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Sent: 13 November 2020 18:16

To: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>;

Subject: RE: 55 Vastern Road, Reading (200188)

Hi Jonathan,

Firstly, I agree that their last correspondence indicated at an AH offer was contingent on them getting HE funding - that they wanted to use grant for the units AND for them to be counted as part of the S106 offer. In my understanding this is not possible within the HE guidance, but I have no objection to supporting bid outside of the S016 units.

In terms of the new offer, I accept the units aren't the best on site, but equally I appreciate that having the rented in a single block limits the options. It won't matter to the RP that the shared ownership is mixed in with the private sale, it is normally the developer that objects to this, which makes me think that they may well flip the rest of that block in to S/O too.

I obviously can't talk from a viability angle, but obviously 20% on site with some rented is better than 0%... being that 0 is their starting point, do we have any leverage to do anything but accept this (from an AH perspective)?
Thanks

Sarah