

Position Statement from WPDG to demonstrate the deliverability of Discovery Academy and Top Farm

WCC are landowners for both Discovery Academy and land at Top Farm. WPDG (development arm of WCC) are bringing these sites forward for development. The latest position of these sites is set out below which demonstrates WPDG commitment to delivering these sites.

Discovery Academy

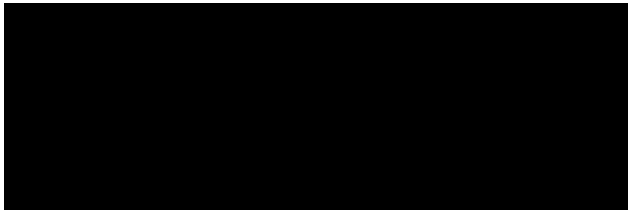
- S73 requires a deed of variation to the s106 which is with WCC legal, the decision notice has been drafted and subject to being finalised is ready to be issued.
- The rationale for the S73 application was to make the planning conditions work more appropriately enabling a phased delivery of works: demolition and site enabling, delivery of C3 housing and then future delivery of the extra care plot.
- Expression of interest closed in December, 5 candidates invited to tender. ITT is taking place for 6 weeks and development partner due to be appointed by April 2024.
- WPDG (development arm of WCC) will appoint contractor partner and will deliver the scheme cooperatively – once appointed there will be a pre-construction service agreement. Plan is to undertake sensitive elements of the demolition during the 6 weeks holiday likely to take 6 months between June and December. Work up an RM application at the same time so construction can commence following demolition. This programme would ensure that WPDG are not responsible for the security of the site in between demolition and construction as these will be matters forming part of the demolition and construction contracts.
- Funding has been secured for the first tranche which includes, appointment of contracting partner, demolition and submission of RM, this has been agreed by WCC Governance Group and has cabinet approval. The second tranche of funding will go to cabinet for approval and will be secured over the summer.
- WPDG are involved in the whole process. As developer and funder of the project, WPDG will lead the scheme design in collaboration with the contracting partner, WPDG taking the 'sales' risk and will work to dispose of the affordable dwellings to an RP. Quality of place making, design and sustainability are key requirements of WPDG.

Land at Top Farm

- Site is owned by WCC and forms part of the 'Development Warwickshire Joint Venture' between WPDG (development arm of WCC), WCC and Countryside Partnerships.
- Countryside will develop all of the housing units including the affordable and PRS. The providers have been identified for the first tranche of affordable housing and PRS.
- The advantage of Countryside managing the build process and developing all the units including affordable and PRS is that they are not as susceptible to market changes. Their 'triple tenure model' provides a level of market resilience given the forward funded nature of the alternate tenures which allow market fluctuations typically associated with market sale to be tempered. This enables delivery at pace and management of project cashflow.
- WPDG manage the joint venture on behalf of the County Council and are involved in the whole process. Key members of WPDG are executive members of the JV board where key decisions are made.

- The eastern part of the link road has been approved and the western part has almost been agreed, there are some final technical details but nothing fundamental. The S278 and S38 applications for junction arrangements at Higham Lane have been submitted.
- It is anticipated that construction of the link road will commence end of March 2024 and this is fundamental in terms of the requirement and funding associated with the school to be opened in September 2025.
- The RM for Phase 1c which includes 55 units is due to be reconsulted on for 3 weeks with approval anticipated shortly after and then submission of the further Phase 1 phase comprising of circa 500 units.
- Countryside anticipates delivering 50 units by March 2025 and being able to deliver up to 200 units per annum thereafter, however the trajectory takes a conservative approach of 170 units per annum from 2025/2026 onwards. Therefore, even if there was slippage on the 50 units it is still realistic that the 560 units included in the supply will be delivered within the 5 year period.

Signed:



Robert Andrews

Head of Development

Warwickshire Property & Development Group