



# Offer Submission on behalf of East Devon District Council (Housing Department)

For

Manstone Depot, Sidmouth, Devon,  
EX10 9TE

October 2014



Date: 09 March 2016  
Contact number: Insert Direct Line No or Ext No  
Email: @eastdevon.gov.uk  
Direct Fax:  
Reference: JG



Mr Nick Jones  
Savills  
Barnfield Road  
EXETER  
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East Devon District Council  
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Dear Mr Jones

**Conditional offer for Manstone Depot, Sidmouth, Devon**

East Devon District Council (Housing Service) would like to submit the following offer(s) for the Manstone Depot redevelopment opportunity.

Offer 1

A conditional offer for the sum of [REDACTED]

Offer 2

A conditional offer for the sum of [REDACTED]

We have submitted two offers for the potential development site at Manstone Depot. The first is a more commercially focused offer to provide a mix of market and affordable houses meeting with current planning policy.

The second offer is made on the basis of a social housing provider, we are assuming a development of 100% affordable housing with a tenure mix of 70 / 30% the latter in favour of affordable rent, the remainder as shared ownership.

As a responsible provider of social housing in East Devon we continually strive to meet the housing need in the District, in this case Sidmouth. The Council has a growing appetite to build its own council housing, particularly as the number of Right to Buy sales continue to rise, and in an attempt to try and meet the housing need as identified by the East Devon Housing Market Assessment 2007 updated 2011. As a social housing provider we see this as an opportunity to try and meet some of the identified housing need, particularly in Sidmouth. The need as of earlier this year in Sidmouth alone equated to circa 130 homes.

In response to your request for information and supporting documentation we can confirm the following:

- a. The purchaser is East Devon District Council of the address shown above.

**East Devon – an outstanding place**

Chief Executive: Mark R Williams Deputy Chief Executive: Richard Cohen



- b. We can confirm that we hold sufficient funds. A copy of our full audited accounts for the last 2 years is attached at Appendix 1. We would draw your attention to page 79 of the 2013/2014 Statement of Account titled Housing Revenue Account Income & Expenditure Statement which shows a surplus of £4.628 million.
- c. Please see Appendix 2 for information on other residential developments we have carried out.
- d. We can confirm that we would fund the purchase of the land from the Housing Revenue Account and we would not be reliant on debt finance. Finance to build the development would come from The Housing Revenue Account, Right to Buy receipts, commuted sums and if necessary the Public Works Loans Board.
- e. N/A
- f. Please see Appendix 3 for information on our redevelopment proposal. Our offers are based on an assumption of providing 25 units on the site.
- g. We can confirm that the purchase price is based upon vacant possession and allowing for the provision of affordable housing.
- h. We have assumed the following:
  - That the existing surface water and drainage infrastructure have adequate capacity for the proposed development without requiring significant upgrading.
  - That no abnormal ground conditions exist and the ground would support traditional foundations. We have allowed a sum for remediation but we would want this investigated and quantified before exchange of contracts.
  - We have assumed that the services in and around the site have adequate capacity to serve the proposed development without significant upgrading.
  - We have allowed a sum for the demolition of the existing buildings on site together with a sum for potential contamination.
  - Please refer to our accommodation schedule for a breakdown of the affordable housing.
  - We have allowed a sum for contributions towards public open space and education. CIL is not applicable.
- i. Our offer is subject to the following:
  - To obtaining full planning permission for a minimum of 20 residential units
  - Contract
  - A clean and unencumbered title
  - Internal approvals
  - Survey and Phase II Geo-environmental report.
- j. We would require a Phase II Geo-environmental and ground condition survey to ascertain the cost of remediating the site prior to exchange of contracts and would allow a period of 8 weeks to undertake this.
- k. We are fully supportive and would seek to use local labour where possible. We can confirm we would be agreeable with a provision regarding the apportionment of local labour being included in the Section 106.

- l. If successful we would endeavour to obtain planning permission within 9 months.
- m. We can confirm that we have read and understood the various reports and surveys contained on the micro-website.
- n. We can confirm our offer price is not dependent upon securing the Knowle.
- o. The offer is subject to obtaining approval from the Housing Revenue Board, Cabinet and Council.

