

Homes for Wells Report – to Warham PC – 17 March 2022

Hi Keith,

Not the news we wanted to hear. It is a pity they didn't tell me this news two weeks ago!

Good morning Jane,

Please find update below;

Contractor:

- With respect to negotiations with Impact Modular, unfortunately on Tuesday March 1st they withdrew from the scheme due to internal organisational changes leaving their modular factory unable to provide the desired units in the timeframe set out by us. They advise that we could renegotiate later in the year and potentially deliver units in early 2023
- Provisionally we had earmarked to start on site in April 2022, but due to delays in gaining responses from Impact Modular, we had pushed this date back to June 2022 and now to September 2022 as we will now have to tender for a new main contractor and possibly modular contractor.
- We still need to secure a Non Material Amendment with NNDC due to the fact that the NNDC is seeking a more modern feel for the homes and we anticipate submitting this as soon as we secure a new modular contractor.
- We are aware that the current planning permission expires on 11th November 2022, so our intention is to make a meaningful start on site prior to this date.

NNDC:

- We have appointed a planning consultant to assist us in submitting the Non Material Amendment as noted above, which has an impact on when we can start on site.
- The 'Safe Play Area' will be provided to the Warham Parish Council. It will be landscaped with grass and fenced; 'General Play Area' to stay with Flagship.
- Parish Council to install the play equipment after Practical Completion of the scheme
- The eight visitor bays to be offered to the Parish Council;
- No trees are located within the eight visitor bays and Safe Play Area.

Kind regards,

Kai

Kai Gibbon

Development Project Manager