

Cover Sheet

Address:	16 Strawberry Hill Road, Twickenham, TW1 4PT
LPA:	Richmond Borough Council
Planning reference (if any):	N/A
Client:	Allan Vaz
Type:	Affordable Housing Statement

Executive Summary

This report provides an Affordable Housing Statement assessing the level of financial contribution in lieu of onsite affordable housing provision required under Adopted Policy LP36 of the Richmond Local Plan (July 2018).

This requires completion of the Richmond Affordable Housing Commuted Sum Calculator and CIL Liability Calculation Sheet.

The key inputs to this calculator are:

- Gross Floorspace of the proposed development
- Gross and net number of units proposed
- Number of bedrooms and floors proposed
- Gross Development Value of the resulting property

The key outputs of this FVA are summarised in the below table:

Affordable housing contribution in lieu	£96,225
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Without Prejudice

The applicant offers the above contributions without prejudice subject to payment on occupation of the 1st unit and the drafting of any s106 agreement.

Introduction

S106 Management is instructed by Allan Vaz to produce Affordable Housing Statement (AHS) to assess the level of Affordable Housing contribution required on proposed development at 16 Strawberry Hill Road, Twickenham, TW1 4PT.

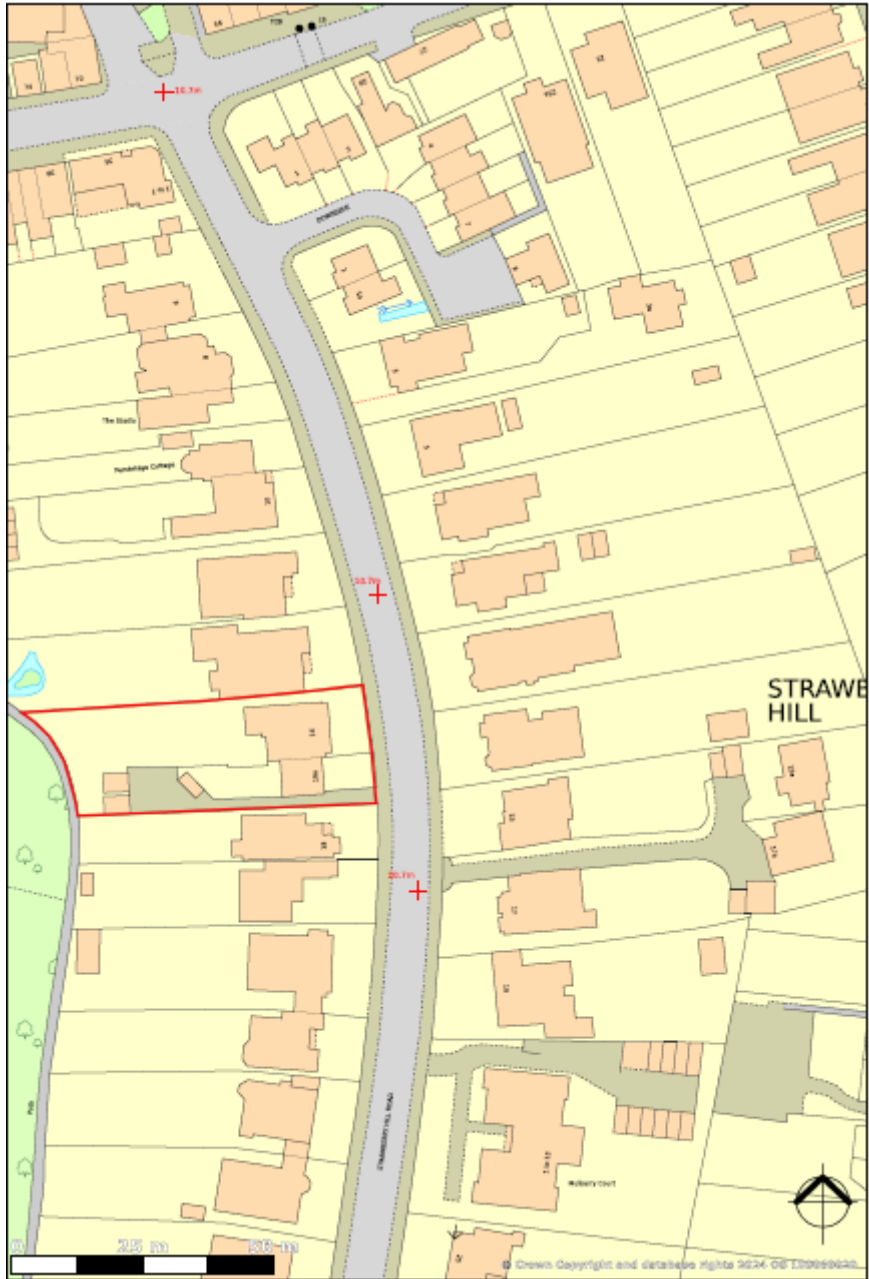
Richmond Borough Council seeks an Affordable Housing contribution in accordance with LP36 of their Local Plan (adopted July 2018).

