

*Information supplied by City & Country Mersea Ltd – November 2023*

City & Country are looking to redesign the area of Sanderling Reach which has planning consent for two commercial buildings. Despite marketing, the interest in these buildings has been very limited, including from doctors' surgeries, which has prompted the uses to be reconsidered.

City & Country have taken on board comments from both a well-attended public consultation at the beginning of August and a meeting with West Mersea Town Council (WMTC) on 18<sup>th</sup> September, where a second revision of the scheme was presented.

It is clear that there is still concern over affordability, and that some sort of alms housing would be the Town Council's preferable housing type. They have taken this on board and have since shared with West Mersea Town Council, and invite feedback on, a further two options for an alternative scheme.

Both options propose a policy compliant level of affordable housing (30%) and would involve gifting a number of affordable homes for local people to the Town Council, who would be able to manage who resides in the properties through eligibility criteria agreed through the S106 Agreement (in conjunction with the Town Council). It is anticipated that a Housing Trust that would be set up to manage such properties.

The gifting of properties is significantly more costly to City & Country than delivering typical affordable housing properties, and a number of private units would be required in order to support the gifted Alms housing. City & Country believe that this would have a tangible benefit to the local community and hope to gain local support for one of the options below.

#### Option A

- 4 x 1 bed apartments built by C&C, gifted to WMTC to manage as alms houses.
- 2 x 2 bed houses which would be discounted market homes, sold by City & Country at a 30% discount to local eligible people.
- 12 private homes, between 2-4 bedrooms, including 1 x 2 bed bungalow.
- Initial layout for Option A provided.

#### Option B

- 6 x 1 bed apartments built by C&C, gifted to WMTC to manage as alms houses.
- 12 x private homes, between 2-4 bedrooms, including 1 x 2 bed bungalow.
- Initial layout for Option B provided.

All of the units meet the Nationally Designed Space Standards and therefore would be appropriately sized.

City & Country are keen to help WMTC with their wishes for local affordable homes for local people, and in turn hope to unlock this part of the site for some additional new homes.