
From: Hall, Kate
Sent: 30 November 2023 10:22
To: Planning (HPBC); Stannard, James
Subject: HPK/2023/0328 Portland Nursing Home

Categories:

Dear James
Apologies for the delay in responding.

Applicant is proposing to deliver 13 x 1 and 2 bed apartments, in line with policy H4 a 20% affordable housing contribution is required (2.6 dwellings) rounded to 3 dwellings as per para 4.7 of the recently adopted developer Contributions SPD.

In line with the governments introduction of First homes (28th June 2021) and the adoption of the Developer Contributions SPD (October 2023) 25% of all affordable homes provided under S106 agreements must be First Homes.

20% affordable housing contribution would be as follows:
2.6 dwellings (3 dwellings)
1 First Homes
2 Affordable Rent

In exception circumstances the Council may allow the provision of a financial contribution (commuted sum) of broadly the equivalent value instead of on site provision. Having viewed the proposed layouts, the apartments appear to be accessed through a central communal entrance and shared communal gardens would be problematic for registered provider. Given these circumstance and the small number dwellings I would request that the First Home unit is delivered on site and the 2 affordable rented units be secured as an off-site financial contribution in lieu.

Commuted sums are calculated on the basis of the value that registered providers normally pay to acquire affordable housing. As per para 4.9 of the Developer Contributions SPD, commuted sums would normally be calculated at a minimum rate of 50% OMV for affordable rent. I can calculate the contribution based on internet research and sale prices of similar developments or the applicant can provide RICS valuations of the potential open market value of the dwellings if they would prefer.

Kind regard
Kate

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