The existing site comprises 16 Strawberry Hill Road, a large, detached house previously used as student accommodation.

The proposed development consists of the COU of the existing dwelling back to Use Class C3. The total proposed residential area will be 396.7m².

The below statement outlines the key inputs to the Richmond Affordable Housing calculator, providing justification for the values adopted.

Location Plan





S106 Management

S106 Management is a viability consultancy established in 2011. Formed initially to capitalise on 35 years of specialist experience in planning law, viability assessment and development, the company has expanded over the last 10 years and now benefits from the expertise of chartered surveyors, town planners, solicitors, architects and an extensive network of planning professionals.

With over a decade of experience in creating expert financial viability appraisals, advising on complex planning obligations, and negotiating with local authorities, **S106 Management** has often been at the forefront of planning viability matters. The company is now one of the most effective and experienced specialist viability consultancies in the UK, combining expertise from all corners of the industry and benefiting from a considerable evidence base of several thousand development appraisals countrywide.

Planning Policy

By virtue of section 38 (6) of the *Planning and Compulsory Purchase Act 2004*, planning applications must be determined in accordance with the adopted plan of the Local Authority, unless material considerations indicate otherwise.

Therefore, the policy starting point is LP36 of the Richmond Borough Council Local Plan (adopted July 2018):

Policy LP 36

Affordable Housing

A. The Council expects:

- 50% of all housing units will be affordable housing, this 50% will comprise a tenure mix of 40% of the affordable housing for rent and 10% of the affordable intermediate housing.
- the affordable housing mix should reflect the need for larger rented family units and the Council's guidance on tenure and affordability, based on engagement with a Registered Provider to maximise delivery.

Where on-site provision is required, an application should be accompanied by evidence of meaningful discussions with a Registered Provider which have informed the proposed tenure, size of units and design to address local priorities and explored funding opportunities.

B. A contribution towards affordable housing will be expected on all housing sites. The following requirements apply:

- on all former employment sites *at least* 50% on-site provision. Where possible, a greater proportion than 50% affordable housing on individual sites should be achieved.
- on all other sites capable of ten or more units gross 50% on-site provision. Where possible, a greater proportion than 50% affordable housing on individual sites should be achieved.
- on sites below the threshold of 'capable of ten or more units gross', a financial contribution to the Affordable Housing Fund commensurate with the scale of development, in line with the sliding scales set out below and in the Affordable Housing SPD.

No. of units proposed (gross)	% Affordable Housing		
	For conversions and reversions (where there is no loss of former employment floorspace)	For new build development or redevelopment (where there is no loss of former employment floorspace)	For any units replacing employment floorspace
9 units	36%	45%	90%
8 units	32%	40%	80%
7 units	28%	35%	70%
6 units	24%	30%	60%
5 units	20%	25%	50%
4 units	16%	20%	40%
3 units	12%	15%	30%
2 units	8%	10%	20%
1 unit	4%	5%	10%

LP36 suggests that the Council will seek a 4% financial contribution towards affordable housing.

