 X 2B3PH LCHO (4 SO 16/17)
12/0765	The Heathers, Staining	42	30% affordable	4 x SO	ForViva	Jones Homes	Completed May 2016 on AR and 4 SO completed in 2017	12 units – 8x AR and 4 x SO all 2 b4ph
13/0786	BAE site, Warton	275	s106 to 12/0550 secures 10%	9	Muir	Barratt / Pioneer	Nov 16 4 handed over for affordable rent. 9 units in June 2017. Further 7 at least 18 months off. DMS last on site.	20 AR 5 DMS All 2 bed
14/0613	Kirkham Triangle east 'Brookwood Park' On HCA completions	117	S106 secures 30% affordable	4DMS 11 AR	For Viva	Story Homes	Initial 4 handed over AR Oct 16. 17/18 4 DMS available.	27 Affordable Rent 8 DMS 3b4ph

13/0448	Former EDS Heyhouses STA	162	s106 requires 10%	6 AR and 7 DMS	ForViva	Morris Homes	DMS on site and sale agreed on 7 units. For Viva units all let	6x 2B3PH – AR 3x 2B3PH – DMS 4x 3B4PH - DMS
14/0491	North View Farm, Wrea Green	42	s106 secures 30% with on:off split	6	All DMS	Redrow	Viability assessment planning agreed all to be DMS. Sold in 17/18.	4 x 2B Apartments 2 x 2BH
16/0194	Westgate Road, St Annes	25	Subject to an HCA bid for RCGF. 100% affordable.	25	Places for People	Baxter Homes and PfP	Section 106 agreement in place. Site transferred to PfP Jan 17.	25 units for AR 9 x 2B4PH 8 x 3B5PH 8 x 2B3PF
12/0635 and 15/0308	Kirkham Triangle West 'Little Tarnbrick Farm'	180	S106 condition secures 30%. 50/50.	9 AR (54 in total)	Great Places	Barratts	Variation to Affordable housing statement issue regarding shared ownership units and eligibility criteria resolved. All units handed over in June 2017.	50/50 split AR and LCHO. Mix of 2B3PH and 3B4PH 27 AR 15 SO 12 DMS
13/0590	Kings Close, Staining FY3 0DD	30	S106 condition secures 30%	5 AR 4 SO	ForViva	Jones Homes.	Completed 2017	5 x AR and 4 x LCHO
TOTAL DELIVERY				107				AR = 77 SO = 13 DMS = 17

2018/19 AFFORDABLE DELIVERY									
Ref	Site	Total	Affordable Housing arrangements	No AH units	RSL Partner	Developer	Status	Tenure mix and size	Quarters
13/0786	BAE site, Warton	275	s106 to 12/0550 secures 10%	S106 25 20 AR 5 DMS Outside of S106 19/20 TBC 10 SO Heylo 3 AR Adactus	Muir	Barratt / Pioneer	Nov 16 4 handed over for affordable rent. 9 units in June 2017. Further 7 18/19.	20 AR. Taken 13 2021 expect to complete. 5 DMS 19/20 All 2 bed	Qtr 1 – 7 AR 5 DMS To be delivered
15/0458	Willow Drive, Wrea Green	86	S106 condition secures 30% with on site Willows Edge	21 AR 3 DMS	For Viva	Story Homes.	Developer proposing	21 AR – 8 2B Apartments 5 DMS – 3 18/19 and 2 19/20	Qtr 1 – 10 AR Qtr 1 – 3 DMS Qtr 2 - 5 AR Qtr 3 – 6 AR
14/0613	Kirkham Triangle east 'Brookwood Park' On HCA completions	117	S106 condition secures 30% with on site	6 DMS 2 SO 12 AR	For Viva SO Step Forward	Story Homes	16/17 – 4 AR 17/18 – 11 AR 18/19 – 12 AR remaining TBC if 18/19	27 Affordable Rent 6 DMS 2 SO (8 DMS 3b4ph – 4 17/18 and 2 18/19 (2 changing	Qtr 1 – 12 AR 4DMS Qtr 2 – 1 DMS Qtr 4 – 2 SO, 1 DMS

