

Affordable Housing Case Studies February 2014

Please note these are case studies informally selected to demonstrate different aspects of the implementation of affordable housing planning policy requirements in the borough. They did not form part of the consultation on the draft SPD. Each has been chosen to illustrate a particular example of policy implementation or type of site, to accompany the publication of the Affordable Housing SPD. It should be recognised that reflect good practice for those elements highlighted in the specific case, but do not necessarily represent what would be appropriate on another site. Where possible it will be updated from time to time.

Delivery of family rented homes: Hanworth Road, Whitton

The SPD encourages the provision of family homes for rent to meet local priority needs.

Planning permission was granted under [09/0017/FUL](#) for 8 family sized homes on a site at 570 Hanworth Road, The Council provided funding to help enable Richmond Housing Partnership (RHP) to develop this scheme as affordable housing at low rents. The scheme was completed in September 2013, built by Bugler Developments for RHP.

The homes are fitted with photo-voltaic panels to generate electricity, helping to keep fuel bills low and reducing the carbon footprint of each home. Residents nominated to move into these properties were prioritised from the Borough's Housing Register.

Re-appraising the viability of schemes: 1 and 2 South Avenue, Richmond, Surrey, TW9 3LY

As outlined in paragraph 2.7.6 of the SPD, the Council advocates a review mechanism as a practical approach to re-appraise the viability of schemes at a suitable point in the future, if there are values or assumptions within the viability assessment which cannot be agreed upon. Such a mechanism would need to be designed so as to ensure an appropriate proportion of any financial surplus would be awarded to the Council, and ring fenced for the delivery of additional affordable housing units. Such approaches are intended to support effective and equitable implementation of planning policy while also providing flexibility to address viability concerns such as those arising from market uncertainty. There is no standard format, as it would be assessed on a site basis.

[12/3447/FUL](#) was allowed on appeal in September 2013. The appellants had submitted Unilateral Undertakings in accordance with Section 106 of the Town and Country Planning Act 1990 to make provision for affordable housing and contributions to infrastructure. The [appeal decision](#) at paragraph 23 states "*In this case the appellants have produced an appraisal to indicate that the project would not be capable of funding affordable housing, which is contested by the Council in respect of the likely selling prices of the completed flats. It is contended that a higher revenue would be achieved than that assessed by the appellants, which would provide sufficient surplus to fund an affordable housing contribution. In order to resolve the matter, a Unilateral Undertaking has been produced which provides for a contribution up to a maximum of £178,195, subject to the actual selling price of the units. It is recognised that this is a practical solution when the unusual character of the dwellings is not easily susceptible to accurate valuation on the basis of comparable evidence. The approach is accepted by the Council. There are grounds to consider that an affordable*

housing contribution is necessary if the scheme is capable of funding it, and that the Undertaking makes adequate provision for this.”

Delivery of affordable housing on a former employment site: Somerset Road/Elmtree Road Teddington

The site at Elmtree Road, Teddington was a former employment site that was granted full permission at appeal ([10/1447/FUL](#)) on 14 March 2011, providing 58 units comprising 28 for private sale, 23 for social rent and 7 for shared ownership.

The delivery of the scheme was subject to a minimum price being paid for the affordable housing.

The Council working in partnership Notting Hill Housing Trust (NHHT) agreed an amended mix of rented and shared ownership units and provided funding from the Housing Capital Programme, assisted with grant funding from the GLA to ensure that the scheme was viable.

The HCP funding has also enabled 9 of the rented units to be provided as family housing at low rents.

The scheme will have been completed in February 2014 and has been built by Linden Homes for NHHT.

Delivery of affordable housing on a former employment site: Air Sea House, Third Cross Road, Twickenham

As a former office site, the development was made up of 100 per cent affordable units, comprising 41 units for rent and 12 units for shared ownership, granted permission under [10/0612/FUL](#).

Thames Valley Housing, working in partnership with London Borough of Richmond upon Thames secured funding from the Homes and Communities Agency to enable the delivery of 53 new affordable homes on the old Air Sea House site in Third Cross Road in Twickenham and the Council provided funding to deliver the 41 rented units at ‘target rents’ .

The properties were built by Bugler Homes and completed in 2012.