We have completed the Richmond Affordable Housing Calculator at **Schedule 1** which suggests the development should provide a contribution of c.£96,225.

Toolkit Inputs

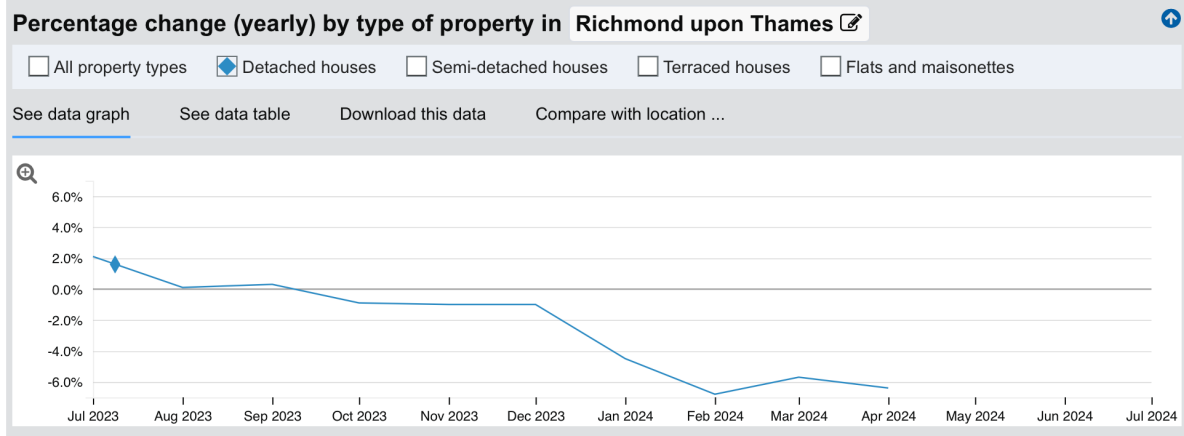
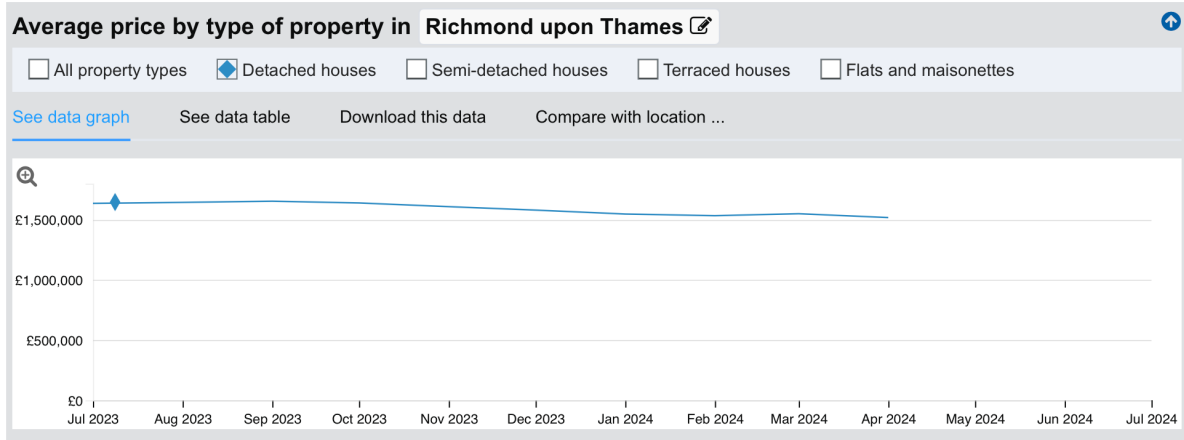
Proposed Development

The development is summarised by the table below (plans are shown at **Schedule 2** to this report):

Unit	Area	Type
1	396.70	Detached House
Total	396.70	

Open Market Housing Values

Land Registry data for Richmond suggests the following average values for detached houses:



The average value of a detached house is suggested as £1.5m. Annual change of -6.4% is noted.

