Consultee Type: Sandra Kenny - Housing Comments
Our Ref: AVA/2026/0328

Proposal:
Modification of S106 agreement relating to AVA/2023/0006 for the replacement of drawing PH003 AF01E with PH003 AF01G showing the location and type of affordable homes, and revision of the definition of Discount Market Price

Development Type:
modification of S106

Location:
Land South Of Ashbourne Road Ashbourne Road Kirk Langley Ashbourne Derbyshire

Amber Valley Borough Council in its capacity as a Registered provider has been in discussion with Peveril Homes to acquire a number of homes for affordable rent. (Plots 40, 41,42,43,44,and 45). Discussions are advanced, agreement of the Heads of Terms is imminent and the contract will be exchanged within the coming months.

As we do not have the set-up to deliver shared ownership properties we have agreed that delivery of the ten plots originally outlined for delivery as shared ownership and First Homes could now be delivered as discounted market sale homes, to be sold at 80% of market value. This discount will be secured for perpetuity.

Criteria for eligibility for the discounted market sale homes will be set and will typically include.

A purchaser (or if a joint purchase, all the purchasers) should be at least 18 years old

A purchaser (or if a joint purchase, all the purchasers) should have a combined income not exceeding £80,000

The property must be the purchaser's sole residence

A purchaser must have a deposit for a mortgage and qualify for a mortgage

A purchaser must not be in mortgage arrears or rent arrears or in breach of any existing tenancy agreement.

We have reviewed drawing PH003 AF01G showing the location and type of affordable housing and confirm that this is inline with discussions we've held.

Sandra Howell 18th June 2026