

**WRITTEN QUESTIONS**

A period of not more than fifteen minutes shall be allowed at each ordinary meeting for questions submitted by a member of the public.

The question will be answered without discussion. The person who asked the question may ask one relevant supplementary question, which shall be put and answered without discussion. The person to whom a question, or supplementary question, has been put may decline to answer it.

The following written questions have been received from members of the public.

**(i) Living Wage Joint Venture Business Plan- Ian Bailey**

*“The rent levels indicated within the LWJV business plan and associated documentation indicate a percentage level of 37.5% of GROSS income from the living wage. When considering this as a percentage of NET income it is significantly higher at 57%. Accepting this is still just below housing benefit levels and taking into account rising living costs including energy, council tax, transport and consumer goods how is this considered to be genuinely affordable to both residents and the council?”*

**(ii) Living Wage Joint Venture Business Plan- Peter Clarke**

*“Two of the sites identified within the LWJV business plan would be considered as ‘difficult’ to develop due to steep terrain and potential geotechnical considerations. If the value of the LWJV scheme is set at ~£120M and the number of homes to be delivered is 1000 this equates to ~£120k per unit including the cost of land, it is not clear if this is a viable benchmark against recent developments in the city. Given the additional costs with developing ‘difficult’ sites what protection is there to the rent levels in the event of escalating construction costs?”*

**(iii) Living Wage Joint Venture Business Plan- Caroline Bailey**

*“One of the biggest concerns for residents of Coldean, Moulsecoomb & Bevendean are that family homes are over-extended, turned into HMOs then filled with students, pricing out families & making streets unpleasant to live in; what steps are being taken to protect LWJV developments across the city from this now or in the future?”*

