

VIABILITY STATEMENT

Bartosz and Claire Tkacz/ 25 Ham Farm Road

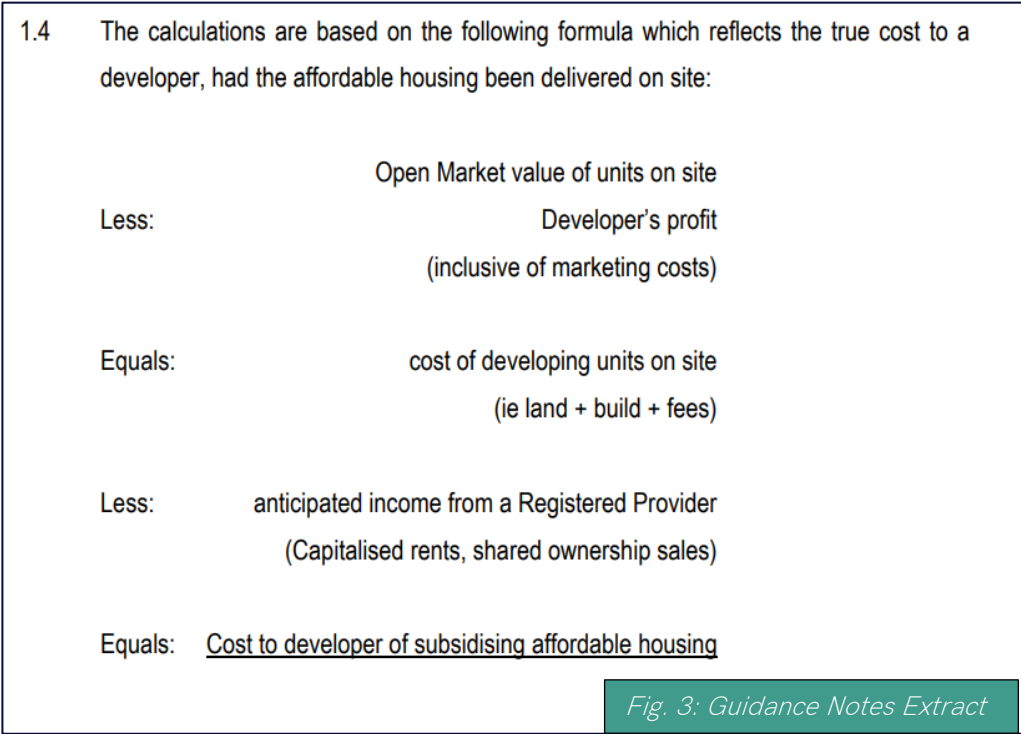


Affordable Housing

We note Policy LP36 requires a monetary contribution for the provision of affordable housing for sites below the threshold of 'capable of ten or more units gross'. Whilst the applicant supports this policy in principle and recognises the borough's need for affordable housing, the fundamental intents of the proposed development must also be taken into consideration. The purpose of the proposed development is to provide an adequate and usable home for the applicant and not to increase value to the site i.e., to create a profit.

The supporting text to Policy LP36 states that residential development should (our underline), "*make an adequate contribution towards affordable housing which is directly, fairly and reasonably related in scale and kind to the development proposed.*"

Paragraph 1.4 of Richmond Council's "Guidance Notes on the Calculation of a Commuted Sum for the provision of Affordable Housing off-site" outlines the formula that should be used to calculate affordable housing provisions and is shown in figure 3 below.



The above formula assumes, the Open Market Value (OMV) (minus the developer's profit) will equal the costs of developing the site. However, owing to the unique nature of the proposals there will be no profit gained by the applicant in the development. The reasons for this include the significant costs associated with the purchase of the existing property/land, the reduction in floor area the development results in, the additional costs associated with meeting accessibility requirements necessary for the user, and the applicants' investment in exemplary sustainability and landscaping measures as integral parts of the design in support of other local and national planning policies. Based on this, it is unlikely to be viable for the proposed development to provide an affordable housing contribution. The client remains open to engage with the Local Authority on the most appropriate means to most fairly and reasonably demonstrate this position to both party's satisfaction.