Yours sincerely

John Golding  
Strategic Lead – Housing, Health and Environment



**East Devon District Council's Proposed Development for Manstone Depot,  
Sidmouth**

**Accommodation Schedule**

**Offer 1**

Assumes 25 units with 60% market houses & 40% Affordable (tenure split 70/30 in favour of rented accommodation with the remainder intermediate housing)

	No. of dwellings	Size sq m	Size sq ft
<b>Market Housing</b>			
4 bed house	3	100	1,076
3 bed house	7	78.96	850
2 bed house	5	66.8	720
<b>Affordable rent (70%)</b>			
1 bed flat	2	46.45	500
2 bed house	5	66.89	720
<b>Intermediate Housing (30%)</b>			
2 bed house	3	66.89	720
<b>Total</b>	<b>25</b>		

**Offer 2**

Assumes 25 units with 100% affordable with a tenure split 70/30 in favour of rented accommodation and the remainder intermediate housing.

	No. of dwellings	Size sq m	Size sq ft
<b>Affordable rent (70%)</b>			
1 bed flat	6	46.45	500
2 bed house	7	66.89	720
3 bed house	4	78.96	850
<b>Intermediate Housing (30%)</b>			
2 bed house	5	66.89	720
3 bed house	3	78.96	850
<b>Total</b>	<b>25</b>		





## Appendix 1

**In 2011 the Council successfully secured funding that included a substantial amount of Homes and Communities Agency grant that enabled the delivery of 17 new council houses in 4 separate developments within the District.**

**All seventeen properties were constructed to Code for Sustainable Homes level 3 and were added to the Councils Housing stock. As well as these the Council also had constructed two purpose built disabled use bungalows in Sidmouth, both obtaining Code for Sustainable Homes level 3.**

**In 2012 East Devon Homes celebrated financial freedom with the move away from a subsidy based system. This has enabled us to increase our funding to improve our existing stock and increase our stock.**

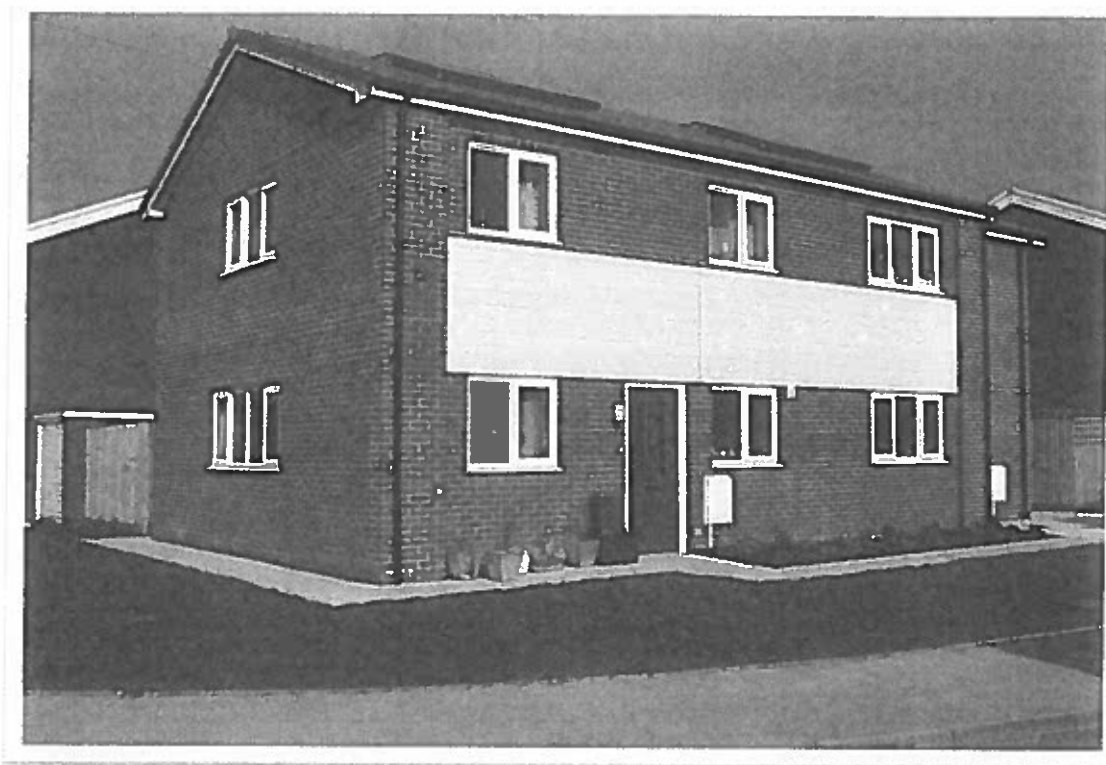
**We have made a number of property acquisitions in 2013 and 2014 purchasing completed units of housing and/or properties for conversion and renovation.**



9 Units at Churchill Court Lymington Devon



4 Units at Waggs Plot Nr Axminster Devon



2 units at Heals Field Axminster Devon



2 units at Normandy Close Exmouth Devon

