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Telford and Wrekin Council

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Telford
TF2 2FH

SENT VIA POST AND E-MAIL kate.stephens@telford.gov.uk

18/10/2017

Ref: W2006/0608- S106A Variation- Church Walk, Donnington

FAO: Kate Stephens,

I write to you on behalf of Mr. Deven Odedra (owner of twenty properties at Church Walk, Donnington, TF2 8HJ) and Mrs. Saima Khan (owner of four properties at Church Walk, Donnington, TF2 8HJ). The purpose of this letter is to request a total relaxation in affordable housing contribution for the purpose of the S106A to allow provision for no affordable units on the site.

As you are aware there is a long history to this site, and it has taken an excessive amount of time to get to a stage of completion where the properties can be rented. The site was purchased part way through the build by my clients, and the scope of estimated works have far exceeded any initial predictions. As both clients are not experienced in the building sector, they have had to be reliant on advice and assistance from others. It is due to this and the following specific issues that the original proposal for 38% subsequent approved relaxations could not be fulfilled, by April 2016, which was an unrealistic deadline with the unforeseen build issues.

- There was no insulation in the cavity walls, this meant a company had to come and fill the walls retrospectively to meet building regulations. This was a very timely and costly exercise for the site owners, but had to be done.
- There were utility issues on the site, meaning that it took months to get the correct meters installed and the right connections. This was out of the contractor's control. Further to this meter's were stolen on numerous occasions and we have obtained CRN's for this.
- There were drainage issues that involved CCTV surveys, digging and requests to Severn Trent Water.
- There were issues in working out retrospective SAP calculations, it was very difficult to obtain the level of information required when the original builders and architects are no longer involved in the plot.
- There were council tax issues on the site, in which the site was incorrectly passed off as completed many years ago resulting in a council tax liability of hundreds of thousands. This caused great stress, and a lot of time and expense was put into this to ensure it was sorted the correct way.
- There were issues with double-glazing, in that windows were being broken and needed replacing.

- We had to install full central heating systems in all of the properties due to them being removed prior to purchase.
- There had been communication issues with previous contractors before Peter Richardson Estates LTD got involved with assisting on the project, which caused further confusion.
- Due to the site being part built, there have had to be many visits and phone calls with Telford and Wrekin Building control department, this has resulted in many changes needing to be met to satisfy regulations including fire doors, ramps, additional handrails etc.

As you can imagine by the few issues listed above, the total cost has far exceeded what my clients expected to pay, and the additional time this has added to the project has been extensive. In recent months there has been full co-operation from all involved with planning, building control, councilors and any other interested bodies. It has been a priority to get the site completed and we have made significant progress in the last twelve months.

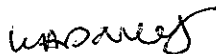
I hope you and the members can appreciate that with all of these additional unforeseen costs it would not be feasible for the original 38% affordable housing element to be implemented on this site. It would be further complicated by the fact there are now two owners of the site, and it would be difficult to put the originally proposed 38% affordable housing into enforcement.

I am pleased to notify you that we have now been issued with four completion certificates (please see attached). We are due completion on a further twelve properties imminently (inside the next two months), all paperwork has been sent to building control. This will leave a further eight properties on the site which I propose will be completed by the end of February 2018. As we are confident and have a full schedule of works in place to fulfill deadlines so that the properties will be completed and in full occupation, my clients request a variation of the S106 such that no affordable units are provided. I hope this is evident from the unforeseen works detailed above.

Finally, I would like to thank Telford and Wrekin Council for all of their help and co-operation on this site in getting it to this stage. It has been a long and frustrating journey for all involved, but it is finally at the end stages. I know that with all of the deadlines in place and the full co-operation of the owners and contractors we will meet the completion dates suggested above. We actually have the four completed properties fully let, and the other units that are to be complete inside the next two months have already been reserved with a large waiting list of local families waiting for the others. We have accepted a mixture of those working, and some housing benefit tenants to help with the high demand for properties. Tenants that have viewed have very well received the properties and we are excited that this project is so close to completion so would very much appreciate your understanding in allowing this variation.

If you require any further information from me, please don't hesitate to contact me. John Egginton (Telford and Wrekin Building Control) has been the officer in charge of this site, and I am sure he will be happy to verify the information in this letter.