								tenure to SO with Step Forward)	
16/0194	Westgate Road, St Annes	25	HCA bid for RCGF. 100% affordable.	25 AR	Places for People	Baxter Homes	Section 106 agreement in place.	25 units for AR 9 x 2B4PH 8 x 3B5PH 8 x 2B3PF	Qtr 1 – 25 AR
12/0635 and 15/0308	Kirkham Triangle West 'Little Tarnbrick Farm'	180	S106 condition secures 30%. 50/50.	15 SO 9 AR 5 DMS	Great Places	Barratts	Variation to Affordable housing statement issue regarding shared ownership units and eligibility criteria resolved. .	50/50 split AR and LCHO. Mix of 2B3PH and 3B4PH 27 AR – 9 17/18. 9 18/19. 9 19/20. 15 SO – 18/19 12 DMS	Qtr 1 – 5 AR 15 SO Qtr 2 – 5 DMS Qtr 4 – 4 AR
16/0905	Keenans Mill, St Annes	26	100% affordable with S106 funding	26 AR	Progress Housing	Brimas Construction	All Affordable Rent	10x 1 bed 11x 2 bed 2 x 2bh 3x 3bh	Qtr 1 – 26 AR
17/0044	Phase 1 Sunnybank Mill, Kirkham	23	100% with S106 funding	23 AR	For Viva	Tyson's	All Affordable Rent expected Qtr 4 18/19.	10x 2BH 7x 1BH 6x 3BH	Qtr 3 – 10 AR Qtr 4 – 13 AR
	93 St Albans, St Annes	2	100% with S106 funding	2 AR	For Viva	For Works	All affordable rent. Expected Qtr 3 18/19	1x 1BF 1x 2BF	Qtr 4 – 2 AR
14/0779	The Pastures Mowbreck Lane 2	164	30% on site 50:50	14 AR 9 SO	For Viva/Heylo	Rowland Homes	47 S106 units 14 AR – 18/19 19/20 – 9 AR 24 SO –	23 AR 24 SO	Qtr 1 – 4 AR Qtr 2 – 6 AR Qtr 4 – 9 SO and

							9 18/19 15 19/20		4 AR
13/0231	Bridgeside	22	100% affordable housing	22 AR	Progress	Baxter Homes	14 2B 8 3B	All 22 handed over 02/11/18.	Qtr 3 – 12 AR Qtr 4 – 10AR
16/0156	54 Bryning Lane, Wrea Green	36	30% with 50 onsite and 50% off site contributions.	5 SO	Muir	Hollinwood Homes.	Planning approved 36 units	All SO. Completed Feb 2019	Qtr 4 – 5 SO
08/1049	Pontins Nth (Ph 2)-all AH to be delivered in Ph2	275	s106 secures 30%	22 AR 4 SO 89 AR Sage 40 SO Sage 7 SO Heylo 11 AR Places for People Total = 147	Sage with Places for People managing agent. Heylo additional 7 for SO. PfP additional 11 AR.	Persimmon	PP granted and AHS approved.	Heylo additional 7 outside of 30% TBC 18/19 = 22 AR and 4 SO – Sage 19/20 = 12 AR and 20 SO Sage. 7 SO Heylo Places for People 11 AR 20/21 – 34 AR and 7 SO Sage 21/22 – 22 AR and 8 SO Sage	18/19 Qtr 4 – 22 AR 4 SO
				232UNITS					186 AR, 32 SO, 14 DMS

2019/20 AFFORDABLE DELIVERY									
Ref	Site	Total	Affordable Housing arrangements	No AH units	RSL Partner	Developer	Status	Tenure mix and size	Quarters
13/0786	BAE site, Warton	250	s106 to 12/0550 secures 10%	S106 25 20 AR 5 DMS Outside of S106 14 SO 15 AR	Muir 20 AR Heylo 10 SO Adactus 15 AR Adactus 4 SO	Barratt / Pioneer	16/17 = 4 AR Muir 17/18 = 9 AR Muir 18/19 = 7 AR Muir 19/20 = 3 AR June 19 9 AR Nov 19 3 AR March 20 and 4 SO. Heylo - 10 SO	20 AR Muir complete 18/19 5 DMS Qtr 2 Barratts 19/20 10 SO Heylo 19/20 15 AR and 4 SO Adactus	Qtr 1 = 3 AR 4 SO Qtr 2 = 5 DMS Qtr 3 = 6 SO and 9 AR Qtr 4 = 3 AR and 4 SO March 2020
15/0458	Willow Drive, Wrea Green	86	S106 condition secures 30% with on site Willows Edge	26 units 21 AR 5 DMS	ForViva	Story Homes.	Developer proposing	21 AR – 8 2B Apartments – 18/19 5 DMS – 3 18/19 and 2 19/20	Qtr 1 - 2 DMS
13/0674	Blackfield End Farm, Warton (East Side of Church Road)	330 160 East Side	30% AH Looking to be flexible with tenure range 25% AR 35% SO 40% DMS Northern phase AHS	48 Phase 1 12 AR 17 SO 19 DMS 2 SO Progress	For Viva and Step Forward 25% AR 35% SO 40% DMS	Miller Homes	Planning by appeal. Reserved matters for AH submitted and approved. On both West and East side site may 19	Phase 1 19/20 = 12 AR, 17 SO 19 DMS	Qtr 2 no reported delivery Qtr 4 – 17 SO Poss add 4 Progress TBC Qtr 4
13/0674	Blackfield End Farm, Warton (West Side of Church Road)	170 West Side	Assuming following AHS for East Side 30% AH. 25% AR	51 Phase 2 (AHS submitted)	Jigsaw	Stewart Milne Homes	Planning by appeal. Separate reserved matters application	Phase 2 = 13 AR 17 SO	All delivery 2020/21 Nov 15

