

TRINITY SOUTH
AFFORDABLE HOUSING STATEMENT

The affordable homes at Trinity South will be owned by South Tyneside Council and managed by South Tyneside Homes. After extensive pre application dialogue with both the Council and South Tyneside Homes during the formal tender process for the site, it has been agreed that 20 affordable homes will be provided.

The legal requirement to provide these homes is set out in the Framework Development Agreement between South Tyneside Council, the Homes & Communities Agency and Keepmoat Homes. More specifically Keepmoat and the Council will enter into a Contract for the provision of the 20 homes.

The plots currently identified are:

12 Plots (15, 16, 17, 56, 57, 60, 61, 62, 106, 107,123, and 124) are all 2 bed houses for rent. The houses are 73sqm in size.

6 Plots (7, 8, 9, 149, 150, and 186) are all 3 bed houses for rent. The houses are 88sqm in size.

2 Plots (74 and 75) are 4 bed houses for rent. The houses are 105sqm in size.

It has been agreed that the location of the affordable housing plots can only be varied with the agreement of all parties.

All houses are to be built to comply with the HCA Design and Quality Standards.

The dwellings will be let on an Affordable Rent basis in accordance with current HCA guidance. All of the rental dwellings will be allocated to residents through the local choice based lettings system.

The affordable homes are pepper-potted amongst the houses for private sale and will reflect a similar external design to the Keepmoat Homes private dwellings. This will ensure that the affordable homes will be 'tenure blind' and will not be identifiable by their external appearance.

Keepmoat Homes will contract to build all of the affordable homes for South Tyneside Council under a JCT building contract. The affordable homes will be handed over to the Council on completion and prior to occupation in line with an agreed programme of works for the whole site.