

From: Julie Watson-Cowen
Sent: 29 October 2013 17:09
To: Sally Smith DC
Subject: RE: Havant Viability - confidential

Sally

As requested here is some amendments for the report, original consultation:

- 30% (26 units) required as affordable housing and 30% of affordable should deliver intermediate housing.
- Homes should be reasonably distributed.
- A request is made for 2 bed houses to be included in the scheme.
- On the basis of no affordable housing the application is not thought acceptable. Bedhampton is not in a low value area and the assessment by DTZ concluded that affordable housing provision between 30 and 40% on sites over 15 units was achievable other than in very low value areas. These conclusions informed the Core Strategy and Housing SPD.
- Havant along with 4 partner authorities has a large backlog of need for social housing. To house all those on the waiting list (2865 households) at the current annual letting rate of 250 a year would take 11.5 years'

-Some queries made as a result of the District Valuers report :

I am pleased to see that Lindens are now prepared to make an offer of £117,468 in lieu of affordable housing on this site, however a financial calculation using our normal methodology would result in a request for contribution of £1937, 325.00 so this offer is only marginally over 6% of what we would normally expect.

On a positive note this financial contribution will be used to help deliver affordable housing elsewhere in the borough, perhaps to help a housing association deliver a site that has viability issues but that the Council would consider an important site to come forward; I would suggest that the developer is conditioned to pay the agreed amount on commencement.

Regards

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