

North Luffenham Parish Council

From PBG Cummings

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Paul Phillipson

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**AFFORDABLE HOUSING – GEOFF SEWELL CLOSE, NORTH LUFFENHAM**

References:

A. My letter of 11 March 16.

B. Your letter dated 8 Apr 16.

You will recall that I wrote to Helen Briggs on 11 Mar 16 seeking reassurrances concerning the S106 Agreement and the maintenance of the link between the Village and the allocation of affordable homes within Geoff Sewell Close. In this context it is important tthat RCC and Spire understand that the land to build Geoff Sewell Close was land owned by the North Luffenham Field Gardens Charity which is managed by the Parish Council acting as Trustee. The key issue here is that in releasing the land, the Parish Council was assured that the scheme would be used to the benefit of the village in perpetuity. It is therefore important that we understand the arrangements that are in place in respect of the rural repurchase arrangements.

In your very helpful reply of 8 Apr, you were able to comment that “Spire Homes have assured us that the shared ownership properties should be sold with a lease that prevents owners from purchasing more than 80% of the property value (*Which is excellent*). We have sought clarification from Spire Homes regarding how rural repurchase arrangements would work in this context”. This second sentence really is the nub of the problem and I would seek your assurance that three months on, RCC have received this clarification and that you are in a position to advise the Parish Council of the outcome.

Yours sincerely,

*Original Signed – PBG Cummings*