AFFORDABLE HOUSING & VIABILITY STATEMENT

INTRODUCTION/BACKGROUND

This statement is written in conjunction with viability and supporting evidence prepared in relation to the development at St Margarets, Quadring.

The application is for a residential development consisting of 31 dwellings, a combined pumping station, infrastructure, associated open space & landscaping.

The application scheme is an updated scheme layout and proposal incorporating councilor and planning officer comments raised against the previously submitted/withdrawn scheme - planning reference H15-1066-21.

The previous scheme proposal consisted of 36 dwellings, and was withdrawn due to some negative comments raised at the committee meeting where the planning officers recommendation for approval was over-ruled.

We have now addressed the concerns that were raised on the scheme, and taken the concluding viability from the previous application and run a simple comparison against the agreed figures at that time. The previous scheme did conclude that 5 affordable dwellings and £68,000 contribution was viable.

VIABILITY STATEMENT

By using the same figures / splits as was input / agreed by CPV previously in July 2022 (as we believe we will not be able to seek agreement for Seagate Homes' indifferent views on higher costs for particular areas), we have formulated a simple viability sheet.

This shows the previous agreed scenario with CPV in the left column

We have then shown 3 further scenario options adjusting the inputs where necessary to account for the reduced number of dwellings and points such as :-

1. The reduction in site build up (import)

2. The omission of single garages

3. The addition of a combined pumping station

4. The reduction in sales figures which we have only conservatively reduced values by 5% from a year ago, albeit values have reduced upto 10% (see attached supporting evidence for nearby property price reductions)

5. The slightly reduced attenuation basin area

6. Increase in build costs / inflation – **not currently included for**

Scenario option 1 on the viability sheet shows CPV figures from 2022 amended where necessary to reflect the current scheme with reductions/increases accounting for the above points and including for 5 of the dwellings to be affordable (3 rent and 2 S/O) along with a 68k contribution, which reflect the previous S106 viability outcome. This option shows an unviable profit of 10.41% **WITHOUT** an allowance for any inflation on construction costs (believed to be circa 5-8% since the previous viability)

Scenario option 2 on the viability sheet shows CPV figures from 2022 amended where necessary to reflect the current scheme with reductions/increases accounting for the above points and not including any affordable dwellings or any S106 contributions. This option shows an acceptable profit in viability terms of 17.28%, but note **WITHOUT** an allowance for any inflation on construction costs (believed to be circa 5-8% since the previous viability)

Scenario option 3 on the viability sheet shows CPV figures from 2022 amended where necessary to reflect the current scheme with reductions/increases accounting for the above points and including for 2 of the dwellings to be affordable but no S106 contributions. This option shows an unviable profit of 15.94% **WITHOUT** an allowance for any inflation on construction costs (believed to be circa 5-8% since the previous viability)

SEAGATE
HOMES

CONCLUSIONS

AFFORDABLE HOUSING

The viability assessment, as reported below, based on figures taken from CPV's assessment of 2022 – updated JULY 2022, identifies that the scheme is unviable with affordable housing and S106 contributions.

Seagate Homes would however propose to offer 2 of the dwellings as Shared Ownership type and propose those to be plots 14 & 15 from the proposed site plan.

S106 CONTRIBUTIONS

The viability assessment, as reported below, based on figures taken from CPV's assessment of 2022 – updated JULY 2022, identifies that the scheme is unviable with affordable housing and S106 contributions.

Seagate Homes would however propose to offer the public open space up to the Parish Council along with a £10,000 contribution towards a new piece of play equipment / enhancement to the neighboring play area to the Parish Council, for the benefit of the local community. No other contributions are viable.

24.05.2023