			35% SO 40% DMS Southern phase AHS	for 50)				20 DMS	June 2021 15
12/0635 and 15/0308	Kirkham Triangle West 'Little Tarnbrick Farm'	180	S106 condition secures 30%. 50/50.	54 Section 106 27 AR 15 SO 12 DMS Outside of S106 4 AR 12 SO	Great Places and Adactus	Barratts	54 Section 106 27 AR 15 SO 12 DMS Outside of S106 4 AR 12 SO	50/50 split AR and LCHO. Mix of 2B3PH and 3B4PH 27 AR – 17/18 = 9 AR GP 18/19 = 9 AR 15 SO GP 19/20 = 9 AR GP. 12 DMS – 18/19 = 5, 19/20 = 7 Adactus 3 AR and 7 SO 19/20. 6 add units Adactus 1 AR and 5 SO 4x 3b and 2x 2b March 2020	Qtr 1 – 3 DMS, 5 AR Qtr 2 = 4 DMS 4 AR Qtr 3 = 3 AR and 7 SO Qtr 4 = 6 - 5 SO and 1 AR handover March 2020.
17/1038	Phase 2 Sunnybank Mill, Kirkham	9	100% affordable	9 AR	For Viva	Tyson's	Qtr 1 19/20	8x 2BH	Qtr 1 – 9 AR
14/0779	The Pastures Mowbreck Lane 2	164	30% on site 50:50	9 AR 15 SO	For Viva/Heylo	Rowland Homes	47 S106 units 14 AR –18/19 19/20 – 9 AR 24 SO – 9 18/19 15 19/20	23 AR 24 SO	Qtr 1 –3 AR 6 SO 6 AR and 9 SO TBC
17/0665	Church Road Methodist Church	10	100% affordable rent with S106 funding	10 AR	Great Places	Tyson's		4 x 2BH 6x 1BF July 2019	Qtr 2 10
17/0997	Ribchester Road	6	100% affordable	6	Heylo 6 SO Off site contribution for	Windmill Holdings.	100% affordable as on site for 2 sites Ballam Road and	19/20	Qtr 4 = 6

					AR		Ashton Nurseries.		
16/0817	Sunnydale Nurseries, Little Eccleston	37	30% affordable housing requirement	12 SO (6 2B flats Heylo and 4x 2b and 2x 3b houses Jigsaw) 2 SO Jigsaw	Heylo and Jigsaw 100% shared ownership	Wain Homes and Heylo	Planning approved. 106 signed.	100% Shared Ownership expected 19/20	Qtr 1 = 0 Qtr 2 = 6 (SO Heylo) Qtr 3 = 2 (SO) Qtr 4 = 6 (SO)
08/1049	Pontins Nth (Ph 2)-all AH to be delivered in Ph2	275	s106 secures 30%	23 AR 27 SO 89 AR Sage 40 SO Sage 7 SO Heylo 11 AR Places for People Total = 147	Sage with Places for People managing agent. Heylo additional 7 for SO. PfP additional 11 units in Qtr 3.	Persimmon	PP granted and AHS approved. 18/19 = 22 AR and 4 SO – Sage 19/20 = 12 AR and 20 SO Sage. 7 SO Heylo Places for People 18 AR 20/21 – 34 AR and 7 SO Sage 21/22 – 22 AR and 8 SO Sage		19/20 Qtr 1 - 4 SO Sage Qtr 2 - 7 SO Heylo Qtr 3 – 12 AR and 16 SO. Sage PfP additional 11 AR. Qtr 4 – additional 7 PfP AR
15/0763 16/0488	Land North of Preston Old Road, Clifton Lantern Fields	75	S106 condition secures 30%.	13 AR 9 SO 3 SO	22 Progress Housing 13 AR and 9 SO 3 SO Jigsaw homes	Wain Homes	13 AR Progress 9 SO 3 SO Adactus		Qtr 1 – 6 AR and 7 SO Qtr 3 = 3 SO Qtr 4 – 2 SO and 7 AR
19/0186	Naze Court, Naze lane, Freckleton	12	100% Affordable Rent	12 AR	Progress	Progress	AHS statement submitted planning approved	4 x 2BB 2 x 2BH 6 x 3BH	Qtr 4 –12 AR

18/0043	Lower Lane, Freckleton	10	30% equates to 1 x4/5 bed unit	1 AR	JK Bearsdworth	Progress Housing	On site	1x 4/5B	Qtr 4 = 1
							TOTAL	<p>Qtr 1 = 30 AR, 5 DMS and 17 SO</p> <p>Qtr 2 = 14 AR, 9 DMS, 13 SO</p> <p>Qtr 3 = 35 AR, 34 SO</p>	<p>= 52</p> <p>= 36</p> <p>= 69</p>