

396 – Development of 4 Kidmore Road, Caversham, Reading

Affordable Housing Statement

On behalf of Peter Byfield

Rev 1

Date: April 2019

Proposed Development

The proposed development is to extend and convert the former residential care home (C2) into 8 residential dwellings (C3), including parking, bin & cycle store and landscaping

The new building has a total Gross Internal area of 748m²

Which is broken into the following unit split and communal accommodation.

Unit 1 (1bed) – 66.2 m²

Unit 2 (2bed) – 97 m²

Unit 3 (2bed) – 81 m²

Unit 4 (1bed) – 54.5 m²

Unit 5 (2bed) – 78.5 m²

Unit 6 (2bed) – 103.3 m²

Unit 7 (2bed) – 96.6 m²

Unit 8 (3bed) – 107.1 m²

Total 684.2m²

Communal Accommodation – 63.8 m²

The existing building has an gross internal area of 371m²

The extensions to the existing building increase the gross internal area by 377m² or circa 101.5%. Or roughly a 50.4 / 49.6 split.

Affordable Housing Statement

Converted buildings that generate residential units are excluded from DM6 as stated within 4.7 within the affordable housing SPD.

“Building conversions therefore fall to be considered under these policies {DM6 & CS16}, particularly Policy DM6. This covers proposals to convert houses to flats, or the conversion of commercial and other non- residential floorspace to residential use, where additional self contained residential units are being provided.”

As roughly 50.4% of the proposal is new build (extension) for which the affordable housing contribution will be offered as part of this proposal. This would equate to roughly 4 units or

50% of the development, resulting in a 10% on-site contribution would be sought, or commuted sum of 5%.

A worked example of the contribution is as follows, GDV (Gross Development Value) figures will need to be supplied by agents to support the final amounts.

Total GDV (say) = £3m

50% split from new build/conversion, amount the affordable housing can be applied too = £1.5m.

5% commuted sum for the agreement = £75,000k

This illustrates that the developer will make a commuted sum affordable housing contribution to satisfy DM6. The developer will pay a pre-agreed sum, for the additional 4 dwellings, in line with current affordable housing policy, to be proposed by Reading Borough Council. The terms and conditions of the payment are to be agreed under a Section 106, during or shortly after the application process.

Viability Appraisal

This application is not making a viability argument to negotiate the affordable housing contribution.

Heads of Terms

Applicant – Peter Byfield

Title plan –BK 63680

Land Owner – The Applicant has an option to purchase the land from Colin James Robbins

Mortgage – The land is subject to a mortgage - BARCLAYS SECURITY TRUSTEE LIMITED (Co. Reg.No. 10825314) of P.O. Box 16276, One Snowhill, Snowhill Queensway, Birmingham B2 2XE.

Applicant Solicitor – Robert Daniel,

Boyes Turner

Legal Costs – The applicant agrees to pay the Council's reasonable legal costs whether or not the matter proceeds or is completed with the standard S106 monitoring fee.