

## **Homes for Wells / Flagship Report to Warham Parish Council – 20 May 2021**

The following is extracted from an update sent to Homes to Wells from Flagship

### **Land Purchase:**

- Our Solicitor Alice is progressing discussions and actions with your new solicitor, Helen Hemingway of Butcher Andrews. She has received the draft documents and is currently reviewing them.
- A more direct approach may be sort with respect to the land purchase. Our ideal position is to step into the option with the landowner by way of a variation and an assignment.
- We could proceed with Option B by way of a variation and an assignment, however, only if Flagship meets its own legal costs and not those of the landowner.
- The transfers for the option A and option B land will be amended to reflect rights (of way, services etc) over the option A land for the option B land.
- We have advised our legal team that we would like to proceed as soon as reasonably possible.

### **Grant:**

- Our application to the Norfolk Community Foundation for the Sheringham Shoal Community Fund (£25,000) has been successful. The purpose of this grant is to contribute to the costs of installing air source heating and mechanical ventilation and heat recovery systems in the 12 new homes.
- NNDC have confirmed £100,000 grant for this scheme

### **NNDC planning:**

- We have had a response outlining further details with respect to the Recreational Area and Safe Play Area. The expectation from the planners is that these new areas were to be for the benefit of residents living on this development and for those living on Park Lane as well as the wider community in Warham. In light of this, please can we ask the Parish Council to take on the maintenance of these if we provide / fund both the grassed area for general play and an appropriately equipped safe play area for younger children?
- We have further details in relation to the Permissive path which we are discussing with the landowner.

### **Contractor:**

- With respect to negotiations with Impact Modular, we have received their full tender submission and our agent is in the process of reviewing this ahead of further negotiations and a potential JCT contract.