

**WILLAND PARISH COUNCIL – 13<sup>TH</sup> FEBRUARY 2025 (Agenda Item 14)**  
**Paul Eslltone Statement**

**FIR CLOSE**

I have previously raised the issue of extremely high cost this when it was believed the 1 person converted demonstration module intended for Fir Close and a module first built around 6 years ago, and a module never first intended for occupancy was costing £186,000.

Since then, a Freedom of Information Request response received stated that the ALL IN cost for the development was now £251,000

However, a recent updated MDDC budget sheet identifies the Fir Close development is now costing an **OBCENE £296,000** A total build cost of £8000 per square meter.

Also, as a word of caution it has been identified that a MDDC modular development built in Tiverton has breached 3 planning conditions

Therefore, when the Fir Close module is EVENTUALLY being built it will be worth keeping a close eye on proceedings. Not least to ensure it is only occupied by one person given its very limited internal size.

**SOMERLEA**

The terrace of 7 modular homes was initially indicated as costing £1.8 million. The cost has now risen to £2.83 million and over the last 12 months.

This equates to £404,000 per property.

Reliable building research data reveals a price of £225,000 is much more reasonable.

I have raised the high-cost position with MDDC based on the argument that yet again MDDC and this Administration are wasting money on VANITY PROJECTS. – 3 Rivers a case in point.

That in fact they could build twice as many and much needed social houses for the same cost. Currently MDDC are wishing to dismiss this position. ANY SUPPORT THIS COUNCIL IS PREPARED TO PROVIDE in engaging its MDDC Ward Members can only help in this matter.

It has also been identified that while the MDDC Planning Committee approved the development in May 2024, yet no decision notice has been published. The reason for this being that they are still in discussion with respect to the wording of the conditions and in particular with regard to S106 payments.

A situation which is highly irregular and can I suggest requires examination by this Council.