

██████████
 Craven District Council,
 1 Belle Vue Square,
 Broughton Road,
 Skipton,
 North Yorkshire,
 BD23 1FJ

Matthew Murray House,
 97 Water Lane,
 Leeds, LS11 5QN

████████████████████
 www.aspinallverdi.co.uk

Our ref: 181101 ██████████ Extra Care %
 targets following EIP

Your ref:

1 November 2018

Dear ██████████,

Supported Living affordable housing policy (%) targets

I refer the EIP hearing day 12 on Wednesday 31st October 2018.

Set out on page 21 of our Brownfield Land and Supported Living Typologies report dated October 2018 is a matrix of affordable housing policy recommendations.

As discussed at the EIP the commuted sums for the Age Restricted / Sheltered Housing and Assisted Living / Extra Care typologies have been rounded down to allow for a small viability 'buffer'. However, the % on-site targets are not rounded down and therefore there is no explicit viability 'buffer' in respect of the % targets.

We have therefore updated the appraisals to calculate a similar viability buffer for the % target (as for the commuted sums). These appraisals are attached. The results are as follows (changes emboldened):

Residential Typology	Greenfield	Brownfield
Age Restricted / Sheltered Housing	30% on-site / £400 psm commuted sum	25% on-site / £330 psm commuted sum
Assisted Living / Extra Care Housing	12% on-site / £160 psm commuted sum	7% on-site / £100 psm commuted sum

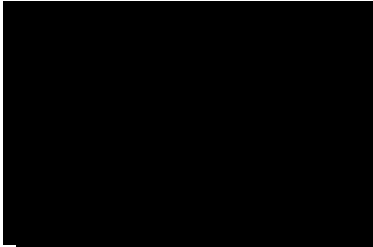
In summary:

- Scheme E – Greenfield - Age Restricted / Sheltered Housing – This is viable at a policy compliant (PC) 30% affordable housing, resulting in a surplus of £26,318. An equivalent surplus results in a calculated commuted sum (CS) of £399 psm. There is actually no need to round this down as there is a surplus already, therefore we would recommend rounding this to £400 psm for simplicity (which is still viable).
- Scheme F – Greenfield - Assisted Living / Extra Care Housing – This is not viable at policy compliant (PC) 30% affordable housing. Based on £160 psm commuted sum (CS) (as previously recommended) this results in a surplus / viability buffer of £53,258. This can be calculated back to an equivalent on-site provision of 12.2% (say 12%).

- Scheme 13 – Brownfield - Age Restricted / Sheltered Housing - This is not viable at policy compliant (PC) 30% affordable housing. Based on 25% affordable housing, this results in a surplus of £ 41,263. An equivalent surplus results in a calculated commuted sum (CS) of £333 psm (say £330 psm).
- Scheme 14 – Brownfield - Assisted Living / Extra Care Housing - This is not viable at policy compliant (PC) 30% affordable housing. Based on £100 psm commuted sum (CS) (as previously recommended) this results in a surplus / viability buffer of £30,675. This can be calculated back to an equivalent on-site provision of 7.7% (say 7%).

Accordingly at the % rates and commuted sums set out within the above table, there is now a small developer surplus / viability buffer in all cases. I trust that this is satisfactory to conclude the Local Plan policy.

Yours sincerely,



MRICS MRTPI
Managing Director

Encs 181101 Craven Supported Living Appraisals v4