Nimbus suggests the following data:



This suggests an average open market value for properties in the immediate area of £7,983.92/m².

Transactional data

We have compared this data to relevant recent 'sold' transactions extrapolated from Rightmove. Values are extremely sensitive to small changes in search area; therefore, we have limited our transactional search to within 1 years and 1/2 mile of the scheme.

Sold Detached Houses within 1 Year 1/2 Mile					
Address	Type	Sale Date	Area m2	£/m2	Price
20, Sunnyside Road, Teddington, Greater London, TW11 0RT	5-bedroom detached house, spacious gardens	22.11.2023	179.69	£7,930.32	£1,425,000
41, Wellesey Road, Twickenham, Greater London, TW2 5RR	5-bedroom detached house, corner plot, spacious garden, driveway parking and detached garage	25.09.2023	260	£8,269.23	£2,150,000
123, Teddington Park Road, Teddington, Greater London, TW11 8NG	Modern 5-bedroom detached house, off street parking, enclosed rear garden	18.08.2023	230	£11,413.04	£2,625,000
			Avg. £/m2 value	£9,258.01	

This average value is significantly higher than the Nimbus data above.

Furthermore, we have reviewed properties that are currently on the market.

Detached Houses For Sale within 1/4 Mile					
Address	Type	SSTC/For Sale?	Area m2	£/m2	Price
Popes Avenue, Twickenham, TW2	6-bedroom detached house, garage and driveway, spacious rear garden	Sold STC	353.4	£8,474.82	£2,995,000
<i>Strawberry Hill Road, Twickenham, TW1</i>	<i>8-bedroom detached period property, carriage driveway, mature rear garden</i>	<i>Sold STC</i>	<i>370.5</i>	<i>£9,433.20</i>	<i>£3,495,000</i>

Riverview Gardens, Strawberry Hill	4-bedroom detached house, garage and off road parking, enclosed rear garden	For Sale - Reduced on 27/11/23	161.62	£7,734.19	£1,250,000
Waldegrave Road, Twickenham, TW1	4-bedroom detached house, wraparound garden, detached garage and off street parking	Sold STC	160.7	£9,645.30	£1,550,000
Waldegrave Road, Strawberry Hill	3-bedroom detached house, large garden, off street parking and garage	For Sale	141.1	£8,504.61	£1,200,000
			Avg. £/m2 value	£8,835.02	

Lastly, we look at new-build data; however, there were not any results until +3 miles and this took our search into another Borough. Therefore, we have omitted this data from our report, but take into consideration that new build and newly converted dwellings will attract a premium.

We note that the comparable units in all datasets are on average considerably smaller than the proposed houses and hence suggested values might not be applicable.

The House Price Index (March 2024) recently showed further softening of the housing market, with a yearly change of -3.6% in the values of semi-detached properties.

The dwelling currently on the market (Sold STC) at *Strawberry Hill Road*, advertised for £3,495,000 (£9,433/m²) is closest to what the proposed welling will be. The subject unit is almost the same size, is on the same road as the subject site and has the same external features as the proposed will. We expect the proposed dwelling to attract a higher premium on the basis that it will be recently converted and renovated from its existing use.

Based on the above, we value the proposed unit as per the table below:

Unit	Area	Type	£/m ²	Price
1	396.70	Detached House	£10,071	£3,995,000
Total	396.70		£10,070.58	£3,995,000



Planning Obligations (S106 contributions & CIL)

There is to be no change in floorspace between the existing and proposed dwelling, therefore we have not made any allowances for CIL at this time.

This is subject to confirmation by the LPA.

Conclusions

The full toolkit appears at **Schedule 1**. The contributions are provisionally assessed as:

Affordable housing contribution in lieu	£96,225
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