Yours Sincerely,



Kelly Davies
 Director
 Peter Richardson Estates LTD

CERTIFICATE OF COMPLETION

Building Regulations
Application Number:
FP/0726/2007
Plot No1 (No.25)

The Building Act 1984
The Building Regulations 2010

1 Applicant
Mr Saima Azan Khan

2 Description of work
20 dwellings (Amended to 24 plots 15.12.10)

Notes: This certificate relates only to the work described above. This certificate does not relate to any work carried out to which the regulations did not apply on this occasion or work carried out and independently certified under a Competent Persons Scheme.

3 Location of building
Land at, Church Walk, Donnington, Telford, Shropshire (Summercroft TF2 8HJ)

4 Deposit of particulars
Full Plans were deposited under the Building Regulations made under Section 1 (3) of the Building Act

5 Date of completion/inspection
26/09/2017

6 Compliance with Building Regulations
This certificate, which is given in accordance with Regulation 17, shall be considered as evidence (but not conclusive evidence) that, insofar as the authority has been able to ascertain, the works described in the certificate are in compliance with the requirements of the Building Regulations.

7 Authority
Name: John Egginton
Signature: *John Egginton*
Position: Area Building Control Surveyor
Date: 26/09/2017

Development Management, Building Control, PO Box 457, Wellington Civic Offices, Telford TF2 2FH



CERTIFICATE OF COMPLETION

Building Regulations
Application Number:

FP/0726/2007
Plot No1 (No.24)

The Building Act 1984
The Building Regulations 2010

1 Applicant

Mr Saima Azan Khan

2 Description of work

20 dwellings (Amended to 24 plots 15.12.10)

Notes: This certificate relates only to the work described above. This certificate does not relate to any work carried out to which the regulations did not apply on this occasion or work carried out and independently certified under a Competent Persons Scheme.

3 Location of building

Land at, Church Walk, Donnington, Telford, Shropshire (Summerville TF2 8HJ)

4 Deposit of particulars

Full Plans were deposited under the Building Regulations made under Section 1 (3) of the Building Act

5 Date of completion/inspection

26/09/2017

6 Compliance with Building Regulations

This certificate, which is given in accordance with Regulation 17, shall be considered as evidence (but not conclusive evidence) that, insofar as the authority has been able to ascertain, the works described in the certificate are in compliance with the requirements of the Building Regulations.

7 Authority

Name: John Egginton

Signature: *John Egginton*

Position: Area Building Control Surveyor

Date: 26/09/2017

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CERTIFICATE OF COMPLETION

The Building Act 1984
The Building Regulations 2010

Building Regulations
Application Number:
FP/0726/2007
Plot No18 (No.1)

1 Applicant
Mr Saima Azan Khan

2 Description of work
20 dwellings (Amended to 24 plots 15.12.10)

Notes: This certificate relates only to the work described above. This certificate does not relate to any work carried out to which the regulations did not apply on this occasion or work carried out and independently certified under a Competent Persons Scheme.

3 Location of building
Land at, Church Walk, Donnington, Telford, Shropshire (Summernote TF2 8HJ)

4 Deposit of particulars
Full Plans were deposited under the Building Regulations made under Section 1 (3) of the Building Act

5 Date of completion/inspection
26/09/2017

6 Compliance with Building Regulations
This certificate, which is given in accordance with Regulation 17, shall be considered as evidence (but not conclusive evidence) that, insofar as the authority has been able to ascertain, the works described in the certificate are in compliance with the requirements of the Building Regulations.

7 Authority

Name:	John Egginton	Signature:	<i>John Egginton</i>
Position:	Area Building Control Surveyor	Date:	26/09/2017

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CERTIFICATE OF COMPLETION

Building Regulations
Application Number:
FP/0726/2007
Plot No18 (No.2)

The Building Act 1984
The Building Regulations 2010

1 Applicant
Mr Saima Azan Khan

2 Description of work
20 dwellings (Amended to 24 plots 15.12.10)

Notes: This certificate relates only to the work described above. This certificate does not relate to any work carried out to which the regulations did not apply on this occasion or work carried out and independently certified under a Competent Persons Scheme.

3 Location of building
Land at, Church Walk, Donnington, Telford, Shropshire (Summercroft TF2 8HJ)

4 Deposit of particulars
Full Plans were deposited under the Building Regulations made under Section 1 (3) of the Building Act

5 Date of completion/inspection
26/09/2017

6 Compliance with Building Regulations
This certificate, which is given in accordance with Regulation 17, shall be considered as evidence (but not conclusive evidence) that, insofar as the authority has been able to ascertain, the works described in the certificate are in compliance with the requirements of the Building Regulations.

7 Authority
Name: John Egginton
Signature: *John Egginton*
Position: Area Building Control Surveyor
Date: 26/09/2017

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