28th July 2026

Dear Whoever it may concern,

Re: Section 106 Affordable Housing Delivery at Hepworth Lane, Mirfield

I understand the council are considering introducing 4 First Homes / DMS in place of 4 x Shared Ownership homes. However, we would prefer that the full affordable housing provision secured through the Section 106 agreement for the above development, is for Affordable Rent and Shared Ownership only.

In general, our growth strategy states we can only look at developments which deliver 15 + affordable units. Whilst we do sometimes look at less than this, if this was to reduce down to 11 in total, with the rest delivered as First Homes. There is a risk that our Board may not support us proceeding with our offer on these S106 affordable homes.

For these reasons, our preference is for the affordable housing provision to remain consistent with the full number of affordable rent and shared ownership homes delivered only.

Kind Regards,

Martin Fox
Senior New Business Manager
Incommunities Ltd